

File No.: 04-1000-20-2019-340

May 30, 2019

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of May 28, 2019 for:

Underground Storage Tank removal permit and associated reports submitted to the City for 1475 West 33rd Avenue.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-340); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

**UNDERGROUND STORAGE TANK
REMOVAL REPORT**



OF

**1475 West 33rd Avenue
Vancouver, BC
Fire Permit # FI 404267**

CONTAMINATION
REMAINS
letter to
owner Preg

**REPORT PREPARED FOR:
Fleck Contracting Ltd
PO Box 95015
Vancouver, BC
V6P 6V4**

letter ref'd
done

REPORT PREPARED BY:

**ALARA Environmental, Health & Safety
2241 Oak Street
Vancouver, BC
V6H 3W6
604 724 2331**

January 2006

TO DOMINO

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1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by Mr. Craig Fleck of Fleck Contracting to conduct a soil investigation program and to provide confirmation sampling for the removal of an Underground Storage Tank (UST) that was located on the North side of the property. The site is located at 1475 West 33rd Avenue, Vancouver, BC. The investigation was initiated to remove the potential environmental liability of having a non-decommissioned UST on the subject site.

The purpose of the investigation was to determine if any soils in and adjacent to the UST nest are contaminated. Contaminants that were investigated in the soils on the subject site were light and heavy extractable petroleum hydrocarbons (LEPH / HEPH).

The site use consisted of a residential building. A cursory inspection indicated that no vegetation on the site was stressed, nor were there any large areas with hydrocarbon surface staining or odours.

ALARA Environmental observed the excavation of soils within the UST nest with the remediation contractor, and obtained representative soil samples in order to assess the excavation. The sandy soil used as backfill around the UST was excavated and carefully removed from the nest and contained prior to its characterization.

Some soils surrounding the tank that displayed colours characteristic of prior leakage and contained excessive hydrocarbon soil concentrations were manifested, removed and transported to a hazardous materials landfill.

Samples were collected and analysed for extractable petroleum hydrocarbons (Total EPH) using the Petro Flag soil analysis laboratory US EPA Method 9074.

Soil analytical results indicated that the soils on the walls of the UST nest have EPH levels still above the Ministry of Water, Land, and Air Protection Residential and "All Sites" Standards, however further excavation was not possible due to the proximity to the foundation, sewer and gas line.

A bioremediation strategy was followed by adding bacterial nutrient into the backfilled material at the level of the contamination.

Some hydrocarbon contaminated soils from the contents of the UST were removed from the site. Soil samples indicated that the soils on the walls at the sampling locations in the tank nest still have remaining hydrocarbon contamination. No further action is recommended.

2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by Mr. Craig Fleck of Fleck Contracting to conduct a soil investigation and to provide confirmation sampling for the underground storage tank decommissioning for the structure located at 1475 West 33rd Avenue, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the North side of West 33rd Avenue in Vancouver, BC.

Prior to the time of sampling, the UST was observed to be in unsound condition. Hydrocarbon contamination soils were expected and were excavated from the tank nest.

The purpose of this assessment is to identify and remove any contamination from the UST (if possible) through intrusive soil sampling and excavation. The study will sample for extractable petroleum hydrocarbons (EPH).



Figure 1 – Site Map

3.0 SITE INVESTIGATION

ALARA Environmental arrived on site January 12th 2006 and provided consultation for the decommissioning of the UST. The tank was still in place when ALARA arrived on site.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. Soils were field sampled using the Petro Flag Soil Analysis onsite laboratory to determine the extent of any potential soil contamination. The remediation contractor collected the initial sample of the contaminated soil to characterize the stockpile.

Field soils sample results determined that some of the in place soil hydrocarbon levels were above Ministry of Water, Land, and Air Protection (MOWLAP) Residential Standards.

Sumas
In total, four samples were taken by ALARA Environmental from within the tank nest to characterize soils. No further samples were necessary as all directions except base were observed to be contaminated. Samples were taken from the sides of the tank nest and the bottom of the pit. Approximately 900 litres of oily water was pumped out of the UST. The tank was described as being a single walled cylindrical ductile iron vessel having a diameter of 36" and being 8 feet long.

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Contaminated soils were transported to the Hazco Landfill as seen in Appendix D. The UST was recycled by Richmond Steel Recycling Ltd. as seen in Appendix E. The contents of the UST were removed by Sumas Environmental pump truck as seen in Appendix F. Clean fill was delivered to the site by PMH Holdings Ltd. as seen in Appendix G.

The top of the tank was located approximately 3 feet below the original grade. Depth to the bottom of the tank was approximately 6-7 feet.

The site investigation indicated that clay began from 7.0 feet below ground elevation. Hydrocarbon contamination has difficulties penetrating or traversing through this layer of soil. Clay is described as dense material that is blue grey in colour. This material allowed the excavator to easily penetrate into this layer. Soil samples from the nest sides were taken 6.5 feet from the ground elevation, from an area that was adjacent to where the tank was located. The base sample was taken from a depth of 8.0 feet below grade. This material is expected to retard any lateral movement. Hydrocarbon contamination had penetrated 1.5 feet vertically beyond the nest, however, additional excavation was stopped due to the distance of the building's foundation, sewer, and gas line. The site was observed to have a 5% slope to the Northwest.

Soil samples were collected from a disposable, analytical, purpose made, sampling instrument. Care was taken to ensure that soil samples were representative of the nest with no potential of cross contamination. The field technologist was wearing rubber gloves and exchanged them after each sample was taken. Samples were collected and placed into analytical containers.

4.0 RESULTS OF ANALYSIS

Soils Analysis

The results of the laboratory analysis performed on the soil samples are provided below. Some remaining soil results exceeded the Ministry of Water, Land, and Air Protection Residential Standards.

Table 1 – Final Soil Sample Results

Analyte	Units	Location	Result	Depth (feet)	Residential Criteria Light / Heavy (C10-19 / C19-32)	Detection Limit
EPH ₉₋₄₄₃	µg/g	North Wall	13,380 ²	6.5	1000 / 1000	20
EPH ₉₋₄₄₃	µg/g	South Wall	10,124 ²	6.5	1000 / 1000	20
EPH ₉₋₄₄₃	µg/g	West Wall	3,139 ²	6.5	1000 / 1000	20
EPH ₉₋₄₄₃	µg/g	Base Wall	320 ¹	8.0	1000 / 1000	20

Note: < Indicates below detection limit

¹ Indicates below MOWLAP Residential Criteria

² Indicates commercial industrial waste

³ Indicates samples may be slightly over stated as PAH have not been subtracted. Not corrected for moisture content, Range is slightly greater than WLAP requirements

5.0 SUMMARY

This Site Investigation and UST decommissioning eliminated the environmental liability of the UST. The investigation consisted of the intrusive assessment, excavation of soils, removal and destruction of the UST, sampling and analysis of soils in the tank nest at the subject site.

Soils were investigated using visual, olfactory means, and chemical analysis. Sample results were compared to the BC Ministry of Water, Land, and Air Protection Residential and "All Sites" Standards. Soil samples were collected and analysed on site and confirmed that hydrocarbon contamination exists on the sides of the pit. The lateral movement of the contaminated soil is expected to be very limited. Soil contamination was left in place at the North building foundation, as its removal would compromise the structure's foundation and the near by gas line and sewer pipe.

A bioremediation effort was conducted by adding nutrient into the UST backfill. Although bioremediation in Vancouver is a slow process, most of the hydrocarbon contamination is expected to be remediated within 5-10 years. Further testing will have to be implemented to confirm this hypothesis.

The City of Vancouver will be contacting you in the form of a letter that is to inform you as the building owner that your property has an open fire permit. As the owner, you may have a duty to inform your neighbour if contamination has migrated off your property and onto theirs. Additionally, the letter will indicate that clearance testing must occur and result in hydrocarbon concentrations below the appropriate standards prior to closing the permit. The City also states that having an open permit will be considered during future permitting. This does not mean that no further permits will be granted, rather, their goal is to remove all contaminated soils and may require that as part of future permit application, the remaining soils be removed if possible. This will be conducted on an individual bases taking all factors into account including concentration, cost of removal, and risk assessment.

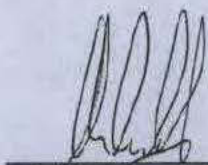
Please note that some financial institutions and or insurance companies may require that not only the underground tank be removed but also all contamination.

No further action is recommended at this time.

6.0 QUALIFICATIONS OF ASSESSOR

Mr. Steven Seewald has a diploma in Civil and Structural Engineering from the British Columbia Institute of Technology in 1998 and a bachelor's degree in Environmental Engineering obtained from the British Columbia Institute of Technology in 1999. Mr. Seewald is registered as an Applied Science Technologist (AScT) with Applied Science Technologists and Technicians of BC (ASTT), as a Registered Canadian Safety Professionals (CRSP) with the Board of Registered Canadian Safety Professionals, and as a Certified Environmental Manager (CEM) with the Environmental Assessment Agency. Mr. Seewald has practiced environmental consulting in the province of British Columbia since 1998.

ALARA Environmental Health & Safety Ltd.:



Steven Seewald, AScT, CES, CRSP
President



7.0 STATEMENT OF LIMITATIONS

ALARA Environmental Health & Safety Ltd. (ALARA) has prepared this report solely for the use of our Client. This report is designed to assist in understanding the physical and environmental factors related to the subject property evaluated in this report, disclosed by the studies undertaken by ALARA. It is based solely on the condition of the site on the dates of such inspections (to the extent observable at that time with the requested sampling method). This report is also limited by financial restraints that could not be exceeded.

The ALARA report is intended to direct the client's attention to recognised environmental conditions, potential sources of environmental contamination, and to potential risks that may occur. Nothing in the report is intended to express any legal opinion upon environmental liabilities relating to the site or whether operations legally conformed to relevant legislative requirements.

ALARA will not accept liability for any loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the client.

Furthermore, it must be understood that changing circumstances in the physical environment, the use of the subject property, as well as changes in any substances stored, used, handled at the subject property, and could alter radically the conclusions and information contained in this report. Therefore, it is important that the facility is periodically re-evaluated and the client is kept informed as to developments, which may impact the subject property.

Unless an accidental release has been caused by our negligence, our Client agrees to hold harmless and to indemnify and defend ALARA, its directors, officers, servants, agents, employees, workmen, contractors, subcontractors, and sub-consultants from, and against, any and all claims, losses, damages, demands, disputes, liability, and legal and investigative costs, for the defence of any proceedings resulting from all accidental releases which may occur in the course of our retainer. This indemnification shall extend to all claims brought or threatened against ALARA under any federal or provincial statute or municipal bylaw. Our Client further agrees that it will assert no claims against ALARA for accidental releases (except for our own negligence), which may occur in the course of our retainer.

Appendix A

QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

In conjunction with the investigations, a Quality Assurance/Quality Control (QA/QC) program was implemented to ensure the integrity of the soil sampling and analytical testing. This control is based on the Norwest Laboratory QAQC Method described below.

Blind duplicate soil samples were utilized as a laboratory quality control measure. Upon receipt of the analytical results, Relative Percent Difference (RPD) values between the samples and their blind duplicates were calculated as follows:

$$\text{RPD (\%)} = 2 \times \text{ABS } (X - Y) / (X + Y) \text{ where}$$

X = the concentration of the original sample
Y = the concentration of the blind field duplicate sample
ABS = Absolute Value of X-Y

Because analytical error increases near the method detection limit (MDL), an RPD calculation should only be applied where the concentrations of both samples are greater than 5 times the MDL. The Duplicate Acceptance Criteria for soil and water samples is as indicated in the following table.

Duplicate Acceptance Criteria:

Analyte	Soil (RPD)
Other Organics	35%

Soil Sampling

In conjunction with the field investigations, a QA/QC program was implemented to ensure the integrity of the soil sampling and analytical testing.

Soil samples collected for analyses were placed in laboratory prepared containers to ensure cleanliness and to preserve sample quality. After collection, the samples were immediately analysed or placed in ice-chilled coolers for storage and shipment to the laboratory. In order to track sample handling, after collection and during transport, chain-of-custody forms were employed. Blind duplicate soil samples were utilized as a laboratory quality control measure. Approximately one duplicate soil sample was collected and submitted for third party accredited environmental laboratory analysis per maximum every ten analyzed soil samples submitted. As these sample results are for internal quality control, actual results are not indicated in this report but are available in raw format by written request.

The field sampling instrument operation was calibrated with a calibration standard and established with a blank (0 ppm) and a spike (1000 ppm). Calibration of the instrument is conducted every 10 samples. Verification of the instrument is conducted prior to every use.

Appendix B

ALARA ENVIRONMENTAL HEALTH & SAFETY LTD.

US EPA SW-846 Method 974

Analytical Results for Soil

Sample Date: January 12, 2006
Location: 1475 West 33rd Avenue, Vancouver
Weather: Rain

Extractable Petroleum Hydrocarbons in Soil

SAMPLE LOCATION	DEPTH (Feet)	RESULT (ppm) EPH 9-44
North Wall	6.5	13,380
South Wall	6.5	10,124
West Wall	6.5	3,139
Base	8.0	320
LABORATORY DETECTION LIMIT UNITS		20 ppm

< Indicates results below detection limits

Calibration: Blank 0 ppm
Spike 2000 ppm

EPA SW-846 Method 9074 designed for oil tanks. This method is based on soil extraction and colour metric light detection to determine hydrocarbon concentrations.

Laboratory Technologist

Steven Seewald, ASCT, CRSP, CEM

Analysis Report



CANTEST LTD

Professional
Analytical
Services

4606 Canada Way
Burnaby, B.C.
V5G 1K5

FAX: 604 731 2386

TEL: 604 734 7276

1 800 665 8565

REPORT ON: Analysis of Soil Sample
REPORTED TO: Alara Environmental Health & Safety
2241 Oak Street
Vancouver, B.C.
V6H 3W6

Att'n: Steven Seewald

CHAIN OF CUSTODY: 170122
PROJECT NAME: W. 33
PROJECT NUMBER: 99146-106

NUMBER OF SAMPLES: 1

REPORT DATE: January 18, 2006

DATE SUBMITTED: January 16, 2006

GROUP NUMBER: 70115077

SAMPLE TYPE: Soil

NOTE: Results contained in this report refer only to the testing of samples as submitted. Other information is available on request.

TEST METHODS:

Moisture in Soil - analysis was performed gravimetrically by heating a separate sample portion at 105 C and measuring the weight loss.

Extractable Petroleum Hydrocarbons and Light and Heavy Extractable Petroleum Hydrocarbons in Soil - analysis was performed using B.C. MOELP CSR-Analytical Method 3 "Extractable Petroleum Hydrocarbons in Solids by GC/FID" and CSR-Analytical Method 6 "Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids or Water (LEPH & HEPH)". The method involves acetone/hexane extraction and GC/FID analysis. EPH components ranging from C10 to C19 and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction of specified PAH's.

TEST RESULTS:

(See following pages)

CANTEST LTD.

Richard S. Jornitz
Supervisor, Inorganic Testing

A Member of the **CANAM** Group
www.testing-labs.com

Page 1 of 3

REPORTED TO: Alara Environmental Health & Safety



REPORT DATE: January 18, 2006

GROUP NUMBER: 70116077

Conventional Parameters in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	Moisture
99146-106-01	Jan 13/06	601160350	10.0
DETECTION LIMIT UNITS			0.1 %

% = percent

REPORTED TO: Alara Environmental Health & Safety

CANTEST

REPORT DATE: January 18, 2006

GROUP NUMBER: 70116077

Extractable Petroleum Hydrocarbons (EPH) in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	EPHs10-19	EPHs19-32
99146-106-01 - <i>BASE</i>	Jan 13/06	601160350	280	<
DETECTION LIMIT UNITS			250 $\mu\text{g/g}$	250 $\mu\text{g/g}$

 $\mu\text{g/g}$ = micrograms per gram, on a dry weight basis.

< = Less than detection limit

Appendix C



Tank in the ground



Rust holes



UST nest proximity to structural posts with shallow foundations



Location of sewer and gas line



Sampling locations (note oil still floating on the groundwater surface)

Appendix D



HAZCO Environmental Services Ltd.
#160-13511 Vulcan Way
Vancouver, B.C. V6V 1K4

SUMMARY OF SOIL RECEIVED
Richmond Bio Remediation Facility

Date	Time	Ticket	Project	Material	Description	License	Vehicle Description	Yds	Boxes	Gross	Tare	Net
12-Jan	13:43	705363	211320	CL+	Fleck Projects - 1475 West 33rd	1933 HG	Pall Circle	15	1	24,350	13,320	11,030

Appendix E

WEIGHMASTER CERTIFICATION
CHECK NO. 1000000



CERTIFIED WEIGHT RECORD CONTROL NUMBER **427353**
RICHMOND STEEL RECYCLING LIMITED

Purchasing From: **CRUISE**
FROM: **JULY**
3110 E 28TH AVENUE
VANCOUVER BC

VICKEY DE TURBON

12. U.D. NO TO CALCULATE

RSR - Richmond BC
351 100 104524939
Richmond
604-274-4000

75 950 198

Van DE TURBON 10 8 1000000

750000 50

SHIPPING COMPANY
Shoreline Shipping Services

GROSS WGT. IN 1
NET WGT. IN 1
GROSS WGT. IN 1
NET WGT. IN 1

PO NO. 1000
DATE 10/10/05
TOTAL WGT. 12.00

CUSTOMER RECEIPT

14 5/16 W 3 3/8

ALL WEIGHTS ARE REPORTED IN POUNDS UNLESS OTHERWISE INDICATED. ALL NON-PAID WEIGHTS ARE ASSIGNED TO BE HEAVY WEIGHTS.

WEIGHTS

1000 5000 10000

1000

400.000

WEIGHMASTER SIGNATURE (FROM VENDOR)

WEIGHMASTER SIGNATURE

GST Date 11/22/05 10:10:10

1000 1000 1000

1000 1000 1000

1000 1000 1000

WEIGHMASTER SIGNATURE (FROM VENDOR)

WEIGHMASTER SIGNATURE (FROM VENDOR)

WEIGHMASTER SIGNATURE (FROM VENDOR)

WEIGHMASTER SIGNATURE (FROM VENDOR)

GST #104524939

Appendix F

Appendix G

T 56nd

604 596 409

JAN 24 2006 12:44

266-2122-

PMH Holdings Ltd

12320 57 A Ave

Surrey, British Columbia V3X 3H3

Canada

Tel: (604) 787-7445 Fax: (604) 596-3935

INVOICE

Date	Invoice #
1/24/2006	1010

Bill To:

Fleck Contracting Ltd
P.O. Box 95015
Vancouver, British Columbia
V6P 6V4

Item	Quantity	Units	Description	Unit Price	Amount
S285-100	1	Boxes	Job Site - 1475 W33, Vancouver BC		
			Date - Jan. 13/06		
S285-100	1	Boxes	Supply and Delivery of Sand	150.00	150.00
			Supply and Delivery of Sand (partial)	150.00	150.00
			Business Number: 832276877		
				Subtotal	300.00
				GST	19.00
PMH Holdings Ltd GST - 832276877				Total	319.00
Any Questions Please Call: 604-787-7445 or 604-787-7431					

P.1

604 596 409

PMH Holdings Ltd

JAN 24 2006 12:44

CITY OF VANCOUVER



DATE ISSUED JANUARY 10, 2006		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 404267	
LEGAL DESCRIPTION LOT 4 BLK 811 PLAN 6011 DL 526					ADDRESS 1475 W 33RD AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JAN 10, 2006	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR FLECK CONTRACTING LTD P.O. BOX 95015 VANCOUVER BC BC V6P 6V4					CONTACT 2 PROPERTY OWNER s.22(1)		
CONTACT 3					COORDINATE 730-130-23-0000		
TEL 604-266-2120	BUS.LICENSE 32139	TEL	BUS.LICENSE	TEL	BUS.LICENSE		
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
TO REMOVE TANK ON SITE. CAPACITY 500 GAL. SETBACKS 10'. BOTTOM OF TANK 7'.							
PERMIT CONDITIONS AND NOTES:							
001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.							
030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.							
040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.							
045 Written verification from contractor to District Fire Inspector for work complete.							
051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.							
GENERAL USE D30 ONE-FAM DWELLING		SPECIFICS/LOCATION		AREA (SF)	OCC C	GENERAL USE	
ITEM 2010 OIL TANK		SPECIFICS/REFERENCE		QTY/AMT 1 GU	GENERAL USE		
DOCUMENTS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE		: FIRE COMPLETION					
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE		: FIRE INSPECTION					
PROCESSED BY: APPLICATION TAKEN BY J WONG		PERMIT AUTHORIZED BY K AUJLA..					
PERMIT ISSUED BY J WONG							
<i>Entered FPI. R. Wilson Jan. 11-06 To Enquire. cleared FV 28 06</i>							
COMMENTS:							
FEE		AMOUNT		FEE		AMOUNT	
656 TANK - SFD		300.00					
				DEPARTMENT		FIRE DEPARTMENT	
				ATTENTION		FIRE INSPECTOR	
				REASON		PERMIT INSPECTION	
INVOICE : 426510				TOTAL		\$300.00	

**UNDERGROUND STORAGE TANK
REMOVAL REPORT**

OF

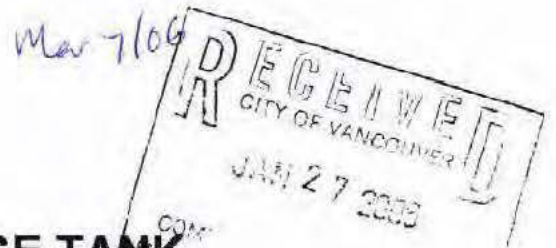
**1475 West 33rd Avenue
Vancouver, BC
Fire Permit # FI 404267**

**REPORT PREPARED FOR:
Fleck Contracting Ltd
PO Box 95015
Vancouver, BC
V6P 6V4**

REPORT PREPARED BY:

**ALARA Environmental, Health & Safety
2241 Oak Street
Vancouver, BC
V6H 3W6
604 724 2331**

January 2006



*see file
for report*

*CONTAMINATION
REMARKS
Letter to
owner Reg*

TV 17-1-06



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Environmental Protection Branch
Licences and Inspections Department

D

March 8, 2006

s.22(1)

1475 West 33rd Avenue
Vancouver B C
V6M 1A6

Dear Sir or Madam:

**RE: Underground Storage Tank Removal at 1475 W 33rd Avenue
Fire Permit FI-404267**

The Environmental Protection Branch was notified in January 2006 of your plans to remove the underground storage tank (UGST) located on the north side of the property. During the site inspection, the Fire Prevention Officer noted soil contamination potentially caused by the unused UGST which previously contained residential home heating fuel.

An *Underground Storage Tank Removal Report* prepared by Alara Environmental, Health and Safety was submitted to and reviewed by the Environmental Protection Branch. The report showed that contaminated soil remained in the tank nest at the, North Wall (13,380 ug/g LEPH), South Wall (10,124 ug/g LEPH), and the East Wall (3,139 ug/g LEPH) which exceeded the Ministry of Environment's (MOE) prescribed Residential Standards. The numerical standards for soil and groundwater are pursuant to the Contaminated Sites Regulation, B.C. Reg. 346/2004.

Please be advised that the Fire Permit FI 404267 issued for the tank removal will remain open until the contaminated soil has been remediated to the prescribed residential standards.

If you have any questions, please contact Mary Gurney at 604 873-7122.

Yours truly,

Neil McCreedy
Manager, Environmental Protection Branch
Neil.mccreedy@vancouver.ca
Phone: 604.873.7567

Q:\ENVIRON\LETTERS\Mary\UGST-CONTAMINATIONS\1475 W 33rd-FI-404267.doc

cc: Alara Environmental, Health and Safety, 2241 Oak Street,
Vancouver, BC V6H 3W6

Fleck Contracting Ltd., P.O. Box 95015, Vancouver, BC V6P 6V4

see file
for report



UNDERGROUND STORAGE TANK REMOVAL REPORT

Mar 7/06

OF

1475 West 33rd Avenue
Vancouver, BC
Fire Permit # FI 404267

CONTAMINATION
RESULTS
letter to
owner Greg

REPORT PREPARED FOR:
Fleck Contracting Ltd
PO Box 95015
Vancouver, BC
V6P 6V4

REPORT PREPARED BY:

ALARA Environmental, Health & Safety
2241 Oak Street
Vancouver, BC
V6H 3W6
604 724 2331

January 2006

TL B. H. 1006



CITY OF VANCOUVER



DATE ISSUED JANUARY 10, 2006		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 404267	
LEGAL DESCRIPTION LOT 4 BLK 811 PLAN 6011 DL 526					ADDRESS 1475 W 33RD AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JAN 10, 2006	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES				SUBTYPE	
APPLICANT CONTRACTOR FLECK CONTRACTING LTD					CONTACT 2 PROPERTY OWNER s.22(1)		
P.O. BOX 95015 VANCOUVER BC BC V6P 6V4					CONTACT 3		
TEL 604-266-2120	BUS.LICENSE 32139	TEL	BUS.LICENSE	TEL	BUS.LICENSE		
FAX	CERTIFICATE	FAX	CERTIFICATE	FAX	CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:							
TO REMOVE TANK ON SITE. CAPACITY 500 GAL. SETBACKS 10'. BOTTOM OF TANK 7'.							
PERMIT CONDITIONS AND NOTES:							
001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.							
030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.							
040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.							
045 Written verification from contractor to District Fire Inspector for work complete.							
051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.							
GENERAL USE D30 ONE-FAM DWELLING		SPECIFICS/LOCATION	AREA (SF)	OCC C	GENERAL USE		
ITEM 2010 OIL TANK		SPECIFICS/REFERENCE	QTY/AMT 1 GU		GENERAL USE		
DOCUMENTS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE		: FIRE COMPLETION					
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE		: FIRE INSPECTION					
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE 656 TANK - SFD	AMOUNT 300.00	FEE	AMOUNT				
		SIGNATURE					
		DATE					
		ISSUED BY		J WONG			
		FOR THE		FIRE CHIEF			
INVOICE : 426510		TOTAL		\$300.00			



**City of Vancouver
Fire & Rescue Services - Fire Prevention Division
TANK REMOVAL OR ABANDONMENT PERMIT APPLICATION**

FI 404267

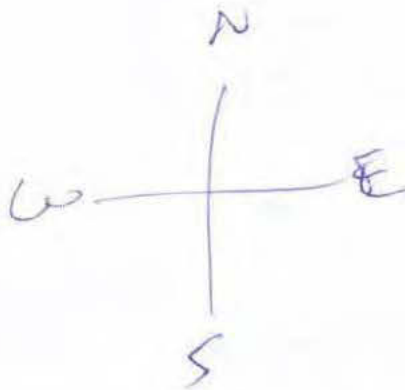
Please fill out boxed area only:

Property Address <u>1475 WEST 33RD</u>			
Permit Applicant Is: (please print) Name <u>HECK CONF</u> Address <u>P.O. Box 95015</u> City <u>VAN</u> Postal Code <u></u> Phone # <u>604 790 8592</u>		Property Owner Is: (please print) Name <u>S.22(1)</u> Address <u>1475 W 33</u> City <u>VAN</u> Postal Code <u></u> Phone # <u>S.22(1)</u>	
Contractor <input checked="" type="checkbox"/> business license no. <u>32139</u> Owner <input type="checkbox"/> Other <input type="checkbox"/> Specify <u></u>			
Use of Property <u>S.F.D.</u>	<input checked="" type="checkbox"/> Site Plan Eng. Letter - Yes / No <u></u>	Building Permit Associated: BU <u></u>	Type of Liquid (gasoline/petroleum) <u></u>
Requested Activity or Service <input checked="" type="checkbox"/> Remove <u>1</u> tank(s) on site. Capacity <u>500</u> <u>gasoline</u> setbacks <u>10'</u> bottom of tank at <u>7'</u> <input type="checkbox"/> Abandon <u></u> tanks(s) on site. Capacity <u></u> setbacks <u></u> bottom of tank at <u></u>			
Subject to the Following Conditions and Notes: ___ for fuel dispensing site or known contamination site, clearance from Environmental Protection Branch ___ separate building permit for excavation and shoring, plus modified geotechnical engineer's letter ___ clearance from Engineering Department - Streets Division for work effecting <u></u> <input checked="" type="checkbox"/> if work cannot be completed in the same day, owner must follow requirements in VBBL Section 8.2 for Protection of the Public and Fire Safety on fencing off construction site. <input checked="" type="checkbox"/> for removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purge of vapours. The pipe ends must be permanently sealed by capping or plugging. ___ for abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry <input checked="" type="checkbox"/> tank removal must comply with subsection 4.10.3. of the Vancouver Fire Bylaw <input checked="" type="checkbox"/> written verification from <u>CONTRACTOR</u> to district fire inspector required after work is completed <input checked="" type="checkbox"/> phone the district fire inspector at 873 7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance. If the inspector is not available, photographs should be taken to illustrate that the site is not contaminated. ___ other: <u></u>			

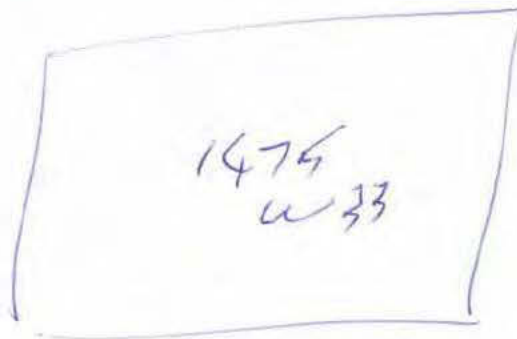
Application is:		THIS IS NOT A PERMIT	
ACCEPTED & WITNESSED	BY (sign) <u>LM AULCA</u> (print name) <u></u>	Permit Fee \$300	
Signature of Applicant <u>HECK</u>		Account Code 490200 23800 9200	
Date of Application <u>JAN 10/06</u>		Date Entered <u></u>	

Please take this signed application form to the 2nd floor Trades Clerk Counter for the fire permit issuance.

Faxback Document No. 516



TANK in
BACK YARD



W 33RD

Permit	FI404267	Street number		To		Street name		Search
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General Information				
Permit	FI404267	Type	FI - FIRE	
Permit address	1475 W 33RD AV	Status	ISSUED	
Specific address		Opened	10 Jan 2006	
Place name		Issued	10 Jan 2006	
Addressing data				
Coordinate	730 - 130 - 23 - 0000			
Legal Description	LOT 4 BLK 811 PLAN 6011 DL 526			
Project value	\$0.00	Purpose to	610 - REMOVAL	
Assessed value	\$0.00	Subtype	-	
Temporary bldg		to		
Temporary use		to		
Complexity	-	Sets of plans	0	
Signature on	PER - PERMIT	Metric?		

Permit	<input type="text" value="FI404267"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
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Temporary bldg		to		
Temporary use		to		
Complexity	-	Sets of plans	0	
Signature on	PER - PERMIT	Metric?		

Permit

FI404267

Street number

To

Street name

Search

Project Description






TO REMOVE TANK ON SITE. CAPACITY 500 GAL. SETBACKS 10'. BOTTOM OF TANK 7'.

Note Types

Note Type	Number of notes for this permit
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 03 - SUBJECT TO CONDITION

5

Notes					
Number	Title	Included?	List seq	Updated By	Date Updated
 001	STANDARD CONDITIONS	YES	001	J WONG	10 Jan 2006
THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.					
 030	TANKS WITH CONNECTED PIPING	YES	030	J WONG	10 Jan 2006
For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustibile or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.					
 040	TANK REMOVAL - SECTION 4.10	YES	040	J WONG	10 Jan 2006
Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.					
 045	WRITTEN VERIFICATION	YES	045	J WONG	10 Jan 2006
Written verification from contractor to District Fire Inspector for work complete.					
 051	CONTACT DISTRICT FIRE INSPEC	YES	051	J WONG	10 Jan 2006
Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.					

 09 - INTERNAL NOTES

1

Notes					
Number	Title	Included?	List seq	Updated By	Date Updated
 220	ENVIRONMENTAL PROTECTION		220	M GURNEY	06 Mar 2006
Feb 28th/06 Environmental Report recv'd from Alara Environmental.~900 L of oily water was pumped and removed by Sumas Environmental, ~ 11T of contaminated soil was removed to Hazco's soil remediation Landfill site. The tank was taken to Richmond Steel Recyclers. The tank nest is still contaminated at the North Wall (13,380 mg/L), the South wall (10,124 mg/L) , and the West Wall (3,139 mg/L). due to proximity of the north foundation of the house and sewer and gas lines being compromised. Bio remediation added to the tanknest prior to backfilling. A letter of advisement sent to the home owner. Follow up required.					