

File No. 04-1000-20-2020-034

February 21, 2020

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")**

Further to our email dated January 14, 2020 regarding your request for information with respect to:

Environmental assessment records for 3950 and 3984 Oak Street, from 1994 to January 13, 2020 specifically:

- 1. Erosion control plans; and**
- 2. Violations or complaints registered against the property.**

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, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2020-005); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, Acting Director, for



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.

:ma

PLEASE REFER TO:
Mr. G. Mortensen
at 604.871.6418

August 29, 2014

SNC-Lavalin Inc.
#202 - 890 Grace Street
Nanaimo, BC V9R 2T3

Attention: Janet Jeffery

Dear Madam:

RE: 3984 Oak Street
Lot 1, Block 636, District Lot 472, Plan 2215

On August 15, 2014, your request for a file research letter and environmental search was received by this department. Receipt No. 766277 for the fee of \$589.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201-456 West Broadway, Vancouver, BC, V5Y 1R3. For fee information contact our Call Centre at 3-1-1 or 604.873.7000.

The property legally described above is shown as of this date to be located in the C-2 (Commercial) District. For District Schedules, Official Development Plans or CD-1 By-laws, visit www.vancouver.ca/bylaws (search for Zoning and Development By-law).

This property is located in the Vancouver DCL area that requires a Development Cost Levy (DCL) be applied on new development prior to the issuance of a Building Permit. DCL exemptions/waivers are as follows: alterations to existing buildings where the total floor area is not increased, social housing (subject to conditions), secured market rental housing (subject to conditions), small residential units of 312 square feet or less, churches exempt from taxation and additions of less than 500 square feet to buildings containing fewer than four residential units (and no other use).

Our files indicate that this site is currently vacant (no buildings exist), and no Development or Building Permits have been issued to redevelop this site to date. ** See Notes*

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Safety Standards Act and Natural Gas and Propane Installation Code.

There are no established building lines or landscape setbacks affecting this property.

For information regarding any proposed regulations or contemplated changes that may affect the property with respect to rezoning, contact the Rezoning Centre at 604.873.7038.

For information on covenants, easements, etc., contact the Land Title Office at 604.660.2595.

For License information, contact our Call Centre at 3-1-1 or 604.873.7000.

The Environmental Contamination Team has found no reference to this property.

We do not warrant that we have complete or accurate information, nor that no contamination is present on this property.

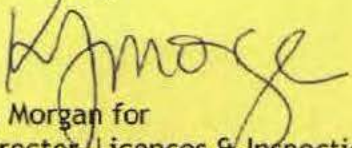
Please refer to other City Departments (including City Archives) for any information they might hold. Further, in that matters of environment and contamination are subject to Provincial and Federal authority, we refer you also to those authorities for such information, if any, as they might possess.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

- (a) that neither the City nor the party signing below shall be liable for any damage or expense should, for any reason including negligence on the part of the City or the party signing below, the information be inaccurate, incomplete or misleading; and
- (b) that should any or all of the information be inaccurate, incomplete or misleading, for any reason including negligence on the part of the City or the party signing below, the City shall, as against any person or corporation who may rely on the contents of this letter, be able to assert and enforce its full legal rights as if this letter had not been signed and as if any and all persons and corporations who may rely on the contents of this letter had not relied on the contents of this letter.

I trust this is the information you require.

Yours truly,


K. Morgan for
Director, Licences & Inspections
and Chief Building Official

/gm

Encl.

* Notes

- Retail (Dairy Queen) erected in 1960 per DP/BP.
- DP45140/BP44136 issued 1968 for public parking area, but no demolition BP on file for the retail building??
- Site is vacant/unpaved per Van Map Orthophotos/pictometry.

PLEASE REFER TO:
Mr. G. Mortensen
at 604.871.6418

August 29, 2014

SNC-Lavalin Inc.
#202 - 890 Grace Street
Nanaimo, BC V9R 2T3

Attention: Janet Jeffery

Dear Madam:

RE: 3950 Oak Street
Lots 2 & 3, Block 636, District Lot 472, Plan 2215

On August 15, 2014, your request for a file research letter and environmental search was received by this department. Receipt No. 766274 for the fee of \$589.00 is enclosed.

Requests for Fire Department information should be directed to the Fire Prevention Division at #201-456 West Broadway, Vancouver, BC, V5Y 1R3. For fee information contact our Call Centre at 3-1-1 or 604.873.7000.

The property legally described above is shown as of this date to be located in the C-2 (Commercial) District. For District Schedules, Official Development Plans or CD-1 By-laws, visit www.vancouver.ca/bylaws (search for Zoning and Development By-law).

This property is located in the Vancouver DCL area that requires a Development Cost Levy (DCL) be applied on new development prior to the issuance of a Building Permit. DCL exemptions/waivers are as follows: alterations to existing buildings where the total floor area is not increased, social housing (subject to conditions), secured market rental housing (subject to conditions), small residential units of 312 square feet or less, churches exempt from taxation and additions of less than 500 square feet to buildings containing fewer than four residential units (and no other use).

Building Permit No. BP822340 was issued March 15, 1994 to demolish the gasoline service station on this site. This permit received final inspection approval on June 16, 1994.

No subsequent Development or Building Permits have been issued to redevelop this site.

As of this date, there are no outstanding orders or notices filed by this department with regard to the premises described above under the Zoning and Development, Building (includes plumbing), Electrical, Standards of Maintenance, Untidy, Sign and Parking By-laws or the Safety Standards Act and Natural Gas and Propane Installation Code.

There are no established building lines or landscape setbacks affecting this property.

** Permit indicates "office" building which is incorrect. Was a gas station since erected in 1975.*

For information regarding any proposed regulations or contemplated changes that may affect the property with respect to rezoning, contact the Rezoning Centre at 604.873.7038.

For information on covenants, easements, etc., contact the Land Title Office at 604.660.2595.

For License information, contact our Call Centre at 3-1-1 or 604.873.7000.

The Environmental Contamination Team has found the following information with respect to this property:

- Correspondence from O'Connor Associates Environmental Inc. (dated August 26, 1996) with reference to the "former 23rd and Oak ESSO - 3950 Oak Street", outlining the revised schedule of remediation for the referenced site.

We do not warrant that the above information is complete or accurate nor that no contamination is present on the property (contact Ms. L. Kwan, Environmental Contamination Team, for further enquiries on this matter).

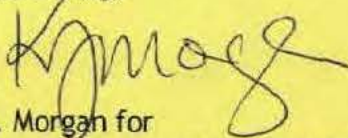
Please also refer to other City Departments (including City Archives) for any information they might hold. Furthermore, in that matters of the environment and contamination are subject to Provincial and Federal authority, we refer you also to those authorities for such further information, if any, as they might possess.

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I trust this is the information you require.

Yours truly,



K. Morgan for
Director, Licences & Inspections
and Chief Building Official

/gm

Encl.



Property Use Inspection Report

Page 1 of

IR Number UI 0441

Date of Inspection (yy/mm/dd) 98/12/17

Property Address 3950 OAK ST

Specifics of Property Address

Tenant

Number of Storeys

Owner 172965 CANADA LIMITED
C/O IMPERIAL OIL LIMITED
P.O.BOX 422,NORTH YORK ,ONTARIO
M3C-2T2

Permit Number

Contractor

Approved Use of Building/Land SERVICE
STATION

Contractor's Business License Account

Present Use of Building/Land VACANT SITE

Reason for Inspection COMPLAINT : UNTIDY YARD(UNTIDY BY-LAW)

Narrative/Observations

THE SITE INSPECTION REVEALED THAT THE SITE WAS PROPERLY SECURED, HOWEVER THERE WAS APPROXIMATELY ELEVEN (11) BARRELS LOCATED ON THE EAST SIDE OF THE SITE. IT IS UNKNOWN IF THE BARRELS CONTAIN ANY MATERIAL.

Requirements

VIOLATION OF THE UNTIDY BY-LAW

Recommendations

14 DAY UNTIDY ORDER TO R/O TO REMOVE THE BARRELS
REFER TO INDUSTRIAL WASTE FOR EXAMINATION OF BARRELS

IR Number UI 0441

Date of Inspection (yy/mm/dd) 98/12/17

Photos Taken? ☐ Yes ☒ No

Date Report Made (yy/mm/dd) 98/12/17

ALVIN MARTIN
Inspector

For Office Use Only

☐ File

☒ Copy to DOUG ROBERTS - ENV. PROTECTION BRANCH

☒ Refer to JENNIFER SCHIRR - 14 DAY U/T ORDER

☐

☐

☐

☐ Recheck by Inspector in _____ days

attention in _____ days

if no _____

LUCIA CUMERLATO

Supervisor

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Property Use Inspection Report

Page | of |

IR Number UI 0501

Date of Inspection (yy/mm/dd) 98/12/31

Property Address 3950 OAK ST

Specifics of Property Address

Tenant

Number of Storeys

Owner 172965 CANADA LTD

Permit Number

Contractor

Approved Use of Building/Land VACANT

Contractor's Business License Account NO BUSINESS
LICENSE

Present Use of Building/Land VACANT

Reason for Inspection REFERRAL - POST LEGAL NOTICE

Narrative/Observations

LEGAL NOTICE REGARDING U/T PREMISES POSTED ON 98 DEC 31 AT 3:30 P.M. ON THE GATE AT THE 23RD AVE DRIVEWAY ENTRANCE.

Requirements

N/A.

Recommendations

REFER TO L. VOLPE, DPUI FOR INFORMATION.

Photos Taken? ☐ Yes ☒ No

Date Report Made (yy/mm/dd) 99/01/04

Alvin Martin
Inspector

For Office Use Only

☒ File _____

☒ Copy to LORIS VOLPE, DPUI _____

☐ Refer to _____

☐ _____

☐ _____

☐ _____

☐ Recheck by Inspector in _____ days
attention in _____ days
If no _____

LUCIA CUMERLATO

Supervisor

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Ministry of
Environment

NOTIFICATION OF LIKELY OR ACTUAL MIGRATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-8897

Instructions

Please complete and sign the following notification form and send it to each neighbouring parcel owner whose parcel is likely or actually contaminated by migration of substances from your parcel, with a copy to the ministry at the contact provided below:

Director of Waste Management
c/o Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria, B.C. V8W 9M1

Fax (250) 387-9935

or

Advisor.SiteInformation@gov.bc.ca

Note on meaning of "owner"

As per Section 39 of the Environmental Management Act, "owner" means a person who

- (a) is in possession,
- (b) has the right of control, or
- (c) occupies or controls the use

of real property, and includes, without limitation, a person who has an estate or interest, legal or equitable, in the real property, but does not include a secured creditor unless the secured creditor is described in section 45 (3).

Examples include: land owners, operators, lessees, tenants, easement holders, utility owners or operators, etc.

Notifications where there is more than one neighbouring parcel owner

In cases where multiple neighbouring parcel owners require notification, you may complete one form per owner or include the names of all owners on one form. In the latter case, please attach additional pages as needed.

Land descriptions

Provide the latitude and longitude of the approximate centre of the source and affected parcels (accurate to ± 0.5 of a second, or approximately ± 10 metres using the 1983 North American Datum).

Site plans (may be obtained from some local government websites) and a Land Title record for the source parcel should be included with your submission.

For further information regarding migration of substances, please refer to Fact Sheet 34 (available at: http://www.env.gov.bc.ca/epd/remediation/fact_sheets/) or e-mail us at site@gov.bc.ca.



Ministry of
Environment

NOTIFICATION OF LIKELY OR ACTUAL MIGRATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-8897

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

Owner Name City of Vancouver

Owner's address: 453 West 12th Street

City Vancouver Province BC
Country Canada Postal Code V5Y 1V4
Phone 604-873-7000 Fax

Parcel Civic Address or Location (i.e., nearest roadway): Near Oak Street and 23rd Avenue – laneway east of 3950 Oak Street

Parcel PID or PIN (if applicable): Not applicable

Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees 49 Minutes 15 Seconds 1.6
Longitude Degrees 123 Minutes 7 Seconds 36.5

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical): electrical, water, storm and sanitary sewer

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? ☐ Yes ☒ No

Please include a separate sketch plan with this form for this parcel.

Owner Name

Owner's address: Number and Street

City Province
Country Postal Code
Phone Fax

Parcel Civic Address or Location (i.e., nearest roadway):

Parcel PID or PIN (if applicable):

Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees Minutes Seconds
Longitude Degrees Minutes Seconds

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical):

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? ☐ Yes ☐ No

Please include a separate sketch plan with this form for this parcel.

Please add additional pages if more than two affected or likely affected parcels have been identified.

Section I Notification Trigger

Check the following items as applicable. Likely or actual migration of substances from the source parcel was identified during:

- ☐ Independent remediation (Section 57, Contaminated Sites Regulation)*
☒ Site Investigation (Section 60.1, Contaminated Sites Regulation)

* You must also complete and submit a notification of independent remediation. The form is available on the ministry's web site at: <http://www.env.gov.bc.ca/epd/remediation/forms/>.

Section II Land Description of Source Parcel

Site ID Number (if known)	1125
PID	013-953-648, 013-953-630, 013-953-621
Legal Description	Lots 1, 2 and 3, Block 636, Plan VAP2215, District Lot 472, New Westminster Except Plan 20273
Latitude	Degrees 49 Minutes 15 Seconds 1.9
Longitude	Degrees 123 Minutes 7 Seconds 37.6
Site Civic Address or Location	Street 3950 Oak Street
(i.e., nearest roadway)	City Vancouver
	Postal Code V6H 2M8

Section III Property Owner and/or Operator (Source Parcel)

Name	172965 Canada Limited c/o Imperial Oil
Address	#405 – 5945 Kathleen Avenue
City	Burnaby
	Province/State BC
Country	Canada
	Postal /Zip Code V5H 4J7
Phone	604-451-5517
	Fax 604-451-1347

Include both a site plan and a Land Title record.

Section IV Environmental Consultant / Agent Contact (if applicable)

Name	SNC-Lavalin Inc.
Address	Street 8648 Commerce Court
City	Burnaby
	Province/State BC
Country	Canada
	Postal /Zip Code V5A 4N6
Phone	604-515-5151
	Fax 604-515-5150

Section V Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Historical service station operations at the source parcel (3950 Oak Street, Vancouver).

Section VI Source Parcel Substances

List the substances which have migrated or likely have migrated to one or more neighbouring parcels and are or are likely causing contamination at the neighbouring parcel(s). Provide the information for each environmental medium (soil, groundwater and surface water, sediment, and vapour). Attach additional information if not there is enough space.

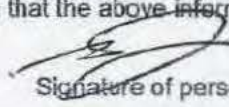
<u>Environmental Medium</u>	<u>Substance</u>	<u>Standard Exceeded (for affected parcel)</u>	<u>Maximum Concentration</u>
soil	volatile petroleum hydrocarbons (VPH)	CSR CL/IL/RL	490 ug/g
soil	benzene	CSR CL/IL/RL	0.07 ug/g
soil	toluene	CSR CL/IL/RL	4.0 ug/g
groundwater	toluene	CSR DW	1,000 ug/L
groundwater	ethylbenzene	CSR DW	1,190 ug/L
groundwater	xylenes	CSR DW	16,400 ug/L
groundwater	volatile hydrocarbons (VHw)	CSR DW	82,000 ug/L
groundwater	extractable petroleum hydrocarbon (EPHw(10-19))	CSR DW	6,400 ug/L

Section VII Additional Comments

This notification form is being provided as a courtesy to supplement Imperial Oil's history relating to the source site and the neighbouring parcel dating back to 1992 of providing information to, and meeting with both the Ministry of Environment and the City of Vancouver regarding the environmental status of the source site and the neighbouring parcel.

Section VIII Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.


Signature of person completing form

Neil Zandbergen

Printed name

2014-09-12
Date completed (YYYY-MM-DD)

Send the completed form to: Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our [key topic website on migration of substances](#).

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
PERMITS & LICENSES DEPARTMENT

City Hall, East Wing
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4
Phone (604) 873-7611
FAX (604) 873-7100



DIRECTOR
T. Droettboom

CITY BUILDING INSPECTOR
T.R. Timm, PEng

ASSISTANT DIRECTOR &
CHIEF LICENSE INSPECTOR
P.E. Teichroeb

REGISTERED

1998 December 24

172965 Canada Limited
300 - 1111 Melville St.
Vancouver, B.C.
V6E 4H7

Co Search

PLEASE REFER TO:
Mr. M. Twynstra
Manager,
Property Use Branch
at 873-7563
I.R. No. UI 0441

Dear Sirs:

Re: 3950 Oak Street
Lots 2 and 3, Block 636, District Lot 472, Plan 2215

On December 17, 1998, our Inspection Services reported that your property at the above location contained considerable amounts of rubbish and discarded materials (i.e. barrels, etc.) resulting in the site being in an untidy condition which is in contravention of the Untidy Premises By-law.

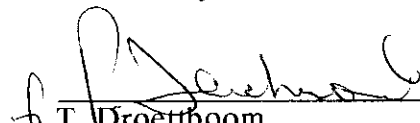
Under Section 5 of the Untidy Premises By-law, as owner of the property you are ordered to remove this accumulation of rubbish and discarded material (i.e. barrels, etc.) **ON OR BEFORE JANUARY 7, 1999, and to thereafter maintain the site in a tidy condition.**

IF YOU DO NOT COMPLY WITH THIS ORDER, THE CITY WILL HIRE A CONTRACTOR TO DO THE WORK AS AUTHORIZED UNDER SECTION 5(2) OF THE UNTIDY PREMISES BY-LAW.

For your information, the average cost for this type of work is currently up to \$2,000.00.

If the costs incurred are not paid, the City can collect them by adding them to your property taxes.

Yours truly,


T. Droettboom
DIRECTOR

AM\JS\lp3

cc: Posted on Site

172965 Canada Limited
c/o Imperial Oil Limited
PO Box 422
North York, Ont. M3C 2T2

PTX

Diary? No ☐ Yes ☒
To: PTI
Date: Jan 8 Init: PT

(also sent by regular mail)



FIRE AND RESCUE SERVICES
FIRE PREVENTION DIVISION

September 18, 2014

SNC.LAVALIN
#202 – 890 Grace Street
Nanaimo, BC V9R 2T3

Attention: Janet Jeffrey

Dear Sir/Madam:

Re: 3950 Oak Street & 3984 Oak Street, Vancouver, BC

Our office has determined that the above property is a vacant lot. We are unable to provide information with respect to outstanding work orders at this time.

Neither the City of Vancouver, nor the party signing below warrants or guarantees the accuracy or completeness of the above information. The information is provided on the following conditions:

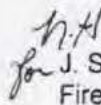
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****Please ensure that any future requests submitted to our office include contact name(s) and number(s) necessary for the Fire Inspector to gain access to the building if required. This can include the building owner, manager, and caretaker.**

If you require any additional written documentation, following a re-inspection with respect to any outstanding violations, there will be an additional fee charged of \$100.00 (plus GST).

If you have any further questions, please contact our office.

Sincerely,


for J. Standerwick, Fire Prevention Inspector
Fire Prevention Division



14527

Standerwick
16/9 2014
Vacant lot



SNC • LAVALIN

Environment & Water
SNC-LAVALIN INC.
#202 - 890 Grace Street
Nanaimo, British Columbia
Canada V9R 2T3

Tel: 250-756-3527
Fax: 250-756-3520

July 29th, 2014

Project 617260

Fire Prevention, City of Vancouver
201 - 456 West Broadway
Vancouver, BC V5Y 1R3

ATTENTION: Fire Prevention Officer
REFERENCE: Request for Record Search (Comfort Letter)

COMMUNITY SERVICES
Reg. No. _____
AUG 15 2014
ORIGINAL TO: F.R.
COPY TO: \$2007 #20844870

SNC-Lavalin Inc. (SNC-Lavalin), acting under the directive of Imperial Oil Ltd., requests a record search for two (2) properties described below. A map illustrating the location of these properties is included for your reference. We note that the properties are not up for purchase or re-mortgage at this time.

Civic Address: 3950 Oak Street, Vancouver, BC

Nothing found
Vacant lot

PIDs: 013-953-648 & 013-953-630

Legal Description: Lot 2, Block 636, Plan VAP 2215, District Lot 472, New Westminster, Except Plan 20273, Lot 3, Block 636, Plan 2215, District Lot 472, New Westminster Land District

and

Civic Address: 3984 Oak Street, Vancouver, BC

Nothing found
Vacant lot

PID: 013-953-621

Legal Description: Lot 1, Block 636, Plan VAP 2215, District Lot 472, New Westminster Except Plan 20273.

We request that your files be reviewed for the following information, please provide details (with copies if possible) of the following:

- permits and any records related to, underground or above ground storage tanks;
- records of fires;
- records of inspections and results;
- any other information which may indicate an environmental concern (i.e., spills, the storage of flammable liquid products or wastes);
- details of any breach (or potential breach) of any law, code, rule, regulation, order notice, directive, license, authorization, consent, approval or similar concerning pollution or protection of the environment by the occupants of this site;
- any correspondence with environmental regulatory authorities; and

Empty lot
Maintained by
Daymond Petroleum
604 580 0334
daymond@telus.net

16 Drums on site



Fire Prevention – Page 2 of 2
July 29th, 2014
617260

- details of any complaint received regarding noise, smells, emissions, or other environmental matters.

Enclosed is a cheque for \$200.00 for the fee associated with the search. We expect to receive a response within two weeks; however, should this not be possible please contact us. If you have any questions or comments regarding this request, please do not hesitate to contact the undersigned at 250-756-3527. Thank you for your assistance.

Janet Jeffery, P.Ag., R.P.Bio.
Project Scientist

SNC-LAVALIN INC.

JJ/rck
P:\CP\O\O\BC\509909\WP\L730JJA_FIRE DEPT LTR.DOC
enc.

MEMORANDUM

August 21, 2014

TO: Rose Turner, Glenn Mortensen
File Research/Community Services Group - Licences & Inspections - Bylaw
Administration Branch

FROM: Linda Kwan, Analyst, Environmental Contamination Team

SUBJECT: File Research - 3950 Oak Street

We have searched the files in the Environmental Contamination Team and have found reference to this property:

- Correspondence from O'Connor Associates Environmental Inc. (dated August 26, 1996) with reference to the "former 23rd and Oak ESSO - 3950 Oak Street" outlining the revised schedule of remediation for the referenced site.

Our search was of files held in this Branch only. We do not warrant that we have complete or accurate information, nor that no contamination is present on this property.

Please refer to other City Departments (including City Archives) for any information they might hold. Further, in that matters of environment and contamination are subject to Provincial and Federal authority, we refer you also to those authorities for such information, if any, as they might possess.



O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

19890 - 92A AVENUE, LANGLEY, BRITISH COLUMBIA V1M 1A9

TELEPHONE: (604) 513-1000 FAX: (604) 513-1040

August 26, 1996

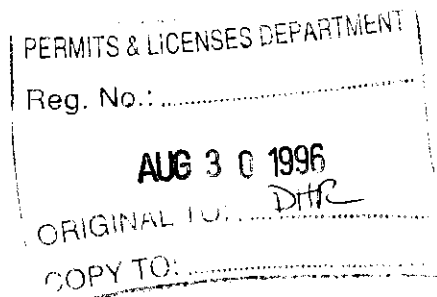
10-1820.4

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
V5Y 1V4

Attention: Mr. D. Roberts
Supervisor, Industrial Waste

Dear Sir:

Re: Former 23rd and Oak Esso
3950 Oak Street
Vancouver, British Columbia
Location No. 995475



Further to our the request of our client, Imperial Oil Products and Chemicals Division (Imperial Oil), O'Connor Associated Environmental Inc. (OAEI) is pleased to provide the City of Vancouver with a revised schedule of remediation for the above referenced site. The remediation schedule outlined in this letter supersedes the plan outlined in our letter to the City of Vancouver dated 93/10/14.

On or around 96/09/09 to 96/09/14 Imperial's contractor intends to excavate up to 1 000 m³ of soil in the vicinity of the former pump islands, the former underground storage tank nest, and associated piping as indicated on Drawing No. 1.1. The soils will be segregated based on headspace vapour concentrations and visual evidence of contamination. It is anticipated that up to a maximum of 500 m³ of soils exceeding the provincial commercial/industrial land use (CI) criteria may be shipped to Remedicon for treatment and/or disposal. Soils with concentrations less than the CI criteria will be placed back in the excavation and compacted in place.

The site is fenced on all sides and will be kept secured during the excavation activities. The excavations will be backfilled and/or sloped at a ratio of not more than 1:1 vertical to horizontal at the end of each day and/or on completion of the activities at the site.

.../2

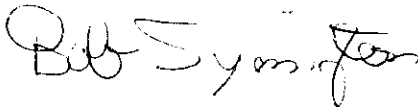
City of Vancouver
August 26, 1996
Page 2

10-1820.4

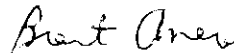
We trust that the foregoing information is satisfactory for your present requirements. Should you require additional information or clarification, please do not hesitate to contact the undersigned.

Yours very truly,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



R.M. Symington, P.Geo.

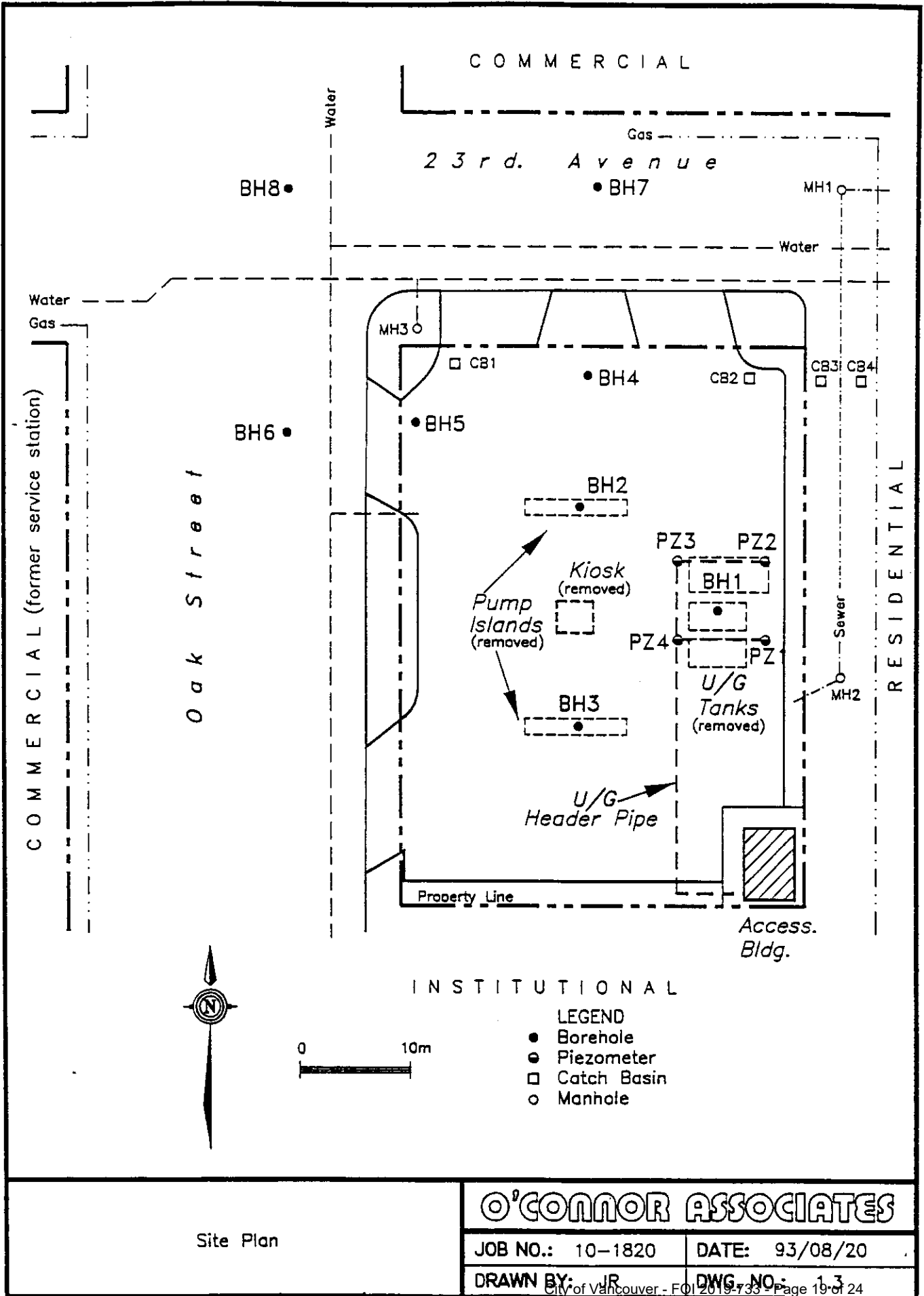


R.B. Amero, P.Eng.

RS/cs

Distribution: Addressee (1)
Ms. L.R. Holzman, Imperial Oil (1)





**DEVON ESTATES LIMITED**

5945 Kathleen Avenue
Suite 405 - Metrotown Place III
Burnaby, British Columbia V5H 4J7

Tel: (604) 451-5517
Fax: (604) 451-1347

February 2, 1999

VIA FAX
873-7100

City of Vancouver
Attention: Doug Roberts, Mgr.
Environmental Permits & Licenses Dept.
453 West 12th Ave.
Vancouver, BC V5Y 1V4

Dear Doug

Re: Enclosed

The enclosed letter is self-explanatory. Can you suggest a reasonable solution to this problem?

The barrels presently on site are used to collect water from bailing peizometers.

Yours truly,

DEVON ESTATES LIMITED

Ken Porter
Property Manager

Encl.

*I concur with suggestion
in attached letter
re. fenced storage compd.
WR 98 02 05*

*Please file
under:
3950 Oak.*

TO DOMINO



INSTALLATIONS LTD.

"PROLINE" PETROLEUM EQUIPMENT



January 15, 1999

Devon Estates Limited
5945 Kathleen Avenue
Suite 405 - Metrotown Place III
Burnaby, B.C. V5H 4J7

Attention: Ken Porter, Brenda Cantner & Phil DeLeeuw

Further to our meeting and discussion of January 8 we received a notice from the City of Vancouver re: barrels on site at 23rd and Oak Street.

After conferring with O'Connor Associates, it was determined that site barrels had been removed the week previously. However, 3 X barrels had been left on site to collect water from bailing peizometers.

In discussion with Michael Twynstra (873-7563), Vancouver Bylaw Department, it was inferred that notices are the result of 2 'conflicting' bylaws that storage of hazardous waste is not allowed and that the barrels can be considered unsightly and of concern to neighbours. Mr. Twynstra suggested a clarification may be required from Doug Roberts, Environmental Bylaw Officer for Vancouver as to what can be stored on site.

I offered a suggestion that possibly the installation of a storage compound made up of 4 prefabbed fence panels would provide a visual barricade. He thought this could be a reasonable solution.

I am leaving this suggestion for Devon Estates to consider and await your direction regarding barrels on sites.

Sincerely,


John A. Millar

JAM/pch

Pl. File under
3950 Oak

General Environmental Inquiry - Case ref: 101000430883

DESCRIPTION: Use this case for an Environmental Protection inquiry that requires a department specialist's assistance.

1. Type of inquiry*:	Other
2. If Other selected, provide details:	Is the lane between 978 W 23rd and 3950 Oak contaminated.
3. If Underground Storage Tank selected, provide Fire Permit Number (if applicable):	<input type="text"/>
NOTE: If Storm Drain Marking Kit selected provide:	
4. Name of school or community group:	<input type="text"/>
4a. Number of participants:	<input type="text"/>
4b. Date kit is required:	<input type="text"/>
4c. Area to be marked:	<input type="text"/>
5. Describe inquiry in detail:	3950 Oak used to be a gas station long time ago. Caller would like to get more information about the contamination of the laneway.
* indicates a required field.	

Common Case Details

Preferred Contact Method:	Phone
Phone:	s.22(1)
Email:	<input type="text"/>
<input type="text"/>	
Incident Date :	<input type="text"/>
Incident Time :	<input type="text"/>
Additional Details :	<input type="text"/>

[Word Print](#)**Case 101000430883 Details**

General Environmental Inquiry
CaseID : 101000430883
Rep Name : Chere Kam
Date Created : 05/30/2013
Time Created : 15:36

Contact Information

Contact Name / Organization:	s.22(1)
Caller Type	Own

Alternate Contact:	
Street Number and Name:	s.22(1)
Street Address 2:	

City:	VANCOUVER
Province:	BC
Postal Code:	V5Z 2B3
Email:	
Phone Number on File:	s.22(1)
Alternate Phone Number:	s.22(1)

Contact Comments:	
--------------------------	--

Incident Location Information

Location Name :	
Street Number :	3950
Street Name :	OAK ST
Street Address 2 :	
City :	Vancouver
Province :	BC
Postal Code :	

Location Comments:	
---------------------------	--

Below are the geographical locations X and Y co-ordinates for this Case.

X co-ordinate:	
Y co-ordinate:	
Location:	
Locate on Map	Press the 'Locate on Map' button to launch the GIS map system to refine the Location.

[Word Print](#)

(printable version)

Case Details

Case Ref 101000430883

Classification DBL - Inspections >> ZZ OLD - Environmental Protection >> ZZ
OLD - EP General Inquiry Case

Associated with [3950 OAK ST, Vancouver, BC](#)

Title General Environmental Inquiry

Description -

Status Closed

Closed Date May 30, 2013 4:26:48 PM (Over 6 years ago)

Created Date May 30, 2013 3:36:43 PM (Over 6 years ago)

Created by Chere Kam

Raised by s.22(1) [\(Phone\)](#)

Priority Medium

Severity Medium

Internal Only ☐

eForms [Z -CSG Inspections EP General Inq](#)

History: All [eForms](#) [Events](#) [Interactions](#) [Notes](#)

<u>Type</u>	<u>Description</u>	<u>Raised by</u>	<u>Created by</u>	<u>Created</u>
Initial Contact	Phone - 101040482110/I	s.22(1)	Chere Kam	May 30 2013 15:32
Event	Agent Created Case	(No Interaction)	Chere Kam	May 30 2013 15:36
Event	Agent Updated Case Details - Reallocated to queue: CSG - Environmental Protection	(No Interaction)	Web Service For Csr Process	May 30 2013 15:41
eForm	Z -CSG_Inspections_EP_General_Inq	(No Interaction)	Chere Kam	May 30 2013 15:41
Event	Agent Finished - Case Closed Assigned to David Robertson 87892	(No Interaction)	David Robertson	May 30 2013 16:26

5 items found.

