

File No.: 04-1000-20-2023-551

October 19, 2023

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 September 6, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of "May 26, 2021 - Environmental Historical Documents" resulting from an environmental search request in relation to 122-408 East Kent Avenue South. Date range: January 1, 2004 to December 31, 2021.

All responsive records are attached.*

*Please note, issued permits, permit-related documents, and internal property notes (on PRISM and POSSE systems) are routinely available on a fee for service basis from the Property Research section of the Development, Building & Licensing Department. To access these records, please contact Property Research at property.research@vancouver.ca.

Permits can also be searched online at the following link: www.vancouver.ca/permit-search.

Please see the following link which also provides more information on obtaining property records:

<https://vancouver.ca/home-property-development/request-property-research-and-copies-of-permits.aspx>.

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 (#04-1000-20-2023-551); 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,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@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. (Response Package)

:pm

FORESHORE BUSINESS PARK INC.

#202-8988 Fraserton Court Burnaby, B.C. V5J 5H8 Tel: (604) 438-9099 Fax: (604) 438-9081

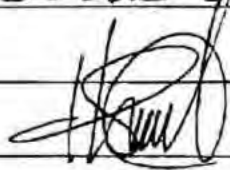


FACSIMILE TRANSMISSION

Date: JAN 4 / 04 Time: _____
 To: HANK UYEVAMA Fax: (604) 873-7963
 Company: CITY OF VANCOUVER Tel: _____

Re: 376 E KENT AVE S.

ATTACHED LETTER REGARDING SEDIMENT
CONTROL AND FREMP APPROVAL LETTER AS
PER OUR CONVERSATION



We are transmitting a total of 6 pages including this cover page. If you do not receive all pages, please call (604) 438-9099.

Original to follow in the mail ? _____ yes/ no

FORESHORE BUSINESS PARK INC.

#202-8988 Fraserston Court
Burnaby, B.C. V5J 5H8
Tel: (604) 438-9099
Fax: (604) 438-9081

January 4, 2005

LICENCES AND INSPECTIONS
ENVIRONMENTAL PROTECTION BRANCH

Hank Uyeyama
City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

CHECKED JAN 5, 2005
RE: APPROVED 376 E. KENT AVE. SOUTH
DB419942

Dear Mr. Uyeyama


Re: 376 East Kent Avenue South, Sediment Control

The permit for the above address involves the placing of preload on the site. This will involve the hauling of sand to the site over a period of approximately three days. The access to the site is a coarse granular material which will minimize material being tracked off site on truck tires. At the conclusion of hauling any material tracked onto Kent Avenue will be cleaned.

During the time the preload is in place stormwater will not flow off site as the site is level and the fill and preload will allow the water to be absorbed into the permeable preload sand and the existing fill material.

We trust this is satisfactory, however if you have any questions, please call the undersigned.

Foreshore Business Park Inc.


Harley Smith



FAXED
December 7, 2004

Rockwell Pacific Properties Inc.
#202 - 8988 Fraserton Court
Burnaby, BC
V5J 5H8

DEC 14 REC'D

↳ Facs: 604-438-9081

Attn: Harley Smith

Re: FREMP CPR# 0412F081; Rockwell Pacific Properties Inc.; Application to Construct Development at 376 East Kent Avenue South, Vancouver, BC - Fraser River North Arm

PROJECT REVIEW

Reference is made to the above subject application submitted to the Fraser River Estuary Management Program (FREMP) Environmental Review Committee (ERC) for a coordinated environmental review.

From the information provided, the FREMP ERC understands that Rockwell Pacific Properties Inc. is proposing to construct a development on the upland at 376 East Kent Avenue South, Vancouver, BC adjacent to the Fraser River North Arm.

It is noted that the habitat on the shoreline of the subject site is designated as "red" colour coded (i.e. having "productive and diverse habitat features that support critical fish and wildlife functions") under the FREMP Shoreline Habitat Classification Mapping. However, the development works are proposed to occur landward of the top of riverbank and retain existing tree and shrub vegetation at the top of and on the riverbank. Accordingly, it appears that the subject works can be conducted in a manner that avoids significant disturbance to habitat features at the site.

On the understanding that the foregoing points accurately reflect the subject proposal, it is the opinion of the FREMP ERC that the potential adverse impacts to fish, wildlife and their habitats associated with the subject proposed works to construct a development on the upland at 376 East Kent Avenue South, Vancouver, BC adjacent to the Fraser River North Arm can be mitigated through the application of appropriate criteria. In addition to those measures set out in the information provided, the following measures are intended to prevent or avoid any potentially harmful effects to fish, wildlife and their habitats:

1. Rockwell Pacific Properties Inc. acknowledges that all plans and specifications relating to the subject works have been duly prepared and reviewed by appropriate professionals working on its behalf. Rockwell Pacific Properties Inc. further acknowledges that it is solely responsible for all design, safety and workmanship aspects of all of the subject works.
2. The works shall be as described in this letter and as described and shown in the following documents:

Rockwell Pacific Properties Inc.
FREMP ERC CPR#0412F081
Dec. 07/04; Page 2 of 4

- i. The Fraser River Estuary Management Program Coordinated Project Review Common Application Form signed by H. Smith of Rockwell Pacific Properties Inc. dated November 19, 2004 and attachments.
 - ii. The Sanford Design Group Project "Proposed Multi-Tenant Warehouse Building For: Rockwell Pacific Ltd." "376 East Kent South Vancouver, B.C." Drawing No. 04-027-A1-A "Site Development Plan" Rev. A dated October 13, 2004.
3. Rockwell Pacific Properties Inc. shall ensure that the subject works comply with the requirements of the *Fisheries Act* and any other applicable laws and regulations.
4. The release or deposit, either direct or indirect, of silt or silt-laden water or sediment or sediment-laden water into the aquatic environment is to be minimized during the works. In this regard, the works should address the water quality guidelines for turbidity, suspended and benthic sediments for the protection of aquatic life as described in the *British Columbia Water Quality Guidelines (Criteria): 1998 Edition* produced by BC Ministry of Environment, Lands and Parks.
5. All work and activities at the site must be carried out such that there is no discharge, either direct or indirect, of construction waste, excavation waste, overburden, soil, dewatering effluent, oil, grease, raw concrete or concrete leachate or any substances deleterious to aquatic life onto the bank, foreshore or into the waters of the Fraser River or any tributary watercourse or ditch or into the storm sewer system. All debris and deleterious substances generated by the works shall be appropriately contained in the immediate work area, collected, and appropriately disposed of in accordance with all applicable legislation, guidelines, and best management practices.
6. Any fill used for the works must be inert material, free of contaminants, and must be placed so that it will not gain entry into the Fraser River or any tributary watercourse or ditch or into the storm sewer system.
7. Machinery or equipment shall only operate from the upland and not within the waters of the Fraser River or any tributary watercourse or ditch and not within the intertidal foreshore of the Fraser River.
8. All stormwater, and surface run off associated with the site, shall be collected and treated as necessary to prevent the release, either directly or indirectly, of sediment, sediment laden water, turbid water, and deleterious substances (i.e., substances harmful to fish) to the Fraser River or any other watercourse.
9. The setback area between the south edge of the paved area and the top of slope of the bank of the Fraser River North Arm, as shown in the information specified in item 2 above, is to be planted with tree and shrub vegetation. The planting of tree and shrub vegetation is to be consistent with the BC Ministry of Environment, Lands and Parks (now Ministry of Water, Land and Air Protection) document "Planting Criteria and Recommended Native Tree and Shrub Species For Restoration and Enhancement of Fish and Wildlife Habitat". The planting is to include at least 24 trees planted within 5 metres of the top of bank to replace the trees removed as part of the works undertaken to relocate the powerline along the west side of the property (see attached FREMP ERC letter to North Fraser Port Authority regarding FREMP CPR #0402F013 dated April 15, 2004). Planted tree and shrub vegetation is to be monitored for at least two years after planting. If less than 95% of the planted trees or shrubs have failed to survive, further works, including but not limited to further planting, must be undertaken to achieve a survival rate of at least 95%.

Rockwell Pacific Properties Inc.
FREMP ERC CPR#0412F081
Dec. 07/04, Page 3 of 4

10. There should be no fuelling or storage of petroleum products within thirty (30) metres of any ditch, watercourse, ravine or storm sewer system. All petroleum products (e.g., fuel, oil, lubricants), used in association with the construction of the subject works should be stored and handled at an appropriate upland location and in compliance with all applicable legislation, guidelines, and Best Management Practices.
11. An appropriate spill prevention, containment, and clean up contingency plan for hydrocarbon products (e.g., fuel, oil, hydraulic fluid, etc.), and other deleterious substances and contaminants should be put in place prior to work commencing, and appropriate spill containment and cleanup supplies should be kept available onsite throughout the course of the construction of the subject works. Any spill of a deleterious substance that enters into a ditch, watercourse, ravine or storm sewer system must be immediately reported to the Provincial Emergency Program (24 hour telephone) at 1-800-663-3456.
12. Rockwell Pacific Properties Inc. should be reminded of its obligation to comply at all times with Section 36 of the *Fisheries Act*, which specifically prohibits the deposit of a deleterious substance into fish-bearing waters. Due diligence is required at all times to prevent such a deposit, and adherence to the terms and conditions of this letter does not in itself relieve the applicant of this ongoing obligation.
13. All works shall be carried out in such a manner so as to avoid any adverse impact on fish or fish habitat. If such impact occurs Fisheries and Oceans Canada reserves the right to immediately suspend or alter operations and the proponent shall undertake, at their own expense, any compensatory and/or remedial works deemed necessary by Fisheries and Oceans Canada to ensure a "no net loss" in the productive capacity of local fish habitat.
14. The Fisheries & Oceans Canada Conservation & Protection Field Supervisor in Steveston, B.C. (Ph: (604) 664-9250 / Facs. (604) 664-9255) is to be notified at least five (5) days prior to the commencement of the works. Notification may be sent by fax.
15. It is understood that by proceeding with the subject works, Rockwell Pacific Properties Inc. and/or its agents and/or contractors shall have indicated that they understand and have agreed to the foregoing conditions. In this regard, a copy of the FREMP ERC letter regarding this project is to be provided to any contractor(s) prior to work commencing. In addition, a copy of the FREMP ERC letter is to be retained on site at all times when the subject works are underway.
16. It is recommended that Rockwell Pacific Properties Inc. and/or their representatives determine if the proposed activities conflict with sites protected under the *Heritage Conservation Act*. Project representatives may make a data request for site information to the Provincial government using the following link: <http://srmwww.gov.bc.ca/arch/forms/datarequest.htm>. Responses to data requests take approximately 30 days.

Should you require a more immediate response, a qualified professional archaeologist may be engaged to determine if recorded, protected archaeological sites are located within your application area. Listings of consulting archaeologists are found through the BC Association of Professional Consulting Archaeologists website at <http://www.bcapca.bc.ca>.

Rockwell Pacific Properties Inc.
FREMP ERC CPR#0412F081
Dec. 07/04; Page 4 of 4

This letter of advice is valid until **February 01, 2006**. After this time, if the subject works have not been completed, this letter will be void. This will ensure that the proposed works will conform to current habitat management policy, guidelines, and legislation.

If any of the above points are inaccurate or misleading, please advise at your earliest convenience as the FREMP ERC may wish to modify the comments herein.

Please note that this letter of advice should not be taken to imply approval of the subject works in accordance with the habitat protection provisions of the *Fisheries Act* or any other federal or provincial legislation. If harmful alteration, disruption or destruction of fish habitat occurs as a result of a change in the plans for the subject proposed works, or failure to implement the additional measures specified above, contravention of subsection 35(1) of the *Fisheries Act* could occur.

The above comments and recommendations are based solely upon consideration by the FREMP ERC member environmental agencies of the potential environmental issues associated with this project. It is possible that the FREMP ERC may subsequently be made aware of legitimate environmental or other concerns held by others. Any such additional comments that may be received will be forwarded to you for your appropriate consideration. All non-environmental issues must be addressed directly with the responsible authorities. In particular, proponents are advised to make relevant municipalities aware of their projects prior to commencing works as these municipalities may have concerns and/or requirements on such matters as planning, zoning, roadway and services access, and parks and recreation.

Should you have any questions or require further information, please do not hesitate to contact me at 604.775.5195.

Sincerely,

FREMP Environmental Review Committee



Per: Leslie Beckmann
Project Review Coordinator

cc: B. Naito, Fisheries and Oceans Canada
M. Wilcox, BC MWLAP Surrey
J. Smith, Environment Canada
J. Mackie, Transport Canada NWPD

✓ DFO C&P Field Supervisor Steveston (fax: 604-664-9255)



COPY

File: 26250-20/6394
SITE: 6394

January 26, 2004

Residential Ready Mix Ltd.
19275 54th Avenue
Surrey, BC V3S 8E5

DEPARTMENT OF PERMITS & LICENSES
ENVIRONMENTAL PROTECTION BRANCH
CHECKED FEB. 12, 2004
APPROVED

RE: 376 E KENT AVENUE SOUTH

Attention: Gary Whipple:

**Re: Final Determination Pursuant to Section 26.4 (2) of the Waste Management Act,
376 East Kent Avenue South, Vancouver, BC**

I have made a final determination that the above referenced site, shown in the attached Schedule "A", is not a contaminated site in accordance with Section 26.4 (2) of the *Waste Management Act*. The site location is described as follows:

Civic Address: 376 East Kent Avenue South, Vancouver,
Legal Description: Lot A, Block 25, District Lot 313, New Westminster District, Plan 827
PID: 006-287-387
Latitude: 49° 12' 24.3"
Longitude: 123° 5' 15.0"

This final determination is based upon the recommendation provided under Section 15 (3) of the Contaminated Sites Regulation by Michael Goldstein, a member of the Roster of Professional Experts, in his letter to the ministry dated July 24, 2003 regarding review of the following documents:

- "Stage I Preliminary Site Investigation, 376 East Kent Avenue South, Vancouver, BC", (Site # 6394) October 2002, prepared by Michael Geraghty, M.Sc., Hemmera Envirochem Inc.
- Stage 2 Preliminary Site Investigation, 376 East Kent Avenue South, Vancouver, BC", (Site # 6394) June 2003, prepared by Michael Geraghty, M.Sc., Hemmera Envirochem Inc.

The information provided indicates that the site contains concentrations of substances that do not exceed applicable Contaminated Sites Regulation standards (see Schedule "C").

SITE Identification Number 6394

Recommended by Michael Goldstein, P.Ag., Rostered Professional Expert

1 of 6

Ministry of
Water, Land and
Air Protection

Environmental Protection Division
Environmental Management Branch
Contaminated Sites Program

Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1
Phone: (250) 387-2218
Fax: (250) 387-9935

Location:
3rd Floor, 2975 Jutland Road
Victoria BC



Listing of substances compared to CSR standards for:

Soil - Industrial Land Use:

- Antimony, Barium, Beryllium, Cobalt, Molybdenum, Nickel, Selenium, Silver, Tin, Arsenic, Cadmium, Chromium (total), Copper, Lead, Mercury, Zinc;
- 1,1-Dichloroethane, 1,1,1-Trichloroethane;
- Chlorinated aliphatics (each): [Chloroform, 1,2-Dichloroethane, 1,1-Dichloroethene, Dichloromethane, 1,2-Dichloropropane, cis-1,3-Dichloropropene, trans-1,3-Dichloropropene, Carbon tetrachloride, 1,1,2-Tetrachloroethane], Tetrachloroethylene (PERC), Trichloroethylene (TCE)];
- Dichlorobenzenes (each): [1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene];
- Styrene, Benzene, Ethylbenzene, Toluene, Xylene;
- VPHs, LEPHs, HEPHs;
- Benzo[a]anthracene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[a]pyrene, Dibenz[a,h]anthracene, Indeno[1,2,3-cd]pyrene, Naphthalene, Phenanthrene, Pyrene.

Water – Aquatic Life:

- Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Cr+3), Chromium (Cr+6), Cobalt, Copper, Fluoride, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Thallium, Titanium, Uranium, Zinc;
- 1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, Monochlorobenzene, 1,2-Dichloroethane, 1,1-Dichloroethene, Tetrachloroethylene, Trichloroethylene;
- Dichloromethane, Carbon tetrachloride, Chloroform;
- VPHw, LEPHw, VHw6-10;
- Benzene, Ethylbenzene, Styrene, Toluene;
- Pentachlorophenol, Tetrachlorophenol, Trichlorophenol;
- Acenaphthene, Acridine, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Chrysene, Fluoranthene, Fluorene, Naphthalene, Phenanthrene, Pyrene, Quinoline;
- Nonchlorinated phenols (total).

Water – Nonscheduled toxic substances:

- 1,1-Dichloroethane, 1,1,1-Trichloroethane

In accordance with section 26.4 (2) (b) of the *Waste Management Act*, a copy of this final determination has been sent to all persons with an interest in this site.

This final determination is a decision that may be appealed under Part 7 of the *Waste Management Act*.

The foregoing comments are based on the most recent information available to the Ministry of Water, Land and Air Protection regarding the indicated site. The ministry, however, makes no representation or warranty as to the accuracy or completeness of this information.

Yours truly,

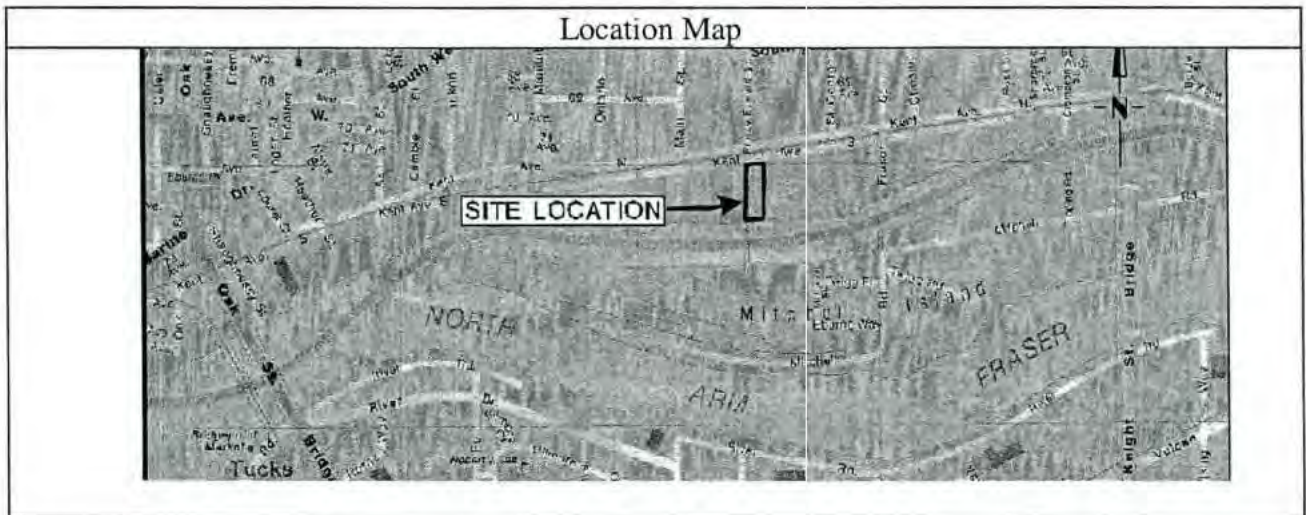
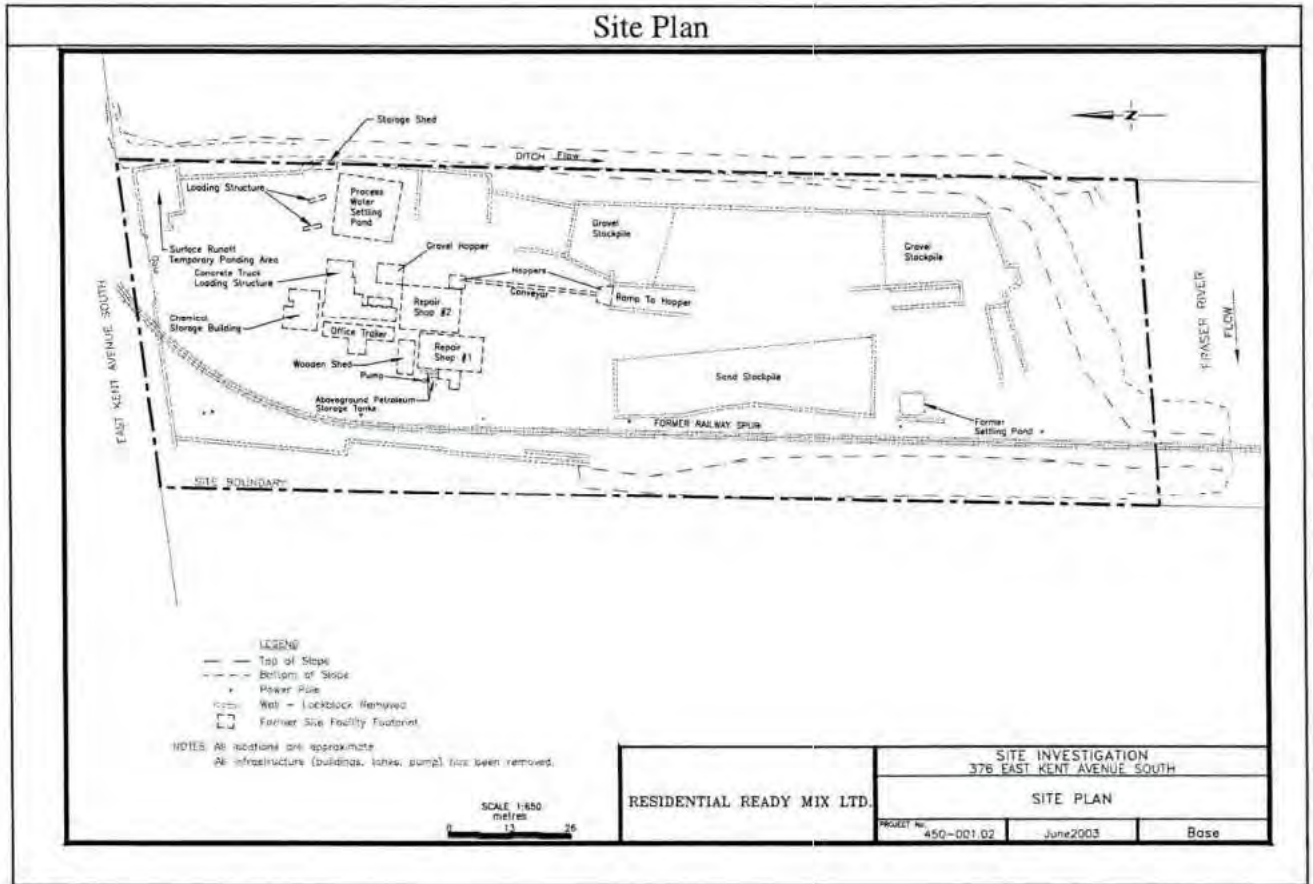


Doug Walton
Assistant Regional Waste Manager

Attachment

cc: Residential Ready Mix Ltd.
Western Canada Steel Ltd., c/o J.D. Nelson and Associates Ltd.
Michael J. Goldstein, Soilcon Laboratories
Mary Gurney, City of Vancouver, Environmental Protection Branch
Kerri Dundas, MWLAP - Surrey

Schedule "A"



Jan 26/04
Date Issued

Doug Walton
Doug Walton
Assistant Regional Waste Manager

Schedule "B"

The following notations form part of this determination:

1. It is recommended that a qualified environmental consultant be available to identify, characterise and appropriately manage any soil and/or groundwater materials of suspect environmental quality, which may be encountered during any future subsurface work at the site.
2. Information about the site will be included in the site registry established under the *Waste Management Act*.
3. The site owners indemnify the Crown, and her employees against loss, damages, costs, actions, suits and claims arising from any contamination remaining onsite.

Jan 26/04
Date issued

Doug Walton
Doug Walton
Assistant Regional Waste Manager

Schedule "C"

Listing of substances compared to CSR standards for:

Soil - Industrial Land Use:

- Antimony, Barium, Beryllium, Cobalt, Molybdenum, Nickel, Selenium, Silver, Tin, Arsenic, Cadmium, Chromium (total), Copper, Lead, Mercury, Zinc;
- 1,1-Dichloroethane, 1,1,1-Trichloroethane;
- Chlorinated aliphatics (each): [Chloroform, 1,2-Dichloroethane, 1,1-Dichloroethene, Dichloromethane, 1,2-Dichloropropane, cis-1,3-Dichloropropene, trans-1,3-Dichloropropene, Carbon tetrachloride, 1,1,2-Tetrachloroethane], Tetrachloroethylene (PERC), Trichloroethylene (TCE);
- Dichlorobenzenes (each): [1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene];
- Styrene, Benzene, Ethylbenzene, Toluene, Xylene;
- VPHs, LEPHs, HEPHs;
- Benzo[a]anthracene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[a]pyrene, Dibenz[a,h]anthracene, Indeno[1,2,3-cd]pyrene, Naphthalene, Phenanthrene, Pyrene.

Water – Aquatic Life:

- Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Cr+3), Chromium (Cr+6), Cobalt, Copper, Fluoride, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Thallium, Titanium, Uranium, Zinc;
- 1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, Monochlorobenzene, 1,2-Dichloroethane, 1,1-Dichloroethene, Tetrachloroethylene, Trichloroethylene;
- Dichloromethane, Carbon tetrachloride, Chloroform;
- VPHw, LEPHw, VHw6-10;
- Benzene, Ethylbenzene, Styrene, Toluene;
- Pentachlorophenol, Tetrachlorophenol, Trichlorophenol;
- Acenaphthene, Acridine, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Chrysene, Fluoranthene, Fluorene, Naphthalene, Phenanthrene, Pyrene, Quinoline;
- Nonchlorinated phenols (total).

Water – Nonscheduled toxic substances:

- 1,1-Dichloroethane, 1,1,1-Trichloroethane

Jan 26/04
Date issued

Doug Walton
Doug Walton
Assistant Regional Waste Manager



FACSIMILE

Suite 350, 1190 Hornby Street
 Vancouver, BC V6Z 2K5
 Phone: (604) 669-0424 Fax: (604) 669-0430
 Email: hemmera@hemmera.com



ENVIRONMENTAL ENGINEERING, SCIENCE AND MANAGEMENT

TO: Neil McCreedy, City of Vancouver **FAX #:** 604 873-7963
FROM: Michael Geraghty **FILE #:** 450-001.01
DATE: September 17, 2003 **# OF PAGES (Incl. cover page):** 7

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL (604) 669-0424 extension 101

Mr. McCreedy:

Further to our telephone conversation this morning, attached please find a copy of the Preliminary Determination from BC MWLAP that the Residential Ready Mix site at 376 East Kent Avenue South is **not** a contaminated site.

Hemmera's client, Residential Ready Mix, requires a demolition permit for the decommissioning of their facilities, which occurred in 1999. Ms. Mary Gurney, of the City of Vancouver's Environmental Protection Branch, had informed Hemmera previously that some form of correspondence from BC MWLAP stating that contamination at the site is not an issue would be required before the permit could be issued.

With the issue of this determination from BM MWLAP, Residential Ready Mix would like to re-initiate the process for obtaining a permit. Please contact me regarding the necessary next steps to achieve this end.

Should you have any questions, please do not hesitate to contact me at (604) 669-0424, ext. 114.

Yours truly,

Hemmera Envirochem Inc.

Mike Geraghty, M.Sc.
 Senior Consultant

cc: Mr. Gary Whipple, Residential Ready Mix

CONFIDENTIALITY NOTICE

The transmitted documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the documents transmitted with this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that arrangements may be made to return the original documents to us.



COPY

RECEIVED SEP 08 2003

File: 26250-20/6394
SITE: 6394

September 3, 2003

Residential Ready Mix Ltd.
c/o 201 - 17802C - 66th Avenue
Surrey, BC V3S 7X1

Attention: Residential Ready Mix Ltd.

**Re: Preliminary Determination Pursuant to Section 26.4 (2) of the Waste Management Act.
376 East Kent Avenue South, Vancouver, BC**

I have made a preliminary determination that the above referenced site, shown in the attached Schedule "A", is not a contaminated site in accordance with Section 26.4 (2) of the Waste Management Act. The site location is described as follows:

Civic Address: 376 East Kent Avenue South, Vancouver,
Legal Description: Lot A, Block 25, District Lot 313, New Westminster District, Plan 827
PID: 006-287-387
Latitude: 49° 12' 24.3"
Longitude: 123° 5' 15.0"

This preliminary determination is based upon the recommendation provided under Section 15 (3) of the Contaminated Sites Regulation by Michael Goldstein, a member of the Roster of Professional Experts, in his letter to the ministry dated July 24, 2003 (attached) regarding review of the following documents:

- "Stage 1 Preliminary Site Investigation, 376 East Kent Avenue South, Vancouver, BC", (Site # not yet assigned) October 2002, prepared by Michael Geraghty, M.Sc., Hemmera Envirochem Inc.
- Stage 2 Preliminary Site Investigation, 376 East Kent Avenue South, Vancouver, BC", (Site # not yet assigned) June 2003, prepared by Michael Geraghty, M.Sc., Hemmera Envirochem Inc.

The information provided indicates that the site contains concentrations of substances that do not exceed applicable Contaminated Sites Regulation standards (see Schedule "C");

SITE Identification Number 6394
Recommended by Michael Goldstein, P.Ag., Rostered Professional Expert

1 of 6

Ministry of
Water, Land and
Air Protection

Environmental Protection Division
Environmental Management Branch
Contaminated Sites Program

Mailing Address:
PO Box 9342 Stn Prov Govt
Victoria BC V8W 9M1
Phone: (250) 387-9951
Fax: (250) 387-9935

Location:
3rd Floor, 2975 Julland Road
Victoria BC



Listing of substances compared to CSR standards for:

Soil - Industrial Land Use:

- Antimony, Barium, Beryllium, Cobalt, Molybdenum, Nickel, Selenium, Silver, Tin, Arsenic, Cadmium, Chromium (total), Copper, Lead, Mercury, Zinc;
- 1,1-Dichloroethane, 1,1,1-Trichloroethane;
- Chlorinated aliphatics (each): [Chloroform, 1,2-Dichloroethane, 1,1-Dichloroethene, Dichloromethane, 1,2-Dichloropropane, cis-1,3-Dichloropropene, trans-1,3-Dichloropropene, Carbon tetrachloride, 1,1,2-Tetrachloroethane], Tetrachloroethylene (PERC), Trichloroethylene (TCE)];
- Dichlorobenzenes (each): [1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene];
- Styrene, Benzene, Ethylbenzene, Toluene, Xylene;
- VPHs, LEPHs, HEPHs;
- Benzo[a]anthracene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[a]pyrene, Dibenz[a,h]anthracene, Indeno[1,2,3-cd]pyrene, Naphthalene, Phenanthrene, Pyrene;

Water – Aquatic Life:

- Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Cr+3), Chromium (Cr+6), Cobalt, Copper, Fluoride, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Thallium, Titanium, Uranium, Zinc;
- 1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, Monochlorobenzene, 1,2-Dichloroethane, 1,1-Dichloroethene, Tetrachloroethylene, Trichloroethylene;
- Dichloromethane, Carbon tetrachloride, Chloroform;
- VPHw, LEPHw, VHw6-10;
- Benzene, Ethylbenzene, Styrene, Toluene,
- Pentachlorophenol, Tetrachlorophenol, Trichlorophenol;
- Acenaphthene, Acridine, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Chrysene, Fluoranthene, Fluorene, Naphthalene, Phenanthrene, Pyrene, Quinoline;
- Nonchlorinated phenols (total)

Water – Nonscheduled toxic substances:

- 1,1-Dichloroethane, 1,1,1-Trichloroethane

In accordance with section 26.4 (2) (b) of the *Waste Management Act*, a copy of this preliminary determination has been sent to all persons with an interest in this site.

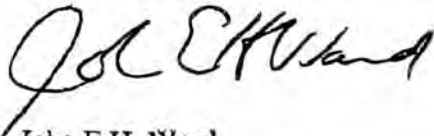
This preliminary determination is a decision that may be appealed under Part 7 of the *Waste Management Act*.

In accordance with section 26.4 (2) (c) of the Act, this will confirm that prior to making any final determination related to the site, I will consider written submissions from any person received within 30 days of receipt of this preliminary determination.

Furthermore, in accordance with section 26.4 (2) (e) of the Act, all persons with an interest in this site will be notified of any final determination made in regard to the site.

The foregoing comments are based on the most recent information available to the Ministry of Water, Land and Air Protection regarding the indicated site. The ministry, however, makes no representation or warranty as to the accuracy or completeness of this information.

Yours truly,



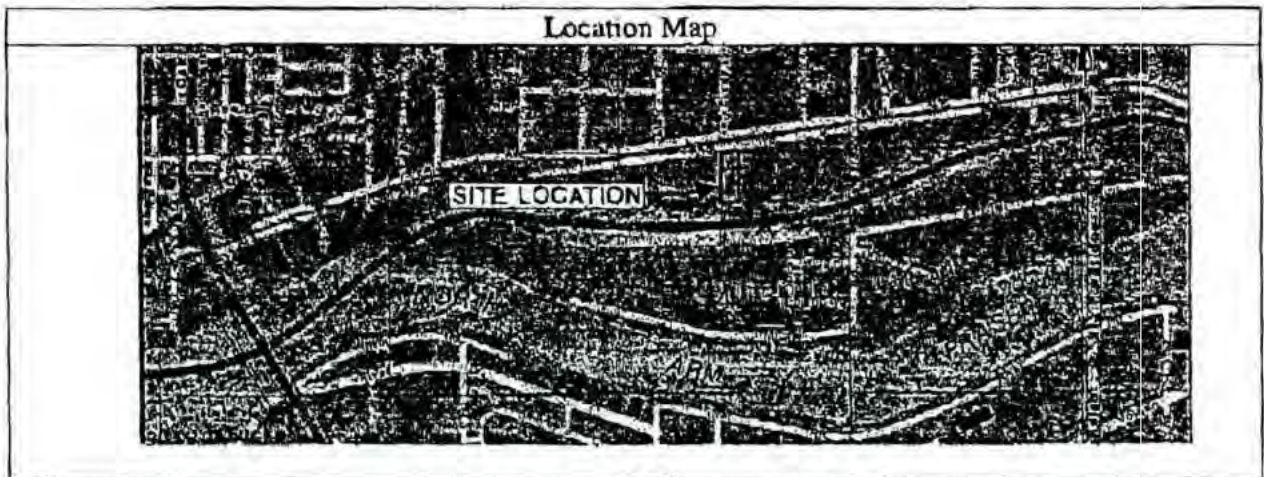
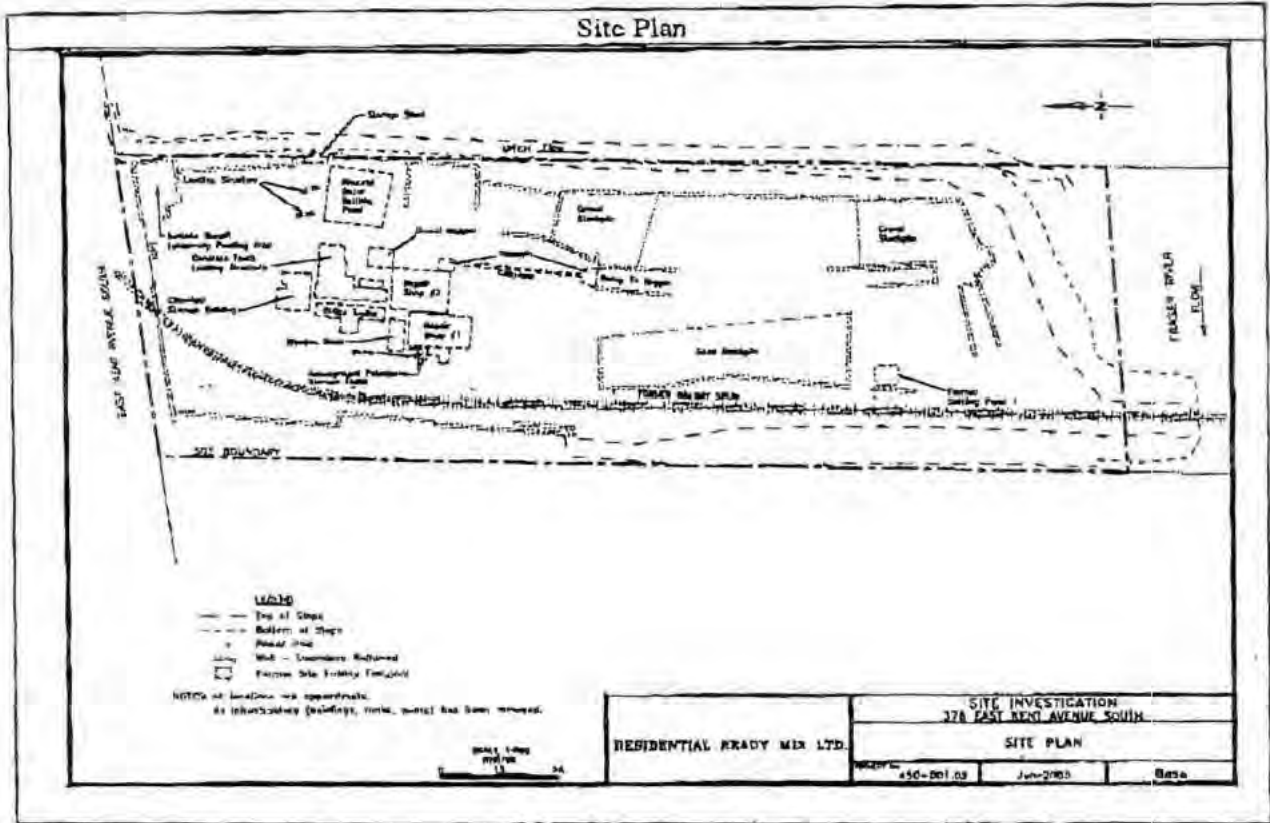
John E.H. Ward
Deputy Director of Waste Management

Attachment

cc:

- Residential Ready Mix Ltd.
- Western Canada Steel Ltd., c/o J.D. Nelson and Associates Ltd.
- ✓ • Michael J. Goldstein, Soilcon Laboratories
- Mary Gurney, City of Vancouver, Environmental Protection Branch
- Colcen Hackinen, MWLAP - Surrey

Schedule "A"



2003/09/03

Date Issued

John E.H. Ward

John E.H. Ward
Deputy Director of Waste Management

SITE Identification Number 6394
Recommended by Michael Goldstein, P.Ag., Rostered Professional Expert

Schedule "B"

The following notations form part of this determination:

1. It is recommended that a qualified environmental consultant be available to identify, characterise and appropriately manage any soil and/or groundwater materials of suspect environmental quality, which may be encountered during any future subsurface work at the site.
2. Information about the site will be included in the site registry established under the *Waste Management Act*.
3. The site owners indemnify the Crown, and her employees against loss, damages, costs, actions, suits and claims arising from any contamination remaining onsite.

2003/09/03
Date Issued


John E.H. Ward
Deputy Director of Waste Management

SITE Identification Number 6394
Recommended by Michael Goldstein, P.Ag., Rostered Professional Expert

Schedule "C"

Listing of substances compared to CSR standards for:

Soil - Industrial Land Use:

- Antimony, Barium, Beryllium, Cobalt, Molybdenum, Nickel, Selenium, Silver, Tin, Arsenic, Cadmium, Chromium (total), Copper, Lead, Mercury, Zinc;
- 1,1-Dichloroethane, 1,1,1-Trichloroethane
- Chlorinated aliphatics (each): [Chloroform, 1,2-Dichloroethane, 1,1-Dichloroethene, Dichloromethane, 1,2-Dichloropropane, cis-1,3-Dichloropropene, trans-1,3-Dichloropropene, Carbon tetrachloride, 1,1,2-Tetrachloroethane], Tetrachloroethylene (PERC), Trichloroethylene (TCE)];
- Dichlorobenzenes (each): [1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene];
- Styrene, Benzene, Ethylbenzene, Toluene, Xylene;
- VPHs, LEPHs, HEPHs;
- Benzo[a]anthracene, Benzo[b]fluoranthene, Benzo[k]fluoranthene, Benzo[a]pyrene, Dibenz[a,h]anthracene, Indeno[1,2,3-cd]pyrene, Naphthalene, Phenanthrene, Pyrene;

Water - Aquatic Life:

- Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium (Cr+3), Chromium (Cr+6), Cobalt, Copper, Fluoride, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Thallium, Titanium, Uranium, Zinc;
- 1,2-Dichlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene, Monochlorobenzene, 1,2-Dichloroethane, 1,1-Dichloroethene, Tetrachloroethylene, Trichloroethylene;
- Dichloromethane, Carbon tetrachloride, Chloroform;
- VPHw, LEPHw, VHW6-10;
- Benzene, Ethylbenzene, Styrene, Toluene,
- Pentachlorophenol, Tetrachlorophenol, Trichlorophenol;
- Acenaphthene, Acridine, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Chrysene, Fluoranthene, Fluorene, Naphthalene, Phenanthrene, Pyrene, Quinoline;
- Nonchlorinated phenols (total)

Water - Nonscheduled toxic substances:

1,1-Dichloroethane, 1,1,1-Trichloroethane

2003/09/03

Date Issued

John E.H. Ward

John E.H. Ward

Deputy Director of Waste Management

SITE Identification Number 6394

Recommended by Michael Goldstein, P.Ag., Rostered Professional Expert

6 of 6



Date: JAN 28 2000

Your File:
Our File: 26250-20/6394
SITE 6394

VIA FAX: (604) 322-5909

Residential Ready Mix
376 East Kent Avenue South
Vancouver, B.C.
V5X 2X7

DEPARTMENT OF FINANCE & REVENUE
ENVIRONMENTAL PROTECTION BRANCH
CHECKED JAN 28 2000
APPROVED [Signature]
RE: 376 E KENT S
BU414404

Attention: Gary Whipple

Dear Mr. Whipple:

Re: **Site Profile Submission**
Application for Demolition Permit
376 East Kent Avenue South, Vancouver, B.C.
PID: 006-287-387

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation the ministry requires that you submit, for our review, a preliminary site investigation report for the subject site. Please be advised, investigations and remediation shall continue until you have applied for, and obtained, one of the following Waste Management Act instruments, as applicable: a determination that the site is not a contaminated site, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site.

Please also be advised of the following:

- preliminary site investigations are defined under section 58 of the Contaminated Sites Regulation. Please note that fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. A Contaminated Sites Services Application Form and a letter and table summarizing key information requirements for investigation and remediation report submissions are attached for your convenience;
- in general, the ministry is not opposed to issuance of permits which will facilitate investigation and remediation of potentially contaminated sites. In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify

* THE GOVERNMENT OF BRITISH COLUMBIA IS AN "EMPLOYMENT EQUITY EMPLOYER" *

Ministry of Environment,
Lands and Parks

BC Environment
Lower Mainland Region
Contaminated Sites

Mailing/Location Address:
10470 152 Street
SURREY BC V3R 0Y3

Telephone: (604) 582-5200
Facsimile: (604) 582-5334

any materials that require special management; and

- those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). The ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on any notifications.

Decisions of a manager may be appealed under part 7 of the *Waste Management Act*.

If you require further clarification, please contact Vincent Hanemayer at (604) 582-5273

Yours truly,



Alan W. McCammon, M.Sc., P.Ge.
Assistant Regional Waste Manager

kj/

Attachments: Contaminated Sites Services - Application Form (1pg)
Letter & Table- Key Information Requirements (3pgs)

cc: Hank Uyeyama, City of Vancouver, FAX: (604) 873-7963

CONTAMINATED SITES SERVICES - APPLICATION FORM

(version

1.2)

(please refer to Schedule 3 of the Contaminated Sites Regulation available at your local BC Environment office)

BC Environment file number: _____

PART 1 - SERVICE REQUESTED (to be completed by applicant - you may check one or more boxes)

- | | | |
|---|--|--|
| <input type="checkbox"/> Review of a report or plan | <input type="checkbox"/> Review of a covenant | <input type="checkbox"/> Contaminated Soil Relocation Agreement (complete and attach an application found in Schedule 8) |
| <input type="checkbox"/> Approval in Principle | <input type="checkbox"/> Voluntary Remediation Agreement | |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Conditional Certificate of Compliance | |
| <input type="checkbox"/> Allocation panel appointment | <input type="checkbox"/> Allocation panel opinion | |
| <input type="checkbox"/> Site inspection | <input type="checkbox"/> Minor Contributor Status | <input type="checkbox"/> Determination of contaminated site |

PART 2 - SITE INFORMATION (to be completed by applicant)

- Applicant's name: _____
- Applicant's address: _____
- Applicant's telephone: _____ fax: _____
- Civic address of site: _____
- Site PID/PIN: _____
- Legal/Land description: (add sheet(s) with additional information if necessary) _____
- Latitude of site: _____
- Longitude of site: _____
- Property owner's name (if different from applicant): _____

PART 3 - REPORT OR PLAN INFORMATION (to be completed by applicant)

- Report Title & Author (consultant): _____
- Consultant's telephone number: _____
- Consultant's fax number: _____
- Report dated: _____
(yy/mm/dd)
- Number of contaminated areas on site:
 one two unknown
 more than two
- Are substances primarily associated with the soil?
 yes no unknown
- Are substances found in the groundwater at site?
 yes no unknown
- Is there any significant off-site migration of contaminating substances?
 yes no unknown
- Site Size:
 small ($\leq 1\,500\text{ m}^2$)
 medium ($>1\,500\text{ m}^2$ or $\leq 12\,000\text{ m}^2$)
 large ($> 12\,000\text{ m}^2$)
where: \leq = less than or equal to
 $>$ = greater than
- Site Complexity
 Simple
 Complex
 Unknown
- Substances on site are:
 1. inorganic substances
 2. VPHs + BTEX
 3. LEPHs + PAHs in Sch 4/5
 4. HEPHs + PAHs in Sch 4/5
 5. phenolic substances
 6. chlorinated hydrocarbons
 7. halogenated methanes
 8. phthalate esters
 9. pesticides
 10. radioactive substances
 11. substances corresponding to items 1 to 4 above which originate only from use of a site as an automotive service station or as a retail petroleum product dispensing facility
 other (specify) _____

PART 4 - SELECTION OF REVIEW OPTION FOR REPORT OR PLAN: (to be completed by applicant)

Please check option, if applicable: Review by BC Environment Review by external reviewer

PART 5 - APPLICANT'S DECLARATION: (to be completed by applicant)

I, _____ certify that to the best of my knowledge the above information is true.

(applicant's signature)

(date - yy/mm/dd)



April 1999

Dear Sir/Madam:

**Re: Key Information Requirements for Contaminated Sites Report Submissions
to the Ministry of Environment, Lands and Parks**

Obtaining timely responses to contaminated sites service requests is important to all applicants and to the Ministry of Environment, Lands and Parks. Turnaround times and review costs can be minimized by ensuring that the ministry is provided with complete, well prepared site investigation and remediation documentation.

The attached table has been prepared to remind contaminated sites services applicants and environmental consultants of the key information requirements of the ministry. The table identifies important sections of the Contaminated Sites Regulation as well as other supporting references such as the ministry's guidance document series. The key references and deliverables identified in the table should be considered minimum requirements for the investigation and clean-up of sites using the numerical remediation standards approach. Investigators are advised to contact the Contaminated Sites Remediation Unit in Victoria at (250) 387-4441 for further information regarding the use of the risk-based remediation standards approach.

For some time now, the Lower Mainland regional office has routinely undertaken initial, cursory reviews of contaminated sites applications as part of the fee assessment process in order to identify, and promptly advise applicants of, any obvious shortcomings. We propose to continue this practice and hope that the information in the attached table will minimize the need to require report corrections either at the application stage or following detailed review of submissions.

We look forward to continuing to work with all stakeholders to ensure the effective and timely clean-up of contaminated sites.

Should you have any questions or comments, please do not hesitate to contact the Lower Mainland Region's contaminated sites staff at (604) 582-5200.

Yours truly,

Alan W. McCammon, M.Sc., P. Geo.
/Head, Contaminated Sites Section

attach.

**Key Information Requirements for Contaminated Sites Report Submissions
to the
Ministry of Environment, Lands and Parks ***

Type of Report	Key Contaminated Sites Regulation (CSR) and Other References	Key Report Deliverables
All report types	CSR s. 63; Protocol 5	Professional statements. Report authors shall ensure that report waiver or liability clauses do not preclude ministry reliance on the information presented.
Preliminary site investigation report		
Stage 1	CSR s. 58, s. 12; Guidance Document 10	Figure showing "onsite" and "offsite" areas of potential environmental concern (APEC) and contaminants of potential concern associated with each APEC. Clearly supported specification of land and water uses, and site-specific factors applicable to the site.
Stage 2	CSR s. 58; Guidance Documents 1, 3, 6, 10	Figure(s) showing the <u>general</u> areas of environmental concern (AEC) and contaminants of concern (COC) associated with each AEC in "onsite" and "offsite" soil and water. Sample locations and corresponding analytical results shall be shown on each figure and in tabular form with reference to applicable standards.
Detailed site investigation report	CSR s. 59, s. 1 (definition of remediation plan, item (a)); Guidance Documents 1, 2, 3, 6, 11, 12	Longitudinal and transverse cross-sections depicting soil and water conditions coupled with contour figure(s) showing the <u>specific</u> lateral and vertical distribution of each COC in "onsite" and "offsite" soil and water. Sample locations and corresponding analytical results used to develop each contour figure shall be shown on the figure and in tabular form with reference to applicable standards.
Remediation plan	CSR s. 1 (definition of); Guidance Documents 1, 2, 3, 6, 12	Plan shall address each applicable item in CSR s. 1 (a) through (j). Signed/sealed plans and statement of assurance for any remediation system design included in the remediation plan. Legal sketch plan showing boundaries of any "offsite" contamination.
Remediation confirmation report	CSR s. 49(2); Guidance Documents 1, 2, 3, 6, 12	Figure(s) showing the lateral and vertical extent of any treated or removed contamination. Confirmatory sample locations and corresponding analytical results shall be shown on each figure and in tabular form with reference to applicable standards. A clear, concluding statement indicating to what standards the contaminated site has been remediated and how any requirements imposed by the manager (e.g. conditions in an approval in principle, order requirements etc.) have been met. Legal sketch plan showing boundaries of any "offsite" remediation.

**Key Information Requirements for Contaminated Sites Report Submissions
to the
Ministry of Environment, Lands and Parks *
(cont'd)**

Notes

* Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). The ministry considers these persons responsible for ensuring that "onsite" contaminants are not migrating "offsite" and that any associated human health or environmental threats/impacts ("onsite" or "offsite") are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.). The ministry shall be copied on any notifications.

Nothing in this table modifies in any way the requirements of the *Waste Management Act* and regulations, or other supporting contaminated sites guidance materials as amended from time to time.

Key Protocol and Guidance Document Titles

Protocol 5 – Establishing a Format for Summaries of Site Investigation Reports and Remediation Plans

Guidance Document 1 – Site Characterization and Confirmation Testing

Guidance Document 2 – Statistical Criteria for Characterizing a Volume of Contaminated Material

Guidance Document 3 – Environmental Quality Standards

Guidance Document 6 – Applying Water Quality Standards to Groundwater and Surface Water

Guidance Document 10 – Checklist for Reviewing a PSI Preliminary Site Investigation

Guidance Document 11 – Checklist for Reviewing a DSI Detailed Site Investigation

Guidance Document 12 – Statistics for Contaminated Sites

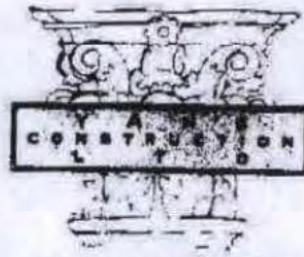
Investigators shall demonstrate consistency with the approaches described in the guidance documents and shall provide fully supported explanations for any deviations.

Information Sources

Copies of the *Waste Management Act*, Contaminated Sites Regulation and Special Waste Regulation may be obtained from Crown Publications, 521 Fort Street, Victoria, BC V8W 1E7; Tel: (250) 386-4636; Fax: (250) 386-0221. Other contaminated sites documents may be obtained from the ministry's Environmental Remediation and Integrated Pest Management Section, Box 9342 Stn Prov Govt, Victoria, BC V8W 9M1; Tel: (250) 387-4441; Fax: (250) 387-9935.

All relevant information on contaminated sites issues may be conveniently accessed via CD-ROM and secure website by establishing a subscription with IRL Information Retrievers Limited; Vancouver Tel: (604) 731-0783; Toll-free Tel: 1-800-667-1297.

Ministry website: <http://www.env.bc.ca/epd/epdpa/iwhc/cshome.html>



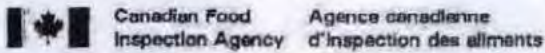
DB 422942

FACSIMILE MESSAGE

DATE: Jun 09/06
 TO: CITY OF VANCOUVER - PROCESSING CTR. - BUILDING
 ATTN: BRANDON MORDY FAX: 604-873-7100
 FROM: DAVID YAN - YAN'S CONSTRUCTION LTD.
 TOTAL 2 PAGE(S) TRANSMITTED INCLUDING THIS COVER SHEET
 RE: UNIT 122 - 408 EAST KENT AVE. SOUTH VANCOUVER
DB 422942

PLEASE FIND ATTACHED FOR YOUR
REFERENCE, THANKS.

Please contact Tammy for queries regarding this fax message.



Edmond Wong
Fish Inspection
400-4321 Still Creek Drive
Burnaby, B.C.
V5C 6S7

DB 422942

8 June, 2006

Henry Yuen
President, VanOcean Seafood Canada
30-2288 No.5 Road
Richmond, BC
V6X 2T1

408 E Kent Av South

To Whom It May Concern,

This letter is written to confirm that VanOcean Seafood Canada Ltd., CFIA Registration # 0723, currently located in the above mentioned address, is planning to relocate to Units #122-124, 408 S.E. Kent Ave., Vancouver, BC. Once the new facility is completed, VanOcean Seafood Canada will move their fish processing operation to the new facility, and in conjunction, change their company name to Ocean Run Seafood.

Under the Fish Inspection Regulations (FIR) and its related policies, when a fish processing facility relocates to a new location and submits a name change, the CFIA will review the Quality Management Program (QMP) plan, and inspect the facility for construction and equipment compliance. The QMP plan must include a prerequisite program plan, a regulatory action plan, and a HACCP plan. One of the requirements under the prerequisite plan is to have a sanitation and personnel hygiene program.

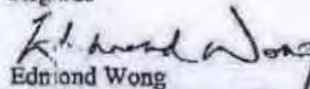
Since each fish processing facility is unique, a sanitation program must be designed so that it meets the specific needs of the processing environment within the facility to ensure fish and fish products are prepared under sanitary conditions.

Some of the requirements included in FIR, Schedule II, Establishment Sanitation Requirements are as follows :

- section 1, Every establishment shall implement and comply with its sanitation program
- section 3(1), Employees shall wear protective clothing such as coveralls, aprons, sleeves, smocks, hand coverings, hair nets or beard nets that are in a clean and sound condition and suitable for the tasks employees are charged to perform.
- section 3(2)(a)(b)(c), No person shall enter a processing area unless the person wears the protective clothing designated in the quality management program and appropriate to the tasks they will perform; ensures that their footwear is clean and sanitary and, if appropriate, uses a foot dip to do so; and wears a hair net and, if appropriate, a beard net.
- section 8, Doors into and out of an establishment shall be kept closed and may be opened only when necessary to allow personnel, fish, equipment and other materials to enter or leave the establishment unless air curtains or other devices as specified in the establishment's quality management program that prevent the entry of insect and animal pests are in operation.
- section 11. (1) No person shall smoke, spit, eat, chew gum or store food or other personal items not used in fish processing in processing areas.

Please feel free to call me at 604-666-2599, if you have further questions.

Regards


Edmond Wong
Food Processing Specialist Inspector
Fish Inspection, BC Mainland / Interior



DOMINO 2006/06/09 15:04:20