

File No.: 04-1000-20-2024-417

October 7, 2024

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 July 10, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Environmental records within the City's property database as referred to in the June 27, 2024 letter from the City's Environmental Protection Officer regarding 545 Robson St, 510 W Georgia St (711 Richards St., 783 Richards St., 541, 547, 549 Robson St., 598 W Georgia St.).**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.3(5)(a) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Please note, the certificate of compliance is publicly available through a provincial government Site Information Request and is not available through the FOI process pursuant to section 3(5)(a) of the Freedom of Information and Protection of Privacy Act. Members of the public can purchase the records through the Province of BC's Site Registry. The Site Registry contains records about the identification, investigation, and remediation of potentially contaminated sites. Please follow instructions on the following external webpage to obtain Site Registry records: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-information>.

Under Part 5 of the Act, 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](mailto: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 (2024-417); 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**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:pm

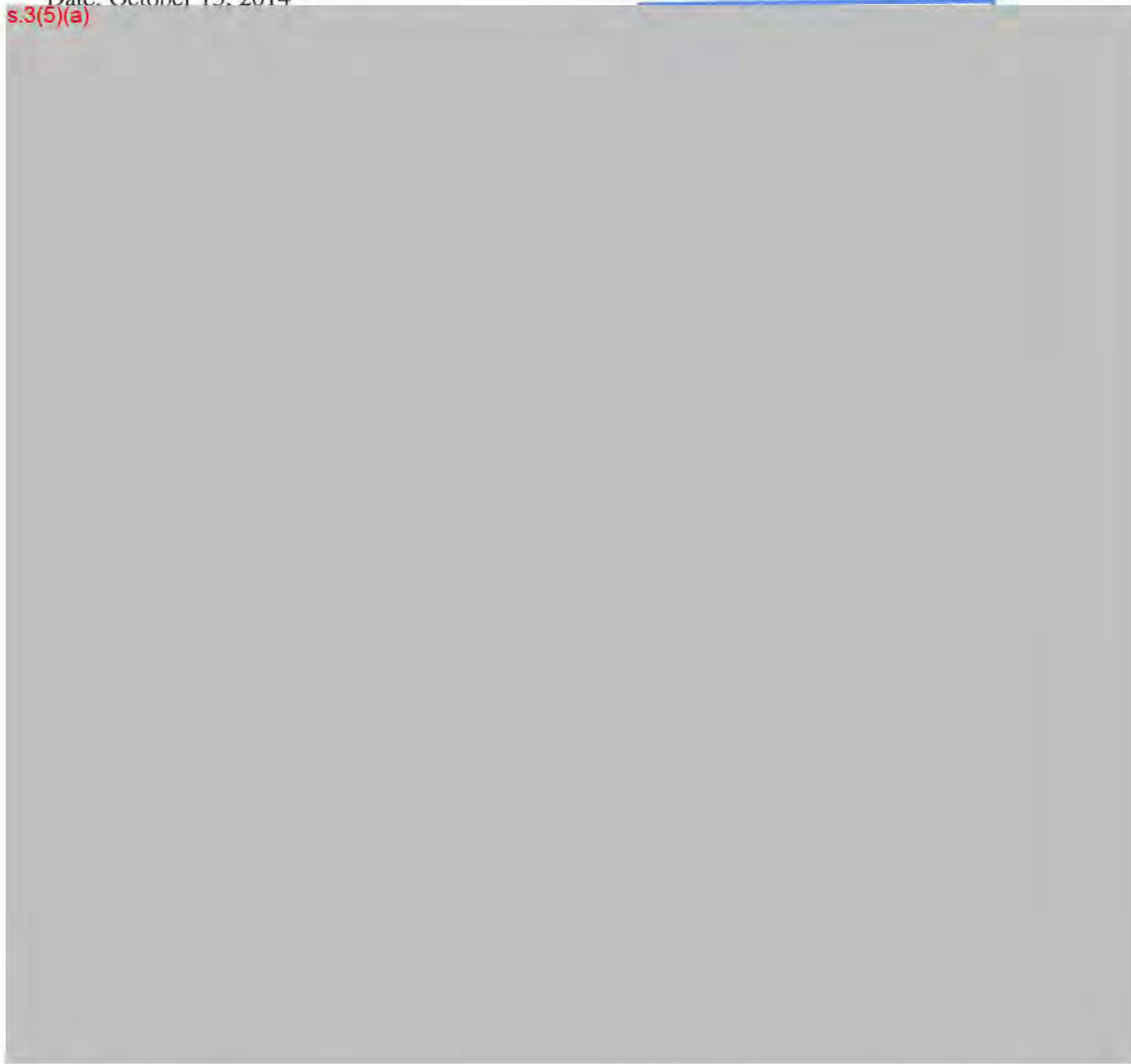


**REGISTERED MAIL**

Victoria File: 26250-20/13615  
Site ID: 13615

Date: October 15, 2014

s.3(5)(a)



s.3(5)(a)





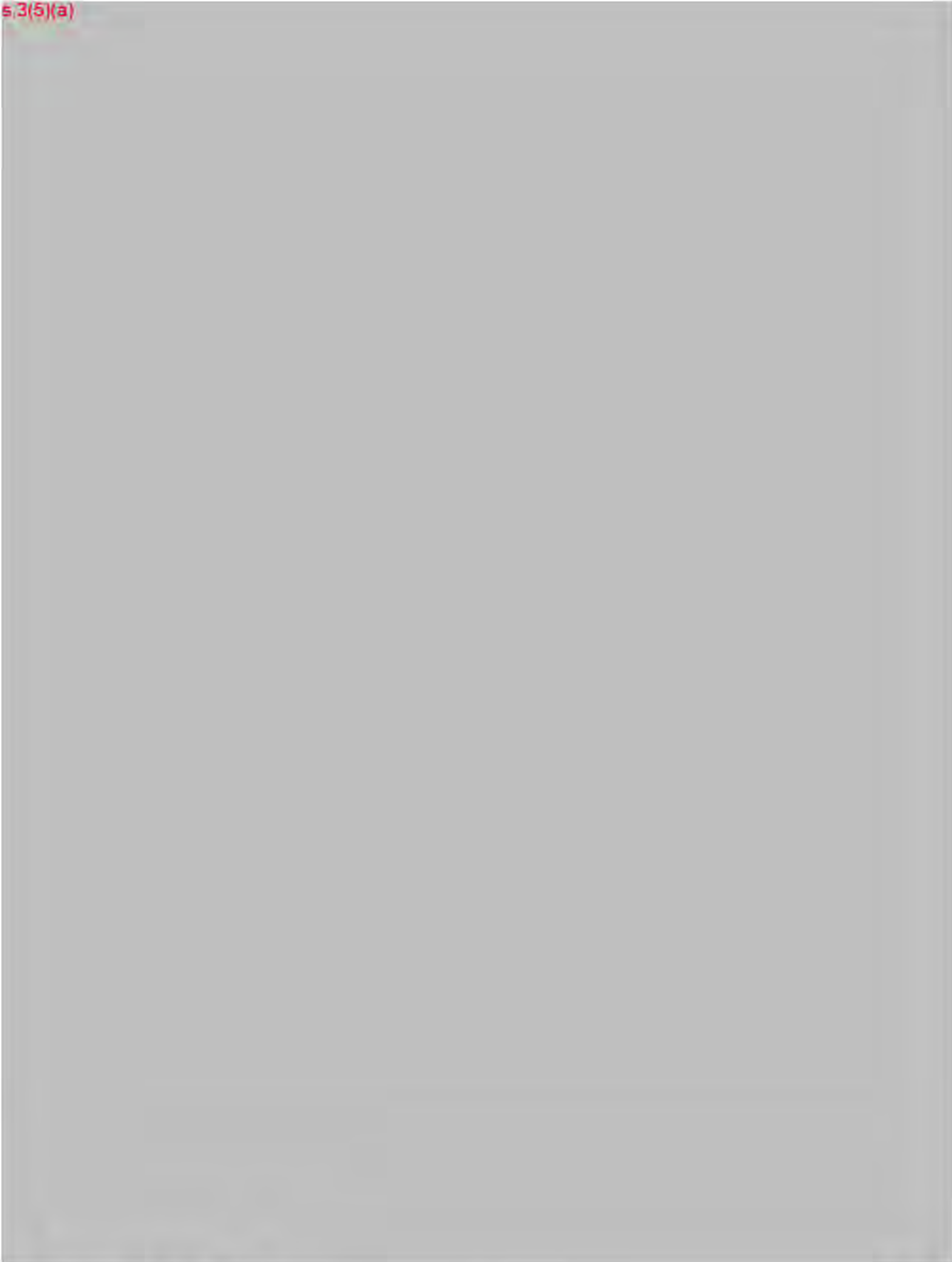
Ministry of  
Environment

**CERTIFICATE OF COMPLIANCE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

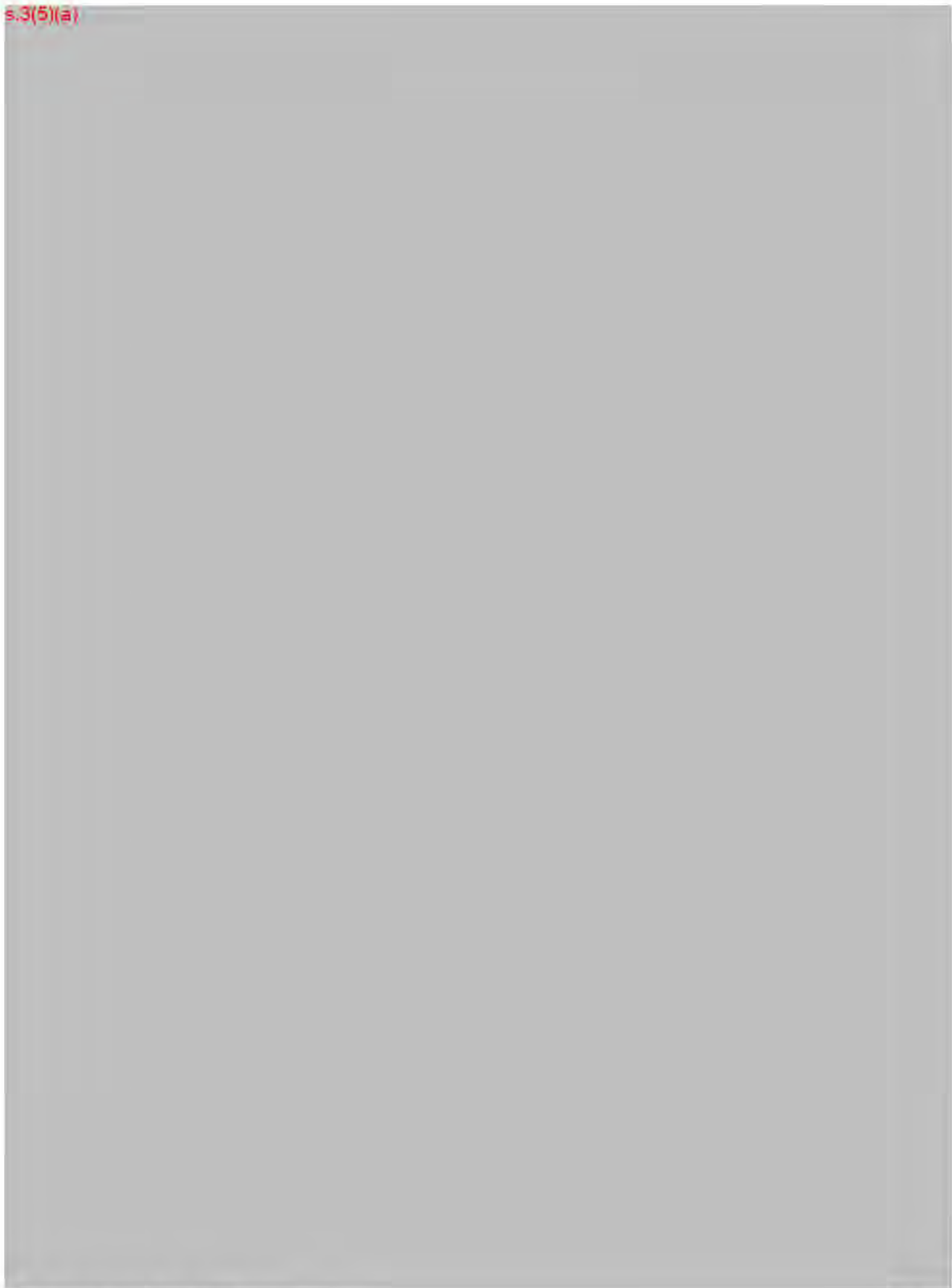
s.3(5)(a)



§.3(5)(a)



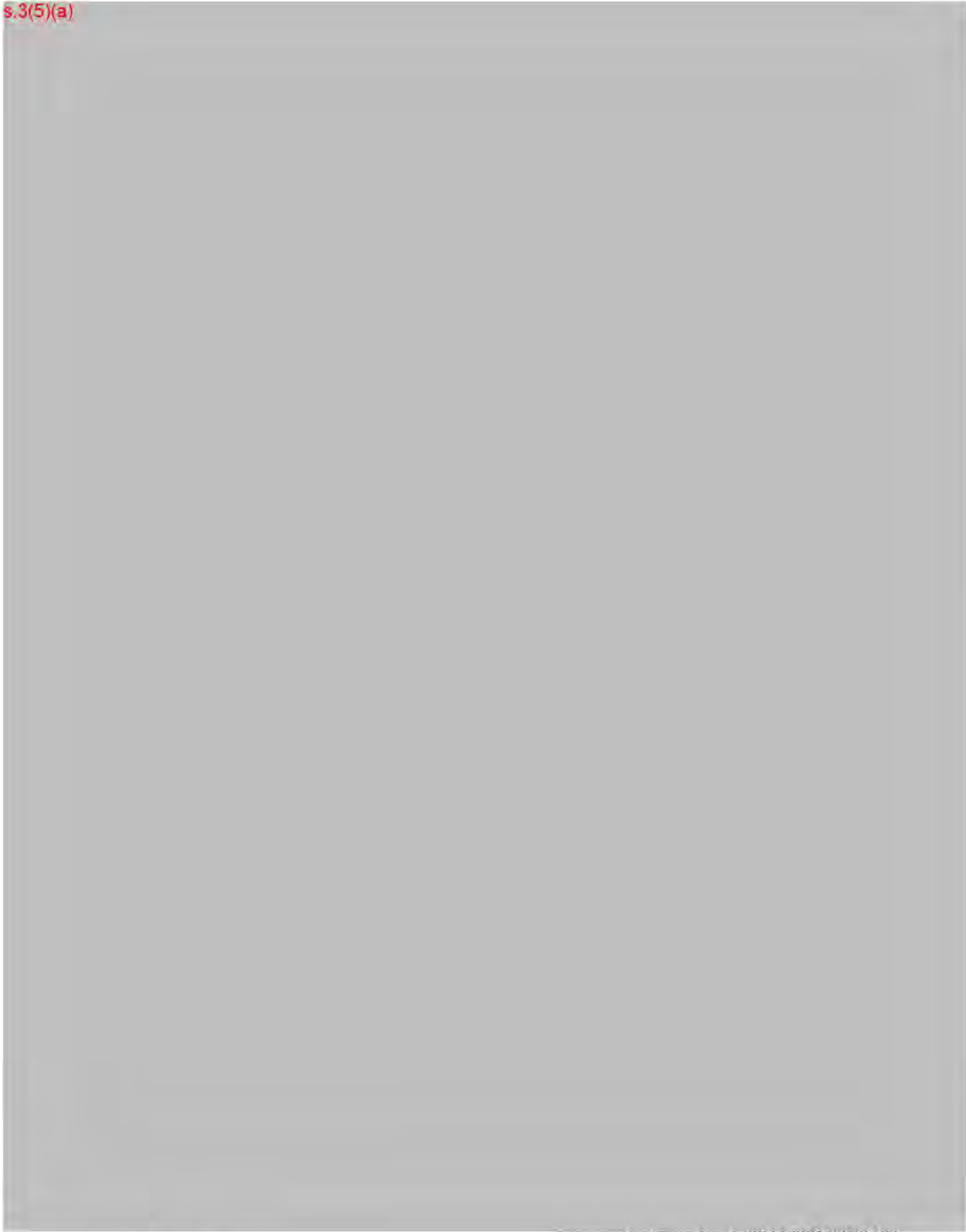
s.3(5)(a)



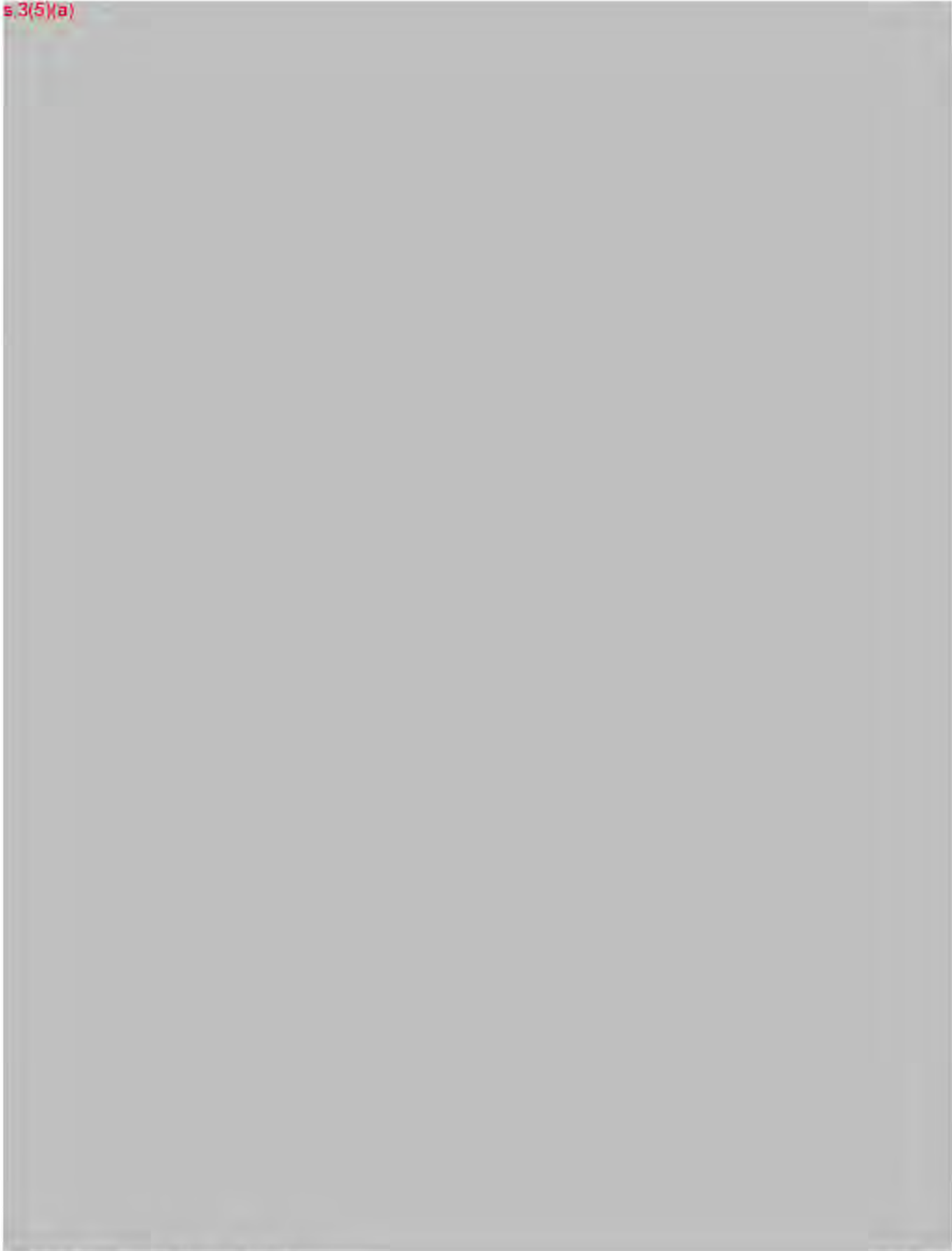
§ 3(5)(a)



s.3(5)(a)

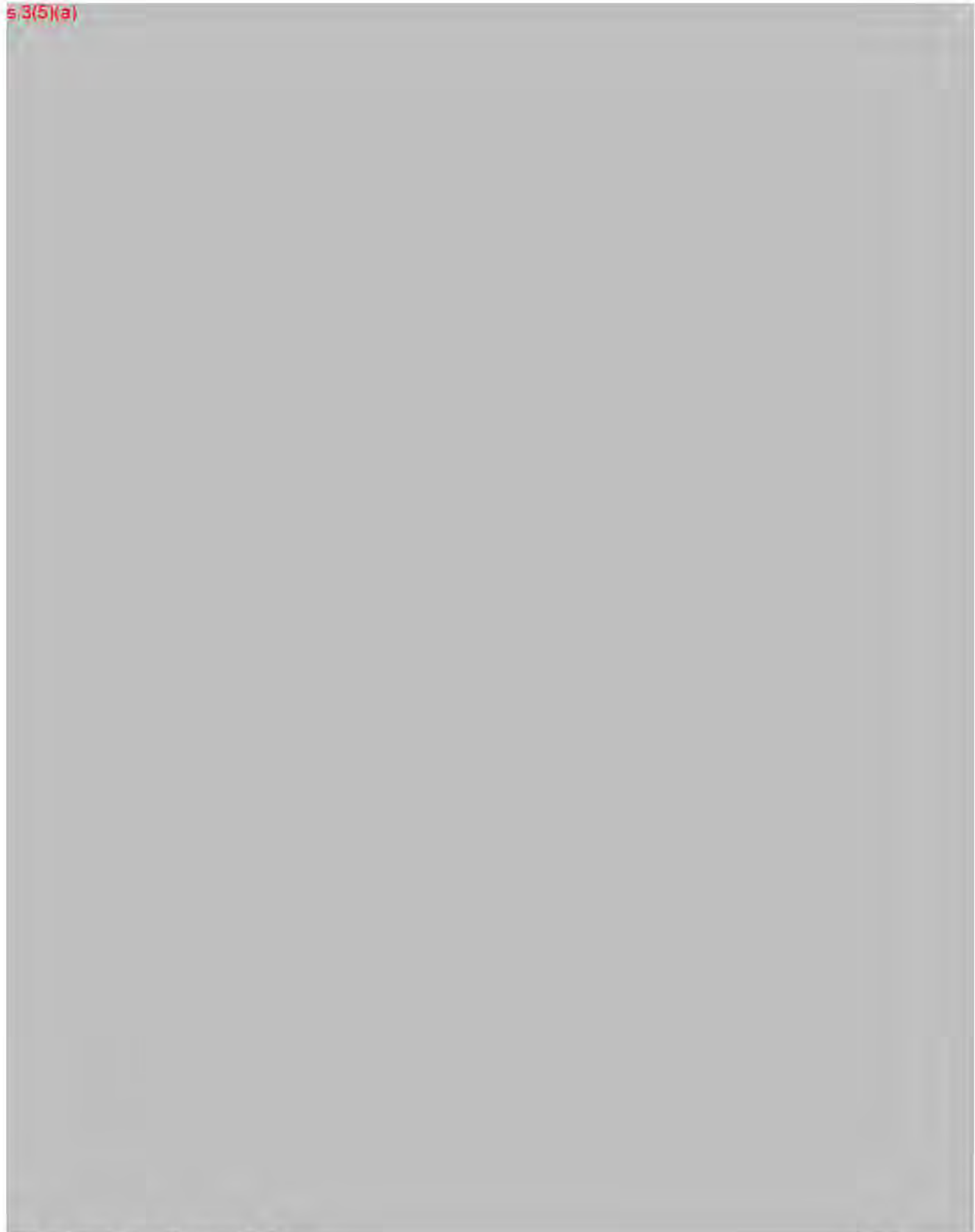


s.3(5)(a)



5.3(5)(a)

s.3(5)(a)





IR Number	VI 11647	EN Number	Date of Inspection	2013/10/18
Main Address	777 Richards Street		Specifics and/or Suite #	
Secondary Address				
Tenant		Contact Phone #	BU 453395	
Owner	Telus Communications		Permit Number	
Contractor		Present Use of Building/Land		

Reason for Inspection Lagin Case # 101000498025

**Narrative/Observations**

Received a complaint regarding sediment from cement trucks being washed into the catch basins at the above address. This is the second inspection of this site in the week and I have not observed any cement trucks washing at or around the above construction site. I will continue to observe the site for potential violations

**Requirements**

Refer to Jens Skov of Engineering Services  
 Continue to monitor the site for non-compliance.

**Recommendations**

None at this time.

Photos Taken?  Yes  No      Notice Posted?  Yes  No      Type of Notice? \_\_\_\_\_

Date Report Made: October 21, 2013      Doug Elford  
 Inspector's Name

**For Manager or Supervisor Use Only**

File:  Approval / Use     Enforcement     Project / Permit

FYA to: \_\_\_\_\_

FYI to: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Manager / Supervisor

## Kolbinson, Rita

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**From:** Smith, James  
**Sent:** Thursday, November 26, 2015 2:46 PM  
**To:** Kwan, Linda  
**Cc:** DOMINO (CITYVAN)  
**Subject:** 775 Richards - Teranus Low Risk Letter for Dedicated Lands  
**Attachments:** Summary of Environmental Work\_October 22, 2015\_FINAL.pdf

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**From:** Rhiannon Maberley [<mailto:Rhiannon@westbankcorp.com>]  
**Sent:** Thursday, November 26, 2015 1:02 PM  
**To:** Smith, James  
**Cc:** PChem Lance Hunt ([lance.hunt@teranis.ca](mailto:lance.hunt@teranis.ca))  
**Subject:** 775 Richards - City Memo

Hi James,

Further to our conversation yesterday, please find attached the final report. Do not hesitate to contact us should you have any further questions or concerns.

Thanks,

Rhiannon Maberley

w e s t b a n k

*501, 1067 West Cordova Street, Vancouver BC, Canada V6C 1C7  
direct 604 893 1742 / main 604 685 8986 / fax 604 893 1708*

*visit our new website, [www.westbankcorp.com](http://www.westbankcorp.com)*



Please consider the environment before printing this email.

# MEMORANDUM

teranis

Sent by email, only

<b>Date:</b>	October 22, 2015
<b>File:</b>	TR11012.10 - 775 Richards Street - TELUS Garden Residential
<b>Recipients:</b>	Rhiannon Maberley, Westbank Projects Corp.

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**Re: 775 Richards Street - Summary of Environmental Works Completed**

Dear Ms. Maberley,

As per your request, this memorandum provides a summary of environmental works completed by Teranis Consulting Ltd. (Teranis) at 775 Richards Street, Vancouver, BC (herein referred to as the Site or Subject Property) for the TELUS Garden Residential Development.

The purpose of this memorandum is to provide a brief summary of environmental works completed by Teranis at the Site and to provide a professional opinion as to the potential for offsite migration of contamination from the Subject Property to a small portion of the Site that was subdivided and dedicated to the City of Vancouver during development of the TELUS Garden residential site.

Teranis has completed the following work on the Subject Property:

- April 2012 - Stage 1 PSI Update;
- June 2012 - Stage 2 PSI;
- August 2012 - BC Ministry of Environment (MOE) Preliminary Determination;
- September 2012 - Underground Storage Tank (UST) removal;
- September 2012 - Metals and PAH impacted soil delineation, excavation and removal;
- October 4, 2012 - BC Ministry of Environment Final Determination; and,
- October 2012 - Review of analytical data for soil samples collected by Environment Canada on October 3, 2012.

Details for each of these tasks are described in the following sections. Relevant reports for each task are indicated in italics.

Teranis Consulting Ltd.  
580 - 1125 Howe Street  
Vancouver, BC, V6Z 2K8

Tel: (604) - 681 2888  
Fax: (604) - 681 2891  
Email: lance.hunt@teranis.ca

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**Ref: 775 Richards Street, Vancouver, BC**  
**Summary of Environmental Work Completed**

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**Stage 1 and Stage 2 Preliminary Site Investigations (PSI) and BC Ministry of Environment Determination**

*"Stage 1 PSI 2011 Update - 775 Richards Street Vancouver, BC" (Teranis, April 2012)*

*"Stage 2 PSI - 775 Richards Street Vancouver, BC" (Teranis, June 2012)*

Teranis Consulting Ltd. (Teranis) completed a Stage 1 and Stage 2 Preliminary Site Investigation (PSI) for the Site and the reports were reviewed by a BC Contaminated Sites Approved Professional (CSAP). Based on the Stage 1 and Stage 2 PSI results, the CSAP recommended that the BC Ministry of Environment (MOE) issue a "Determination" (legal instrument) that the Subject Property is not a contaminated site and meets the Contaminated Sites Regulation (CSR) standards for commercial land use.

The BC MOE issued the Final Determination to 501 Robson Residential Partnership on October 4, 2012.

**Removal of Underground Storage Tanks (USTs)**

*Letter Report - "775 Richards Street - Removal of Underground Storage Tanks" (Teranis, October 2, 2012)*

Teranis was retained by 501 Robson Residential Partnership to monitor the removal of two (2) underground storage tanks (USTs) located on the Subject Property. The 22,500 L and 1,362 L steel USTs were located on the west side of the Site and reportedly used to store diesel fuel. The USTs were removed by the Site excavation contractor BelPacific Excavating & Shoring LP (BelPacific). The 22,500 L UST was removed on September 5, 2012 and the 1,362 L UST was removed September 6, 2012.

Verification soil sample results indicated that soil outside of the tank nest was not impacted by petroleum hydrocarbons. Concentrations of BTEX/VPH, EPH, LEPH/HEPH, PAH were below respective laboratory detection limits with the exception of one sample collected on the north wall of the 1,362 L tank excavation. This sample contained an EPHC10-32 concentration of 326 ug/g, which is well below the CSR HEPH residential land use standard of 1,000 ug/g.

Based on the analytical results, soil surrounding and within the former USTs was suitable for residential land use and was disposed of at an offsite facility permitted to receive RL-soil.



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**Ref: 775 Richards Street, Vancouver, BC**  
**Summary of Environmental Work Completed**

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### **Soil Delineation, Fill Excavation and Removal**

*Memorandum – "775 Richards Street – Summary of Fill Quality" (Teranis, September 18, 2012)*

*Memorandum – "775 Richards Street – Summary of Soil Quality" (Teranis, September 28, 2012)*

The Stage 2 PSI identified fill material (to a maximum depth of 1.5m-bgs) in the former loading bay area, and small amounts of crushed road base below asphalt covering the remainder of the site. One (1) borehole soil sample (BH13-1) collected at 0.1-0.25m-bgs contained lead and polycyclic aromatic hydrocarbons (PAHs) concentrations elevated above applicable BC Contaminated Sites Regulation (CSR) residential (RL) soil standards but below commercial (CL) soil standards. All other soil samples collected during the Stage 2 PSI contained concentrations of potential contaminants of concern below BC CSR RL standards.

In September 2012, Teranis delineated the metals and PAH impacted soil in preparation for site development. Approximately 80 metric tonnes of metals and PAH RL+ soil was excavated and disposed of to an offsite disposal facility (Tervita, Richmond Bioremediation Facility) licensed to accept this material. The remaining fill material was excavated, removed and disposed of at a facility (Vancouver Landfill, Boundary Bay) licensed to accept RL- soil.

### **Environment Canada Soil Data Set Review**

*Letter Report – "775 Richards Street – Environment Canada Soil Data Set Review" (Teranis, October 22, 2012)*

As part of the ongoing residential development at the Site, fill material was excavated, removed, and disposed of at offsite permitted receiving facilities (see above). Following fill removal, the remaining soil (native Vashon Drift) was sampled by Environment Canada to determine whether the soil was suitable for ocean disposal. Teranis was retained by 501 Robson Residential Partnership to conduct an independent review of the Environment Canada soil analytical data set.

The analytical results indicated that all analysed soil samples contained concentrations of metals, PAHs, and PCBs below applicable BC CSR soil standards and Federal CCME soil guidelines for residential (RL), commercial (CL), and industrial (IL) land use.

The results of analysis also indicated that all analysed soil samples contained concentrations of metals, PAHs, and PCBs below applicable CSR sediment standards and CCME sediment guidelines for the protection of marine aquatic life. All samples analysed for organic parameters (PAH, PCB) contained concentrations below respective laboratory detection limits.

October 22, 2015

**MEMORANDUM**

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**Ref: 775 Richards Street, Vancouver, BC**  
**Summary of Environmental Work Completed**

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Based on the analytical results, Environment Canada issued an ocean dumping permit to 501 Robson Residential Partnership/ BelPacific to dispose of the native till material.

**Dedicated Lands**

In February 2012 the Subject Property was rezoned and subdivided and a small portion of the Site (south side, adjacent to Robson Street) was dedicated to the City of Vancouver herein referred to as the "Dedicated Lands".

Based on the following lines of evidence, it is Teranis' professional opinion that the potential for offsite migration of contamination from the Subject Property to the Dedicated Lands is extremely low:

- The Stage 2 PSI identified fill material in the former loading bay area (south side of site) that contained lead and polycyclic aromatic hydrocarbons (PAHs) concentrations elevated above applicable BC CSR RL soil standards but below commercial (CL) soil standards. These contaminants of concern are generally considered to be immobile at the concentrations and soil conditions identified during the Stage 2 PSI. No other contaminants of concern were identified. This material was delineated on the Site (approximately 80 metric tonnes) and was removed and disposed of at an appropriate offsite disposal facility;
- The fill material identified on the site was likely indicative of widespread and long term historical use within the general area and therefore the subject property would not be considered a source of this material;
- The two (2) underground storage tanks were removed from the site. Petroleum hydrocarbon concentrations (BTEX, VPH, LEPH, HEPH, PAH) in all confirmatory samples were below applicable CSR residential land use standards;
- No mobile non-aqueous phase liquid (NAPL) was identified on the site;
- Concentrations of potential contaminants of concern (PCOC) in groundwater were less than applicable CSR Schedule 6 and Schedule 10 standards;
- No vapour phase contaminants of concern regulated under CSR Schedule 11 were identified in soil or groundwater; and,
- The Site received a legal instrument (Determination of No Contamination) from the BC Ministry of Environment that the Subject Property was not a contaminated site and met Contaminated Sites Regulation (CSR) standards for commercial land use.

October 22, 2015

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Page 5 of 5

Ref: 775 Richards Street, Vancouver, BC  
Summary of Environmental Work Completed

We trust that this letter report meets your needs and with your approval. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

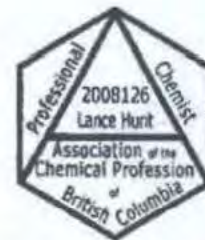
Sincerely,

**TERANIS CONSULTING LTD.**

*I. R. Collings*



*Lance Hunt*



Ian Collings, B.Sc., MRSC, C.Chem, P.Chem.  
Principal and Senior Chemist  
Tel: (604) 681 2888  
Fax: (604) 681 2891  
[ian.collings@teranis.ca](mailto:ian.collings@teranis.ca)

Lance Hunt, B.Sc., P.Chem.  
Project Manager and Environmental Scientist  
Tel: (604) 681 2888  
Fax: (604) 681 2891  
[lance.hunt@teranis.ca](mailto:lance.hunt@teranis.ca)

**From:** ["Robertson, David \(ENVIRON\)" <David.Robertson2@vancouver.ca>](mailto:David.Robertson2@vancouver.ca)  
**To:** ["Robertson, David \(ENVIRON\)" <David.Robertson2@vancouver.ca>](mailto:David.Robertson2@vancouver.ca)  
**Date:** 8/11/2016 10:50:48 AM  
**Subject:** BP-2016-01282, 541 Robson St, Jinya Ramen

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A 200 gpm grease interceptor is to be installed and connected to it will be a double sink, dishwasher, pre-rinse sink, two hand sinks, soup sink and non-simultaneous FD and mop sink.

**David Robertson**, B.Sc.

Environmental Protection | ENVIRONMENTAL SERVICES | REAL ESTATE AND FACILITIES MANAGEMENT | CITY OF VANCOUVER

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