



March 6, 2003

BC Ministry of Water, Land and Air Protection
Regional Operations
10470 152 Street,
Surrey, British Columbia
V3R 0Y3

Attention: Mr. Vincent Hanemayer, P. Eng.
Reference: 1616 Renfrew Street, Vancouver, British Columbia –
Super Save Gas Stations Ltd.

Dear Vince:

Thank you very much for the latest environmental investigation information for the above listed site. We reviewed the information and have the following comments:

- "Figure 12 - Total BTEX in Water – 2000-2003" provided the latest interpretations of the BTEX plume in the vicinity of the Super Save Gas Station at 1616 Renfrew Street. The BTEX concentration contours indicated that the gasoline plume did migrate into the commercial properties located on the westside of Renfrew Street.
Based on this finding and the current environmental regulations, Mr. Lee, the current property owner of 1615 to 1659 Renfrew Street, is very concerned of his liability.
- Boreholes 30, 31 and 32 were placed within the parking lot behind the concerned commercial properties. Since one of the commercial properties has a full basement, we are concerned that the existing basement and the footings of the adjacent properties might affect the migration of the gasoline plume. These physical obstructions might have affected the groundwater samples from Boreholes 30 to 33 and it would not provide a complete indication on the extent of groundwater contamination at the properties.
- The latest borehole logs (Boreholes 30 to 31) did not show any groundwater surface elevations during the installation of the monitoring wells. Furthermore, the groundwater elevations at the time of sampling were not reported.
- The BTEX concentration contours were developed based on very limited data points and that additional site investigation is presently being considered by the management of Super Save Gas Stations Ltd.

Page 1 of 2

ENVIRONMENT AND WASTE MANAGEMENT CONSULTANTS

#120 - 10691 SHELLBRIDGE WAY, RICHMOND, B.C. V6X 2W8

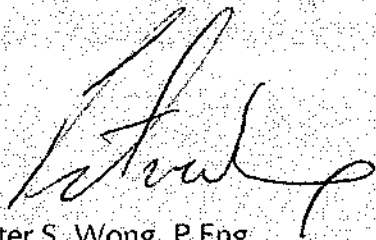
TEL: (604) 303-9313 FAX: (604) 303-9311

- In order to minimize and/or eliminate the owner's concern, Mr. Lee would like the Ministry to require Super Save Gas Stations Ltd. to further delineate the extent of BTEX contamination at his properties. Further delineation should not be limited to installing additional boreholes and monitoring wells immediately along the front sidewalk of his commercial properties.

Again, thank you very much for your update. We are looking forward to hearing from you on the site investigation and remediation proposal prepared by Super Save Gas Stations Ltd.

Yours sincerely,

PCA CONSULTANTS LTD.



Peter S. Wong, P.Eng.
President

PSW/sp

cc: Mr. Y.K. Lee and A. Ko, Transpacific Realty Ltd.



Gustafson, Stephanie A ENV:EX

From: O'Grady, Tyler FLNR:EX
Sent: Monday, June 20, 2016 9:05 AM
To: Macfarlane, Mike ENV:EX
Cc: Evans, Peggy L ENV:EX; Kickham, Peter ENV:EX; Hanemayer, Vincent C ENV:EX; Samways, Jennifer A ENV:EX
Subject: FW: s.22 Vancouver
Attachments: ATT00001.htm; 288.14.01 - notice-offsite-migration s.22 June 2015 Data.pdf; s.22 Letter to Owners Dec 2015 R1.pdf; 288.14.01 - Results Letter for Indoor Vapour Sampling_s.22 .pdf

FYI.

Former Super Save service station at Renfrew and Graveley. Can't recall the SITE ID (SITE 148 maybe?), but this was the site where the original consultant's (Mark Gollner, Marlim) understanding of CSR process was so deficient that I indicated to Super Save that they had to retain the services of an AP to complete the investigation of HR conditions and develop a remedial plan. It appears as though the AP (Bob Symington) has continued to use Marlim to complete the site investigation work.

Last I was on the file, investigations were ongoing, with a focus on vapour conditions at the neighbouring affected residential parcels and delineation of LNAPL and upper cap in GW. I wouldn't be surprised if things went a bit sideways, as Marlim and Super Save were not the most up-to-date on CSR or P12 process.

Tyler O'Grady, P.Ag.
Sr. Contaminated Sites Specialist
Crown Contaminated Sites Program

From: s.22
Sent: Saturday, June 18, 2016 5:43 PM
To: tips@GlobalTVBC.com; mayorandcouncil@vancouver.ca; Clark.MLA, Christy LASS:EX; Samways, Jennifer A ENV:EX; Jennifer Mayberry; Bob Symington; Hanemayer, Vincent C ENV:EX; O'Grady, Tyler FLNR:EX
Cc: McLean, Jana; Mark Gollner
Subject: s.22 Vancouver

Hello

My name is s.22, and I live at s.22, that has many issues from many different situations.

The latest upset, is that I have had to call 311 about having a pile of needles, approximately 15-20, sitting outside the location on the s.22. All around the pile of needles is long grass, so I'm unable to see if there are more. CoV ref # 7905378. This location s.22, has an appeal to open a marijuana store. I sent a

letter to the city when it was open to public opinion, that I was opposed to the idea, for many reasons: ^{s.22}

^{s.22} This opening will attract many undesirable people to this direct location, into the late hours, and 7 days a week. ^{s.22}

^{s.22}

Another reason for opposing this opening, is we have been contaminated by the gas station across the street from us. We can not sell, we can not apply for permits of any kind, and are stuck amongst an empty lot (the gas station) and the other building along ^{s.22}, that are currently sitting empty, waiting for a permit. But we have to neighbour a pot shop?

Now, this being said as my latest upset, doesn't mean there are not issues that upset me more, another thing, I woke up Sunday evening with the noise of several loads porta-potties being put on the empty lot of Vanness Investments, otherwise known as Save-On, but they do not have a permit to store these there. I have already had to deal with this last summer when they placed these there, along with garbage bins. I had the displeasure of seeing and smelling them across the street from my front door and bedroom window, and my neighbours homes. They were removed, because they had no permit, but now they are back, and NEED to be removed. CoV ref# 7898144

My biggest and deepest upset, is that I can not move, renovate, sell, but yet I must pay a huge hike in property tax. I went to appeal this with BC Assessment, but because of the process of showing how much it would cost to remediate on paper, would cost me another fortune. Now this

remediation process is the responsibility of Save-On Gas, but they have only drilled and done testing on CoV property, but not private. They are not going to do it. The developers have a lawyer to take them to court, but they have the money, I don't. What remediation has been done, or in the plans of being done, for the CoV?

Jennifer Mayberry, B.Sc., LEED AP BD+C
Manager of Environmental Planning
Real Estate and Facilities Management
City of Vancouver
320-507 West Broadway, Vancouver, BC V5Z 0B4
Phone: 604-873-7165 Cell: 604-968-2961
Email: jennifer.mayberry@vancouver.ca

Jennifer Samways
Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt

I received the first set of test results, that states we are in the red or high risk levels. The second set came by email, and we have not received anymore since last September. At that time, Bob Symington from Gandolph Consulting, the consulting company for Save-On, hired Marlim Environmental Group to do testing of the air quality, and those came back, also high risk, or in the red. It took me almost 1 year, to think on my own to phone Poison Control, to see if they would be able to tell me how much harm it could cause my family. Ironically, The Ministry of Environment, City of Vancouver 's head of the Enviromental department, Jennifer Mayberry, and Bob Symington all say that they aren't harmful, but no one

wants to put it in writing. Marlim Cosultants are no longer testing or working for Gandolf, why is that ? Who can assure me in writing and take responsibilty for that information?

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

Name Vaness Investments Inc.

Address Number and Street City Surrey

Country Canada Phone 604-533-4423

Include both a site plan and a Land Title record.

19395 Langley Bypass Province/State BC

Postal /Zip Code V3S 6K1 Fax 888-808-0080

**BOB SYMINGTON, P.GEO.
HYDROGEOLOGIST**

**APPROVED PROFESSIONAL (CSAP SOCIETY)
GANDOLF CONSULTING LTD.**

604 633 2750



Memo

To: s.22
From: Mark Gollner - Marlim
CC: File - Marlim
Date: 10/14/2015
Re: Results of Indoor Vapour Sampling Conducted September 10th, 2015

Dear s.22

Please find enclosed a brief summary of the results of the indoor vapour sampling completed in your home on the 10th of September 2015. The sampling was conducted by Marlim Ecological Consulting Ltd. on behalf of the Super Save Group as part of their environmental due diligence and continuing investigation work to determine the source(s) of the Contaminants and the extent or degree that the Contaminants may have affected the groundwater, soils and/or vapour on your property. In this regard, please note that this letter does not constitute an admission by Super Save that any of the Contaminants which may be present on your property were caused by, or are attributable to Super Save. Likewise, this notification should not be taken as an admission by Super Save that the conditions giving rise to a requirement to notify under Section 60.1 of the CSR exist.

The sample collected was submitted to ALS Laboratories for analysis and was tested for all Potential Contaminants of Concern (PCOCs) typically associated with gasoline contamination provided by the Contaminated Sites Approved Professionals (CSAP) of BC. The laboratory results were then assessed according to the BC Contaminated Sites Regulation (BCCSR), Schedule 11 (air) for residential properties. PCOCs for gasoline were selected for analysis, as gasoline is the known contaminant from the source lot.

Two PCOCs in exceedance of BCCSR S11 – AIR for residential properties were present in the air sample obtained in your home; benzene and 1,2-dichloroethane. While both benzene and 1,2-dichloroethane are found in gasoline, both can also be produced by off-gassing of other sources as well. Benzene is common in both indoor and outdoor air from multiple sources. Outdoor sources include gas stations, tobacco smoke, vehicle exhaust, and industrial emissions, while indoor sources can include tobacco smoke, glues, paints, furniture waxes and some detergents. 1,2-dichloroethane is used in the production of vinyl chloride, which is primarily used in manufacturing PVC. PVC is used in many plastic and vinyl products including pipes, wire and cable coatings, car upholstery, furniture, wall coverings and



Fisheries & Environmental Services

housewares. 1,2-dichloroethane is also commonly used in solvents. Due to the presence of the above listed contaminants in the sample obtained from your home, and the various potential sources of each, we would like to obtain two more indoor samples from your home as soon as possible to

- a) confirm the results of the prior sampling, and
- b) determine if the exceedances found are only in the bedroom where the sample was obtained, or if they are present throughout the basement.

The second location to be sampled should be an uncarpeted area of the basement if possible. Further to this, and during our second visit to set up the equipment we will be asking you for any information you can provide to us on the type of underlay or glues used in the carpeting or finishing's of the bedroom and when any renovation work was done. This may help us to eliminate other potential sources.

The attached page includes a detailed table of all PCOCs analyzed, the provincial allowable limits and upper cap limits for each PCOC, and the results from the sample obtained in your home. For comparison purposes the Work Safe BC Occupation Health and Safety Exposure Limits are also included.

If you have any questions or concerns, you can contact our office by calling (604) 531-4338, or by e-mail at mail@marlim-ecological.com.

I will be at the site on Thursday October 15th and can stop by your house to discuss the results and the comments made in this letter. If you would like me to do this, then please let me know.

Sincerely,

Mark Gollner, BSc, RPBio
MarLim Ecological Consulting Ltd.



Fisheries & Environmental Services

Table 1: Results of Indoor Vapour Sampling s.22

Client Sample ID				s.22
Date Sampled				10-Sep-2015
Time Sampled				13:30
ALS Sample ID				L1671147-16
Parameter				Carbo-Tube
Provincial Standard	BCCSR-S11-AIR-AUPR	BCCSR-S11-AIR-APRL-UC	OHS 8hr Time Weighted Avg.	
Field Tests (Misc.)				
Air Volume, Client Supplied				11.71
Volatile Organic Compounds (Carbo-Tube)				
Benzene	1.5	15	1,597	2.03
1,3-Butadiene	2	20		<0.51
1,2-Dibromoethane	1	10		<0.21
1,2-Dichloroethane	0.4	4	4,047	0.944
Cumene	400	4000		<0.21
Methylcyclohexane	3000	30000		2.3
1,2,4-Trimethylbenzene	6	60		2.6
1,3,5-Trimethylbenzene	6	60		0.84
Hydrocarbons (Carbo-Tube)				
VPhv(C6-C13)	1000	10000		310
Polycyclic Aromatic Hydrocarbons (Carbo-Tube)				
Naphthalene	3	30		1.37

All applicable standards and results are $\mu\text{g}/\text{m}^3$

Exceeds provincial standard for BCCSR-S11-Residential

SUITE 500, 1190 MELVILLE STR, VANCOUVER, BC

Save-on has yet to determine the area of contamination. I think them removing Marlin Consulting from doing that job, gives me no assurance in the matter. I asked Gandalf to remediate my land, and they have refused to respond to my request.

So last year, before I received all this horrible news, our plans were to build a lane way house, we met all the requirements. I had almost put the ^{s.22} to start the plans, when I received the bad news that our land was contaminated, and with that, learned I could not get the work done without the Certificate of Compliance. ^{s.22}

s.22

To pay for property taxes, is an insult, as I have not seen any support from the city in the moving forward process of making this area residentially and commercially safe and renovated. In fact, it looks absolutely disgraceful considering it is the second intersection heading into the downtown location,

s.22

I have not heard from the Ministry of Environment on how they are holding Save - On responsible for the remediation.

I have had my appeal with BC Assessment denied because I couldn't spend the ^{s.22} a hole for the drilling x 6 holes, the recommended #, per property. This is what is needed for my appeal, to then get the quote "on how much it would cost to remediate my property". That is the amount that would come off my assessed value. My elderly neighbours would have to do the same.

When I have called each department to call to see what can be done, I'm told that there is nothing I can do but hire a lawyer. \$\$\$\$

Is there no accountability, responsibility or restrictions to stop the destruction of the health and financial state of citizens of this city and province against powerful gas companies and their lawyers?

s.22

s.22 How are we supposed to fight this situation? ^{s.22}

s.22

I have attached every email of that whom I have spoken to or have as a contact, EXCEPT Vanness Investments, otherwise known as Save-On. They have not returned any calls and EACH and EVERY I have called the number listed on the form from Ministry Of Environment I get a smart mouthed attitude who can not pass me to someone of authority until I explains the situation, then say they have no idea what I am talking about, and I don't have their

email, nor will they give it to me.^{s.22}

I don't have every
day off available to speak to all involved and get no where.

Please, send me advice that will help.

Thank you
s.22

I have attached the original "NOTIFICATION OF LIKELY OR ACTUAL
MIGRATION" at the bottom of this email along with the "Indoor Soil Vapour
Analysis"