



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** June 23, 2010

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** HA 09-492105

**Re:** **Application by Hazco Environmental Services for Demolition Permits and a Heritage Alteration Permit for Demolition of Structures and Removal of Hazardous Materials at 3880 Bayview Street, Zoned "Light Industrial (IL)"**

**Staff Recommendation**

1. That a Heritage Alteration Permit be issued to authorize the dismantling and demolition of structures and associated infrastructure at 3880 Bayview Street including:
  - a) the dismantling and demolition of the warehouse structure;
  - b) the dismantling and demolition the office structure;
  - c) the dismantling and demolition of associated infrastructure including docks and supply piping;
  - d) the performance of a preliminary Environmental Site Assessment in the upland portion of the property;
  - e) the securing the site while completing the Site Assessment;
  - f) the removal of three permit-sized trees; and
  - g) the replacement and addition of plantings in a landscape buffer to Bayview Street.
2. That all pilings, groups of pilings, and cross beams associated with the dock and pile-supported structures in the leased water lots, fee simple upland and submerged foreshore be retained at this time.

Brian J. Jackson, MCIP  
Director of Development

TCB:cas

Att. 4

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks Planning, Design & Construction	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Hazco Environmental Services had submitted a Heritage Alteration Permit Application (HA 09-492105) on behalf of the owner, Imperial Oil Limited (IOL), to authorize the dismantling and demolition of warehouse, office structure, and associated infrastructure including docks. All pilings and groups of pilings are to be retained at this time. The applicant had also applied for Demolition Permits (DA 09-493526, D8 09-493950) to cover the scope of work. Council must approve the Heritage Alteration Permit (HAP) prior to the work beginning.

On December 8, 2009, Planning Committee reviewed the *Heritage Alteration Permit Application* and referred the application back to staff with the following direction:

*That the application, by Hazco Environmental Services for demolition permits and a Heritage Alteration Permit for demolition of structures and removal of hazardous materials at 3880 Bayview Street, be referred to staff to undertake discussions with the Steveston Harbour Authority for amendments to the original staff recommendation, with specific attention paid to plans for the pilings, docks and the upland portion of the property, and report back.*

Please see **Appendix 1** for a staff *Summary of Environmental Mitigation Activities* along the waterfront as requested by Planning Committee on December 8, 2009.

Please see **Attachment A** for the previous *Report To Committee*.

### Findings of Fact

The *OCP-Steveston Area Plan* now requires a Heritage Alteration Permit (HAP) in the designated Steveston Village Heritage Conservation Area prior to:

- Altering a building or structure (including building demolition) or land (including landscape features).

### Background

#### *Site Description & Ownership:*

The entire site under consideration is made up of two components (see **Attachment B**):

- Fee simple property (upland and submerged foreshore shown as Plan 26081) owned by Imperial Oil Limited; and
- Leased waterlots (shown as District Lots - DL 6363 and DL 5754) administered by Vancouver Fraser Port Authority/ Port Metro Vancouver (VFPA/PMV) and leased by IOL.

#### *Site Jurisdiction:*

- *City of Richmond:* The City's jurisdiction extends over the fee-simple upland and submerged fee-simple (see **Attachment B**) foreshore portions of the property.
- *Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV):* VFPA/PMV administers the waterlots leased to IOL in the South Arm of the Fraser River. The lease

expires in August, 2011. No discussion has occurred between VFPA/PMV and the Steveston Harbour Authority regarding transfer of lease and jurisdiction of the waterlots.

- *Steveston Harbour Authority (SHA)*: The SHA owns no portion of the site and has no jurisdiction over any portion of the site. (**Attachment C**)
- *Fraser River Estuary Management Program (FREMP)*: FREMP's jurisdiction extends from the crest of the dyke out over the Fraser River. Environmental issues under FREMP's jurisdiction had been addressed in the application and may be noted in the previous *Report To Council* dated November 26, 2009.

### **Scope of Work**

The Applicant's letter of September 17, 2009, and the *VFPA/PMV Assessment Report* note that the HAP Permit is for the following activities (work must be completed between approximately mid-August, 2010, and mid-February, 2011):

- removal of hazardous materials identified during building surveys;
- demolition of the pile supported office and warehouse buildings;
- demolition of supported floors from the office and warehouse structures;
- removal of the supply piping, decking and associated infrastructure on the dock;
- removal of underground storage tanks;
- performance of preliminary Environmental Site Investigation in the upland portion of the property; and
- securing the site while completing the Site Investigation.

***Note: No pilings will be removed at this time. IOL and its environmental consultant are required to conduct an environmental investigation into the potential soil and groundwater contamination on the upland and foreshore. If removal is contemplated, separate permit application(s) will be made. Removal of the decking is supported to enable removal of all above-grade supply piping running beneath buildings and dock deck.***

After staff review, the City requires:

- removal of three permit-sized trees;
  - replacement plantings in a landscape buffer; and
  - determining next steps on consultant's recommendations (e.g., remediation to Bayview Street road allowance, and removal of abandoned supply piping in the dyke/road allowance).
- Preference is given to removal of the piping to avoid compromising the structural integrity of the dyke.

***Note: During detailed remediation, if migration of hazardous contaminants has occurred from the upland portion of IOL's site or the abandoned piping under Bayview Street, any remediation in the road allowance will require additional legal agreements with the City of Richmond.***

### **City Consultation**

*Steveston Harbour Authority:*

Staff consulted the SHA and a response letter was received dated January 14, 2010 stating:

*Please be advised that as the Steveston Harbour Authority has no jurisdiction over the above noted property, and as such feel we are not in a position to impose anything on*

*ESSO, however should the SHA or any other potential purchaser of the property wish to have waterfront access, it would make sense that the dock structure remain in place.*  
**(See Attachment C)**

Note: A portion of the dock and walkway are located within VFPA/PMV's jurisdiction; all other foreshore structures are located in the fee simple foreshore (non- port) area that is within the City's jurisdiction.

### **Applicant Consultation**

#### *Ministry of Environment (MOE):*

The Applicant completed a satisfactory site profile. The Ministry of Environment replied in a letter dated October 14, 2009.

- The Applicant is to retain an qualified environment consultant;
- The City is to contact the MOE for advice regarding any future applications; and
- The City may proceed with approval of demolition permit application.

#### *Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV):*

The Applicant consulted the Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV). VFPA/PMV replied with *An Environmental Assessment Report and Schedule of Environmental Conditions* dated January 19, 2009, and a *Project Permit Approval Letter* dated October 14, 2009.

- A portion of the dock and walkway (approximately 9m long) are located in VFPA/PMV's jurisdiction. The total length of the dock and walkway in waterlots and fee-simple parcels is approximately 30m;
- All other foreshore and upland structures are located in the fee simple (non-port) area under the City's jurisdiction;
- A containment boom is to be installed around the proposed works and maintained on a daily basis; and
- The IOL/consultant will conduct an investigation into soil and groundwater contamination on foreshore and upland after structural demolition(s).

#### *FREMP (Environmental Review Committee):*

The Applicant consulted FREMP/ERC. FREMP/ERC replied in a letter dated November 12, 2008, and with a Project Extension dated October 9, 2009.

- IOL has retained appropriate professionals to prepare and review all plans and specifications associated with the proposed work;
- Any work associated with the proposal must not result in significant disturbance to the riverbed;
- Piles located below higher high water (HHW) must not be removed but may be cut above HHW;
- Decommissioning and removal of storage tank systems with associated piping must follow current Codes of Practice;
- As the extent of existing contamination is unknown or not reported, confirmation of the extent is to be reported and possible sediment seepage or groundwater contamination considered;

- All demolition wastes or debris is to be appropriately contained, protected and disposed of; and
- All work is to minimize direct or indirect discharge of toxic wastes detrimental to aquatic life on the foreshore or waters of the Fraser River.

### Staff Comments

#### *Environmental Sustainability Services:*

- At no time will waste water, sediment or other potentially polluting substances be allowed to flow into the city's storm drainage catchments, surface drainage ditches or water courses, or the Fraser River. Waste materials stockpiled on site prior to removal shall be covered or have the run-off contained to control the potential runoff of hydrocarbons or other polluting substances.
- All work on site and disposal of wastes is to be done in accordance with the *Environmental Management Act*, including requirements outlined in the Letter from the Ministry of Environment to both Imperial Oil Limited and the City of Richmond dated October 14, 2009

#### *Environmentally Sensitive Area*

- There are no triggers for an ESA Development Permit as no construction or subdivision applications are being sought.
- This demolition project proposal has been reviewed by FREMP and a letter of advice has been issued outlining all the relevant requirements, best management practices and guidelines that will need to be followed. No compensation planting is being sought by FREMP.

#### *Tree Preservation:*

- Three (3) By-law sized, compromised native alder trees have been noted during onsite inspection.
- These trees must be removed to facilitate the scope of work. Until the site remediation is complete and future development plans are identified, tree replacement planting is not warranted.
- The applicant is required to obtain a tree-cutting permit prior to removal as part of the demolition permit application.

#### *Heritage Conservation Area Site Planning:*

- For the Heritage Alteration Permit, see **Attachment D**.
- Details of the Site Landscape Plan and Site Management Plan were provided by the Applicant including ongoing site maintenance and the provision of chain-link fencing with landscaped buffer (See **Attachment A and D**);
- After a staff review of the material submitted and of site conditions, the applicant has agreed to provide the following:
  - A chain link fence for security with no privacy screening, in order to maintain unobstructed views to the Cannery Channel from the "boardwalk" and commercial premises;
  - A 1.5 m wide landscaped buffer along the Bayview frontage for the full width of the property after remediation (excluding the east vehicular entrance) to be planted with a mixture of flowering and evergreen, low-growing, drought resistant shrubs with a maximum mature height of 30 inches;

- Maintenance (including watering as required) to ensure viable growing conditions; and  
*Existing interlocking paving on the boulevard, within or adjacent to the property line, to be maintained and replaced following remediation.*

### **Analysis**

The applicant has addressed technical concerns and proceeded through review and approvals from the various authorities having jurisdiction (e.g., Ministry of the Environment, Vancouver Fraser Port Authority and Fraser River Estuary Management Program).

#### *Ministry of the Environment (MOE):*

- Based on receipt of a satisfactorily completed site profile, the MOE has provided the necessary release (conveyed in a letter dated October 14, 2009) so that the City may proceed with the approval of the demolition permit application(s). The applicant is required to retain a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site.

#### *Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV):*

IOL leases the Cannery Channel Waterlots from PMV. Under the terms of their lease, all improvements must be removed on termination of the lease unless by special agreement.

- No pilings will be removed pending completion of environmental investigation into the potential soil and groundwater contamination on the upland and foreshore. Separate permit application would be required for any proposed removal of pilings if environmentally suitable.
- Removal of the dock decking is supported to enable removal of all above-grade supply piping running beneath buildings and dock deck.
- A portion of the dock walkway and groups of pilings are located within VFPA/PMV's jurisdiction; all other foreshore structures are located in the fee simple foreshore and upland (non- port) area that is within the City's jurisdiction.
- While the waterlots are PMV jurisdiction, City staff, IOL and PMV staff have agreed to leave the piles out of the current scope of work. All groups have agreed to work cooperatively to ensure appropriate City approvals are obtained at a later date should the piles need to be removed.
- The applicable environmental conditions are contained in the FREMP-ERC letter dated November 12, 2008.

VFPA/PMV staff will conduct periodic on-site visits to ensure that the proposed works are conducted as described in the application.

#### *Fraser River Estuary Management Program (FREMP)/ Environmental Review Committee (ERC):*

- The Environmental Review Committee of FREMP has provided a coordinated review (summarised in a letter dated November 12, 2008) of the proposal to demolish facilities at the Imperial Oil Marina (3880 Bayview Street) on/in the Cannery Channel of the Fraser River. BC Environment, the Navigable Waters Protection Division, Fisheries and Oceans Canada, and Transport Canada have reviewed this application. Based on this review, FREMP-ERC concludes that the potential adverse impacts to fish, wildlife and their habitats associated

with the proposed works can be mitigated through the application of appropriate criteria. See Environmental Programs' comments above.

- FREMP sent this application to First Nations that may have an interest in the subject area and no comments were received.

#### **Financial Impact or Economic Impact**

None

#### **Conclusion**

The proposed scope of demolition and remediation work, to be authorized by the Heritage Alteration Permit and required Demolition Permits, provides a significant community benefit through the remediation of environmental contamination. Pilings will be retained in leased waterlots, foreshore and upland subject to environmental investigation. If removal is contemplated, separate permit applications will be required.

If any remediation (including removal of decommissioned piping) is necessary in the road allowance under Bayview Street, additional legal agreements with the City of Richmond will be required.

Staff recommends that the Heritage Alteration Permit (HA 09-492105) be issued to authorize the dismantling and demolition of structures, retention of pilings, removal of three (3) existing trees, and associated infrastructure, and the removal of hazardous materials including underground storage tanks, 3880 Bayview Street.



Terry Brunette  
Planner 2  
(604-276-4279)  
TCB:cas

Appendix 1: Summary – Waterfront Environmental Mitigation Strategies

#### **Attachments:**

- Attachment A Report To Council (with Attachments) dated November 26, 2009
- Attachment B Maps & Section Showing Extent of Ownership/Jurisdiction & Proposed Remediation
- Attachment C Steveston Harbour Authority Letter dated January 14, 2010
- Attachment D Revised Heritage Alteration Permit

**APPENDIX 1: SUMMARY - WATERFRONT ENVIRONMENTAL MITIGATION STRATEGIES**

*Note: The applicant addressed technical concerns and proceeded through review and approvals from the various authorities having jurisdiction (e.g., City of Richmond, Ministry of the Environment, Port Metro Vancouver, Fraser River Estuary Management Program).*

Authority	Required Mitigation Measures
<b>City of Richmond (COR)</b>	Mitigation of adverse environmental impacts through compliance with procedural reviews and permitting requirements: <ul style="list-style-type: none"> <li>▪ Review by Planning &amp; Development, Environmental Sustainability Services, and Permits &amp; Licenses</li> <li>▪ Demolition Permit Application(s)</li> <li>▪ Heritage Alteration Permit Application (if in Steveston Village Heritage Conservation Area)</li> <li>▪ Externally Legislated Requirements (including MOE, Codes and other Acts)</li> </ul>
<b>Fraser River Estuary Management Program (FREMP)</b>	Mitigation of adverse impacts to fish, wildlife and habitats through appropriate criteria and requirements: <ul style="list-style-type: none"> <li>▪ Qualified consultants hired;</li> <li>▪ Riverbed sediments undisturbed;</li> <li>▪ All pilings remain in place and cut (if necessary) to above Higher High Water mark;</li> <li>▪ Decommissioning and removal of storage tank systems and associated piping to follow current Codes of Practice;</li> <li>▪ Extent of contamination reported and confirmed after investigation;</li> <li>▪ Possible sediment seepage or groundwater contamination considered if contamination occurred;</li> <li>▪ Minimal disturbance of vegetation;</li> <li>▪ Equipment and machinery located to minimize impact to intertidal foreshore;</li> <li>▪ No storage of fuel or fuelling on or adjacent to the foreshore;</li> <li>▪ Fuel and oil spill prevention/contingency plan to be in place before start of work;</li> <li>▪ All demolition waste or debris is to be appropriately contained, protected and disposed of;</li> <li>▪ No release of sediment or sediment-laden water;</li> <li>▪ No discharge of toxic compounds (e.g., solvents, paint, construction waste, excavation waster, overburden, soil, dewatering effluent, oil, grease or toxic compounds) onto the foreshore or water of the Fraser River;</li> <li>▪ Direct or indirect discharge of toxic wastes detrimental to aquatic life minimized; and</li> <li>▪ Compliance with all acts, codes and legislation having jurisdiction.</li> </ul>
<b>Ministry of Environment (MOE)</b>	Site Profile to authorize City to approve Demolition Permit Application: <ul style="list-style-type: none"> <li>▪ Qualified environmental consultant retained to identify, characterize and manage contaminated soil and/or water during remediation onsite;</li> <li>▪ Demolition waste surveyed to identify any materials requiring special management;</li> <li>▪ Conformity with all Provincial environmental management legislation.</li> </ul>



Authority	Required Mitigation Measures
<b>Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV)</b>	<p>Mitigation of adverse impacts through <i>Environmental Assessment Report &amp; Schedule of Environmental Conditions'</i> requirements:</p> <ul style="list-style-type: none"><li>▪ Specialized consultants and contractors retained to monitor and assess demolition and excavations;</li><li>▪ Demolition waste consolidated on paved upland property for processing;</li><li>▪ Removal of all high-risk material by hand;</li><li>▪ Investigation of sediments, soil and groundwater contamination on upland and foreshore when demolitions complete;</li><li>▪ Review of pilings status;</li><li>▪ Containment boom on the water installed and maintained daily to encompass all structural demolition, and excavation;</li><li>▪ PMV staff to conduct periodic on-site visits to ensu conformity with proposed works.</li></ul>



**City of Richmond**  
Planning and Development Department

## Report to Committee

**To:** Planning Committee  
**From:** Brian Jackson MCIP  
Director of Development  
**Date:** November 26, 2009  
**File:** HA 09-492105  
**Re:** Application by Hazco Environmental Services for Demolition Permits and a Heritage Alteration Permit for Demolition of Structures and Removal of Hazardous Materials at 3880 Bayview Street, Zoned "Light Industrial (IL)"

### Staff Recommendation

That a Heritage Alteration Permit be issued to authorize the dismantling and demolition of structures and associated infrastructure including docks, three existing trees, and the removal of hazardous materials including underground storage tanks at 3880 Bayview Street.

Brian Jackson MCIP  
Director of Development

BJ:tcB

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## Staff Report

### Origin

A Heritage Alteration Permit Application (HA 09-492105) has been received from Hazco Environmental Services on behalf of the owner, Imperial Oil Limited, to authorize the dismantling and demolition of warehouse and office structures and associated infrastructure including docks, three (3) existing trees, and the removal of hazardous materials including underground storage tanks at the Imperial Oil Marine Site, 3880 Bayview Street (**Attachment 1**), on the Cannery Channel of the Fraser River.

The proposed demolition and remediation are to be in preparation for the sale of the site. No development proposals have been received for this site prior to or after the proposed demolition and remediation. The site is situated within the *OCP-Steveston Area Plan, Heritage Conservation Area*, and the Land Use Designation is "Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)". The site is zoned "Light Industrial (IL)".

The Heritage Alteration Permit (HAP) must be approved by Council prior to the work beginning. The applicant has applied for Demolition Permits (DA 09-493526, D8 09-493950) to cover the scope of work included in demolishing the existing structures.

### Findings of Fact

On Monday, June 22, 2009, Council completed the adoption of the *Steveston Village Conservation Program* that included the establishment of the Steveston Village Heritage Conservation Area.

A Heritage Alteration Permit is required in the designated Steveston Village Heritage Conservation Area prior to:

- Subdividing lands;
- Issuing the Demolition or Development Permit(s);
- Constructing a building or structure or an addition to an existing building or structure; or
- Altering a building or structure (including building demolition) or land (including landscape features).

### Scope of Work

As stated in the applicant's letter of September 17, 2009 (**Attachment 2**), the Permit is for the following activities only:

- removal of hazardous materials identified during building surveys
- demolition of the office and warehouse buildings
- removal of the decking, supply piping and associated infrastructure on the dock
- dismantling and demolition of dock structures
- removal of underground storage tanks
- performance of preliminary Environmental Site Assessment in the upland portion of the property
- securing the site while completing the Site Assessment
- removal of three permit-sized trees
- replacement plantings in a landscape buffer
- determining next steps

During detailed remediation, if migration of hazardous contaminants has occurred, any remediation in the road allowance will require additional legal agreements with the City of Richmond.

### **Surrounding Development**

- To the North, across Bayview Street, is a vacant parcel, a two-storey commercial/residential building and a one-storey commercial building, all zoned "Steveston Commercial (CS2)";
- To the East is a two-storey commercial building zoned "Steveston Commercial (CS2)";
- To the South is the Cannery Channel, Steveston Island and The South Arm, Fraser River
- To the West is a two-storey commercial building zoned "Steveston Commercial (CS2)";

### **Analysis**

The applicant has addressed technical concerns and proceeded through review and approvals from the various authorities having jurisdiction (e.g., Fraser River Estuary Management Program, Ministry of the Environment, and Vancouver Fraser Port Authority).

#### *Fraser River Estuary Management Program (FREMP)/ Environmental Review Committee (ERC):*

- The Environmental Review Committee of FREMP has provided a coordinated review (summarised in a letter dated November 12, 2008, **Attachment 3**) of the proposal to demolish facilities at the Imperial Oil Marina (3880 Bayview Street) on/in the Cannery Channel of the Fraser River. BC Environment, the Navigable Waters Protection Division, Fisheries and Oceans Canada, and Transport Canada have reviewed this application. Based on this review, FREMP-ERC concludes that the potential adverse impacts to fish, wildlife and their habitats associated with the proposed works can be mitigated through the application of appropriate criteria. See Environmental Programs' comments below.
- FREMP sent this application to First Nations that may have an interest in the subject area and no comments were received.

#### *Ministry of the Environment (MOE):*

- Based on receipt of a satisfactorily completed site profile, the MOE has provided the necessary release (conveyed in a letter dated October 14, 2009) so that the City may proceed with the approval of the demolition permit application(s). The applicant is required to retain a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site.

#### *Vancouver Fraser Port Authority/Port Metro Vancouver (VFPA/PMV):*

- The office building, dock decking and a portion of the walkway are located within VFPA/PMV's jurisdiction; all other foreshore structures are located in the fee simple foreshore (non- port) area that is within the City's jurisdiction.
- The applicable environmental conditions are contained in the FREMP-ERC letter dated November 12, 2008.
- VFPA staff will conduct periodic on-site visits to ensure that the proposed works are conducted as described in the application.

*Heritage Conservation Area Site Planning:*

- For the Heritage Alteration Permit, see **Attachment 4**.
- Details of the Site Landscape Plan and Site Management Plan were provided by the Applicant including ongoing site maintenance and the provision of chain-link fencing with landscaped buffer;
- After a staff review of the material submitted and of site conditions, the applicant has agreed to provide the following (**Attachment 4**):
  - A chain link fence for security with no privacy screening, in order to maintain unobstructed views to the Cannery Channel from the "boardwalk" and commercial premises;
  - A 1.5 m wide landscaped buffer along the Bayview frontage for the full width of the property after remediation (excluding the east vehicular entrance) to be planted with a mixture of flowering and evergreen, low-growing, drought resistant shrubs with a maximum mature height of 30 inches;
  - Maintenance (including watering as required) to ensure viable growing conditions; and
  - Existing interlocking paving on the boulevard, within or adjacent to the property line, to be maintained and replaced following remediation.

*Environmental Programs:*

- At no time will waste water, sediment or other potentially polluting substances be allowed to flow into the city's storm drainage catchments, surface drainage ditches or water courses, or the Fraser River. Waste materials stockpiled on site prior to removal shall be covered or have the run-off contained to control the potential runoff of hydrocarbons or other polluting substances.
- All work on site and disposal of wastes is to be done in accordance with the *Environmental Management Act*, including requirements outlined in the Letter from the Ministry of Environment to both Imperial Oil Limited and the City of Richmond dated October 14, 2009.

*Environmentally Sensitive Area:*

- There are no triggers for an ESA Development Permit as no construction or subdivision applications are being sought.
- This demolition project proposal has been reviewed by FREMP and a letter of advice has been issued outlining all the relevant requirements, best management practices and guidelines that will need to be followed. No compensation planting is being sought by FREMP.

*Tree Preservation:*

- Three (3) compromised native alder trees have been noted during onsite inspection.
- These trees must be removed to facilitate the scope of work. Until the site remediation is complete and future development plans are identified, tree replacement planting is not warranted.
- The applicant is required to obtain a tree-cutting permit prior to removal as part of the demolition permit application.

**Financial Impact or Economic Impact**

None

### Conclusion

The proposed scope of demolition and remediation work, to be authorized by the Heritage Alteration Permit and required Demolition Permits, provides a significant community benefit through the remediation of environmental contamination.

Staff recommends that the Heritage Alteration Permit (HA 09-492105) be issued to authorize the dismantling and demolition of structures, three (3) existing trees, and associated infrastructure including docks, and the removal of hazardous materials including underground storage tanks, 3880 Bayview Street.

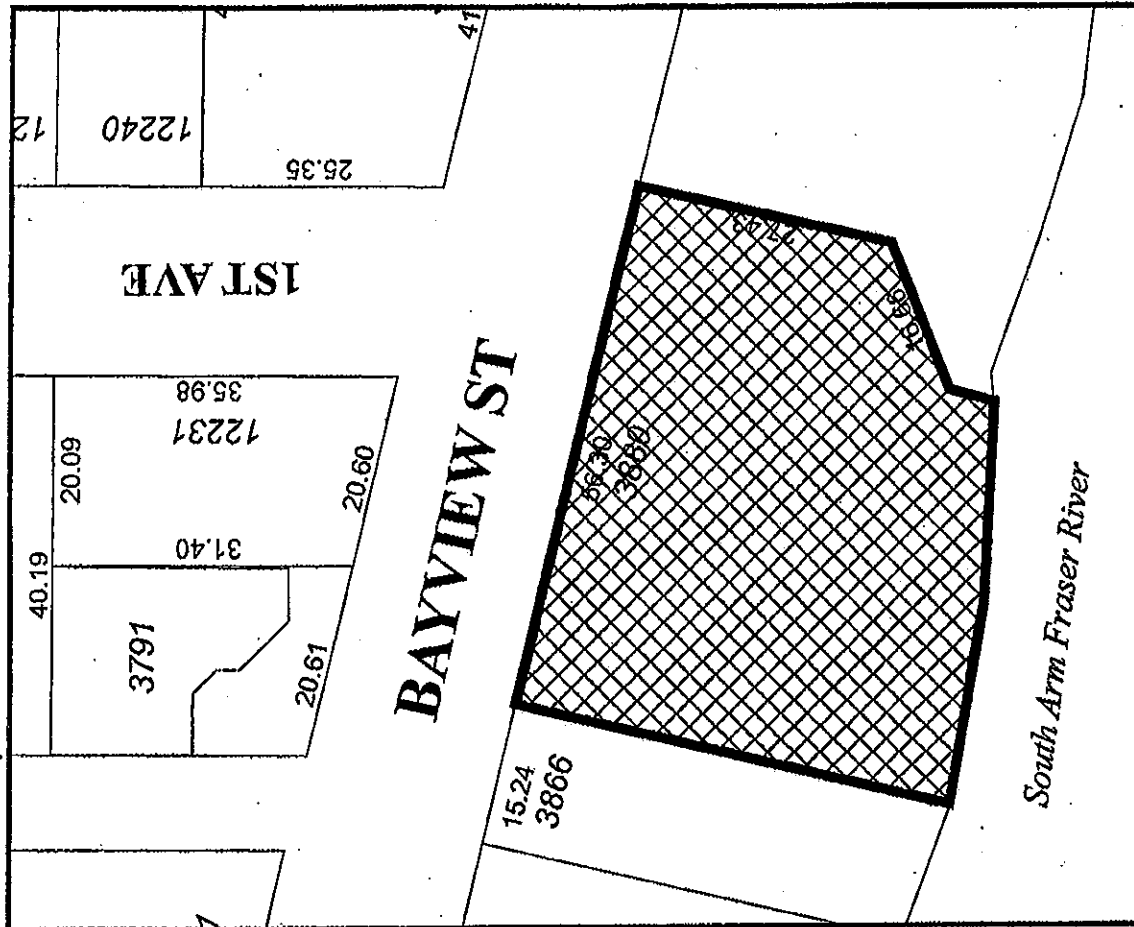


Terence Brunette  
Planner 2

TCB:cas

### Attachments:

- Attachment 1 Location Map & Aerial Photo
- Attachment 2 Applicant's Scope of Work Letter
- Attachment 3 FREMP Letter
- Attachment 4 HA 09-492-105

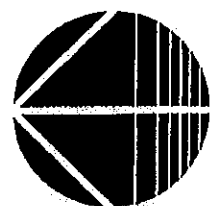
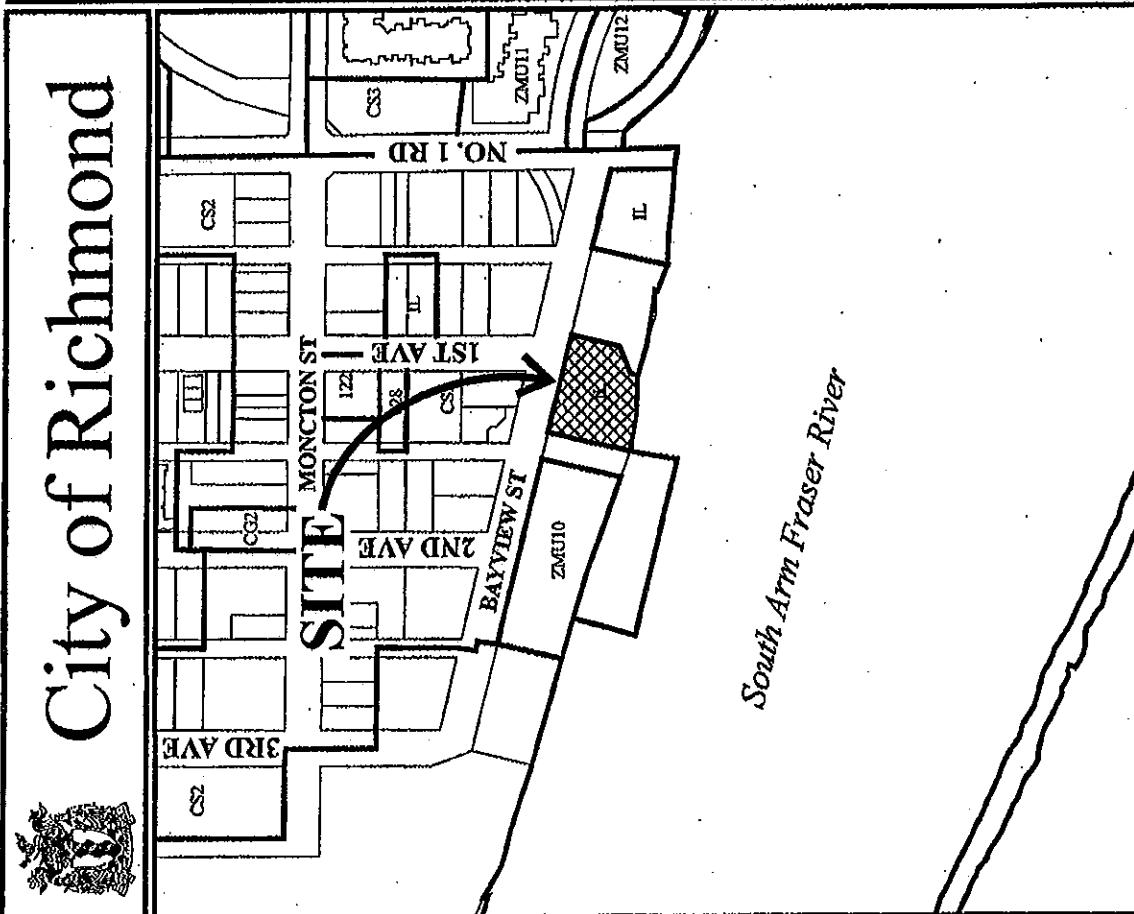


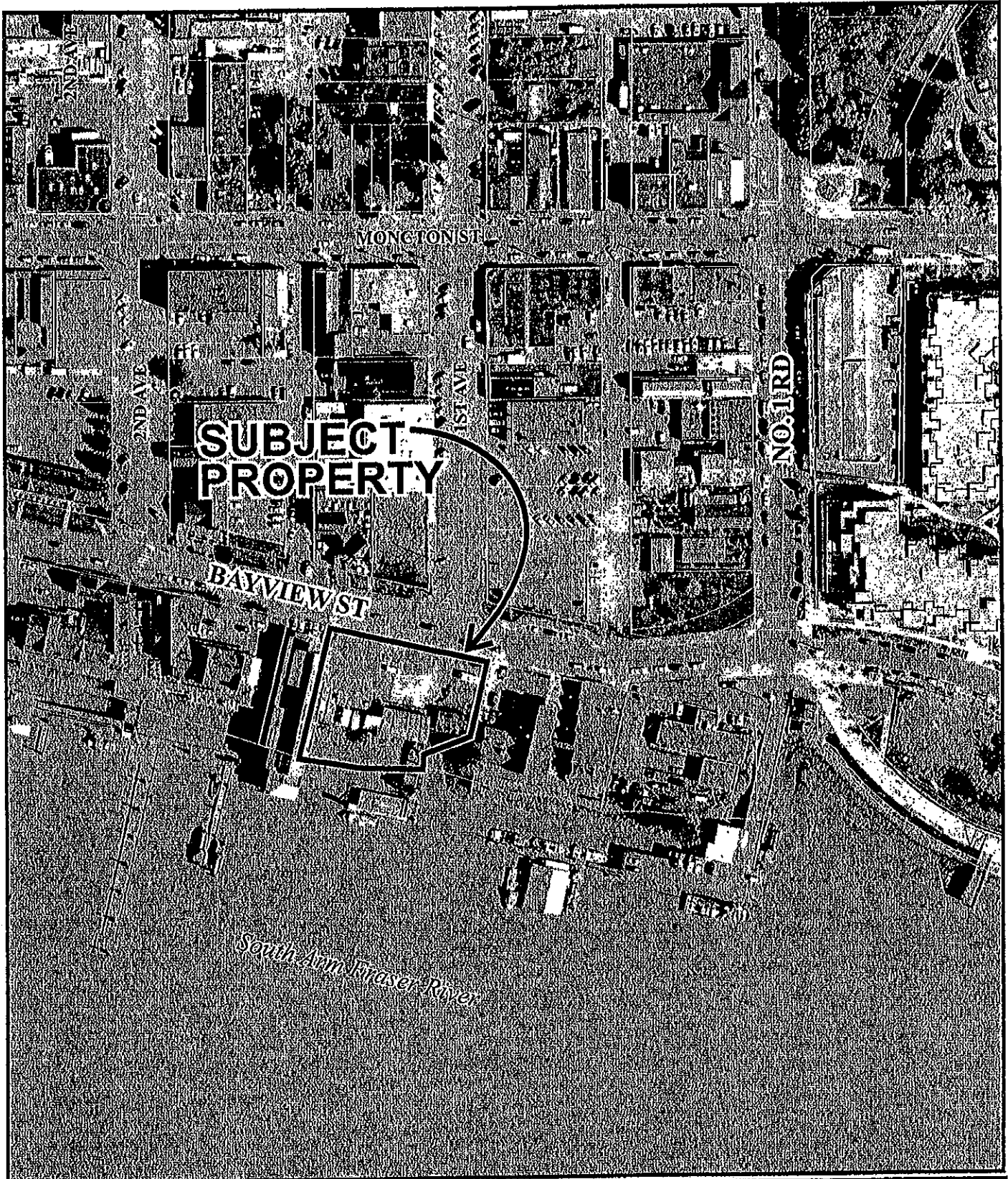
Original Date: 11/23/09

Revision Date:

Note: Dimensions are in METRES

HA 09-492105





HA 09-492105

Original Date: 11/23/09

Amended Date:

Note: Dimensions are in METRES

PLN - 31

PLN - 84





A CCS Company

City of Richmond  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

September 17, 2009

RE: Imperial Oil Marine Fuels Facility, 3880 Bayview Street, Richmond, BC

Dear Mr. Craig &amp; Mr. Brunette,

Imperial Oil Limited has contracted HAZCO Environmental Services, a division of CCS Corporation, to demolish the former Imperial Oil facility at 3880 Bayview Street, Richmond, BC. Upon completion of the demolition phase, and in accordance with the requirements of the Environmental Management Act, environmental assessment activities will then commence to determine whether the site meets the applicable environmental standards.

Permits for this project are also in the final stages of approval from the Metro Vancouver Port Authority, and the Fraser River Estuary Management Program (FREMP). FREMP has indicated that demolition work over water is required to be completed by November 15, 2009.

The scope of proposed demolition work is as follows:

- Removal of hazardous materials identified during building surveys
- Demolition of pile supported modular office building
- Demolition of pile supported warehouse building
- Dismantling and demolition of supported floors from the warehouse and office structures.
- Dismantling and removal of supply piping and associated infrastructure on dock.
- Dismantling and demolition of dock structures.
- Removal of underground storage tanks

We would appreciate your timely review of this application, and consideration of FREMP's requirement to complete the work by November 15 of this year.

Regards,

A handwritten signature in black ink, appearing to read "Peter Morrison".

Peter Morrison  
Project Coordinator  
HAZCO Environmental Services

CITY OF RICHMOND

SEP 17 2009

RECEIVED

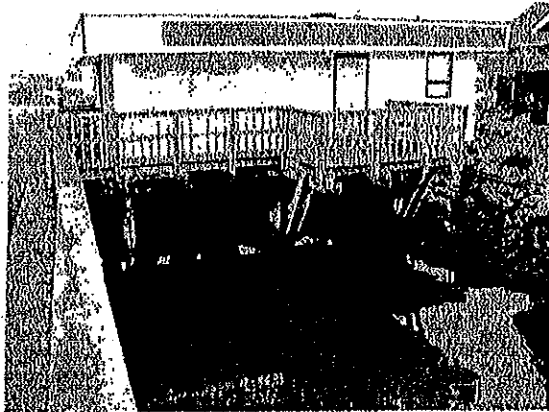
HAZCO ENVIRONMENTAL SERVICES, a division of CCS Inc.  
13511 VULCAN WAY, RICHMOND, BC V6V 1K4  
TELEPHONE (604) 214-7000 FAX (604) 214-7017  
TOLL FREE 1-800-867-0444

www.pln.ca

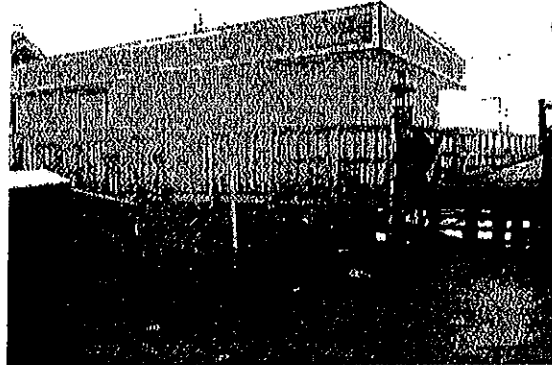
# HAZCO

A CCS Company

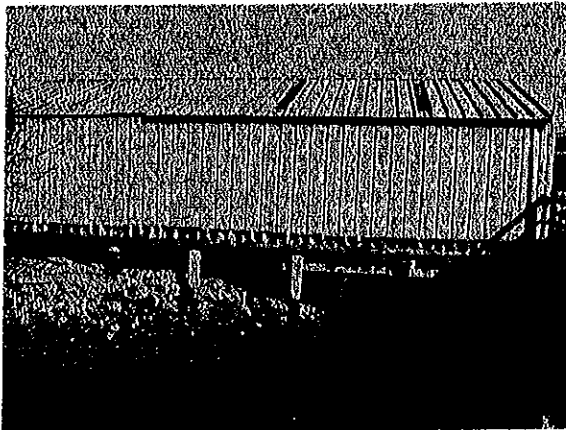
## Supporting Photographs:



Office building as seen from dock.



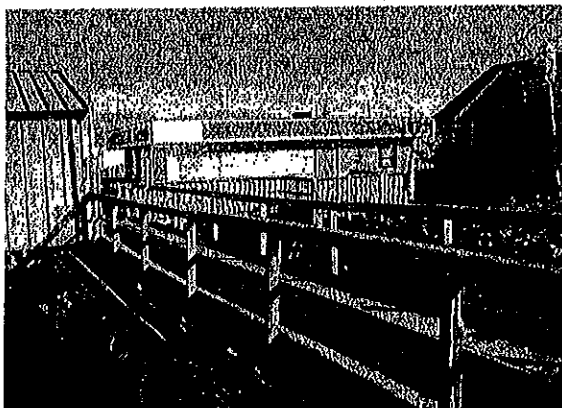
Office building as seen from Uplands.



Warehouse as seen from dock.



Dock seen from uplands area.



Dock and supply piping seen from water.

CITY OF RICHMOND

SEP 16 2003

RECEIVED

HAZCO ENVIRONMENTAL SERVICES, a division of CCS Inc.

13511 VULCAN WAY, RICHMOND, BC V6V 1K4

TELEPHONE (604) 214-7000 FAX (604) 214-7017

TOLL FREE 1-800-687-0444

www.hazco.co

PLN - 86



November 12, 2008

Port Metro Vancouver  
400-625 Agnes Street  
New Westminster, BC V3M 5Y4

by email: [Nures.Kara@portmetrovanancouver.com](mailto:Nures.Kara@portmetrovanancouver.com)

Attn: Nures Kara, Environmental Manager, Environmental Programs

**Re: FREMP CPR# 0811F036; Imperial Oil Limited - Application to demolish Imperial Oil Marina, 3880 Bayview Street, Richmond, BC - Cannery Channel of the Fraser River**

#### 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. This application has been reviewed by BC Environment, Fisheries and Oceans Canada, and Transport Canada.

Reference is also made to the letter to FREMP from J. Naus and Dr. S. Zhang of O'Connor Associates Environmental Inc. dated October 31, 2008 regarding "Demolition Work / Environmental Monitoring Imperial Oil Marina 3880 Bayview Street Richmond, British Columbia" and attachments.

From the information provided, the FREMP ERC understands that Imperial Oil Limited is proposing works to demolish facilities at the Imperial Oil Marina, 3880 Bayview Street, Richmond, BC on and/in Cannery Channel of the Fraser River. The works will primarily entail the following:

- Demolition of the office building.
- Demolition of the warehouse building.
- Removal of the dock decking.
- Performing an initial stage of environmental assessment on the upland portion of the site.
- Ensuring the site is secure while awaiting the environmental assessment results and determining next steps.

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 proposed works to demolish facilities at the Imperial Oil Marina, 3880 Bayview Street, Richmond, BC on and/in Cannery Channel of the Fraser River 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. Imperial Oil Limited acknowledges that all plans and specifications relating to this application have been duly prepared and reviewed by appropriate professionals working on its behalf. Imperial Oil Limited further acknowledges that it is solely responsible for all planning, safety and workmanship aspects of all the works associated with this application.
2. The works shall be as described in this letter and as described and shown in the following documents:
  - a) The Fraser River Estuary Management Program Coordinated Project Review Common Application Form signed by P. Nicholson of Imperial Oil Limited dated October 31, 2008 and attachments.
  - b) The letter to FREMP from J. Nais and Dr. S. Zhang of O'Connor Associates Environmental Inc. dated October 31, 2008 regarding "Demolition Work / Environmental Monitoring Imperial Oil Marina 3880 Bayview Street Richmond, British Columbia" and attachments.
  - c) The Hazco Environmental Services document "Project Execution Plan IOK Steveston Marine Fueling Facility Foreshore/Marine Asset Removal & Decommissioning".
  - d) The Core Concept Consulting Ltd. Project No. 0857 "3880 Bayview Street, Richmond, BC" Drawings:
    - "Cover" Rev. 1 dated October 20, 2008.
    - "Topographic Survey" dated September 2008.
    - "Composite Site Plan" Rev. 1 dated October 20, 2008.
3. Imperial Oil Limited shall ensure that all work associated with the subject project complies with the requirements of the *Fisheries Act* and any other applicable laws and regulations.
4. It should be noted that the FREMP ERC does not have sufficient information regarding sediment/groundwater contamination at the site and, hence, any works associated with the subject proposal must not result in significant disturbance to the riverbed. With regard to piles located below higher high water (HHW), the piles must not be removed as a whole but can be cut. If the piles are cut, the top of the cut piles must remain above HHW in order to prevent a hazard to navigation.
5. The 2003 CCME Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products (Code of Practice), contains guidelines for the decommissioning and removal of storage tank systems. It is recommended that Imperial Oil Limited follow the procedures outlined in the Code of Practice, particularly in reference to Part 9 of the Code of Practice, which provides guidelines for the withdrawal from service of storage tank systems. Associated piping not abandoned in place must be removed from service in conformance with the 2005 National Fire Code of Canada.
6. It is noted that environmental investigations will be completed on the uplands portion of the site in accordance with the provincial Contaminated Sites Regulation. As the extent of existing contamination is either unknown or not reported in the subject application, the FREMP ERC requests confirmation of the extent of soil contamination upon completion of the environmental investigation work. Further, although environmental investigation works will be undertaken on the upland, Port Metro Vancouver should consider whether there is the potential for sediment / groundwater contamination within the water lease fronting the subject property and, if so,

undertake or direct the lease holder to undertake environmental investigation works and any necessary remedial actions.

7. The disturbance to vegetation is to be kept to an absolute minimum.
8. Land-based equipment or machinery shall only operate from the upland and not from within the intertidal foreshore or waters of the Fraser River.
9. Water-based machinery or equipment (e.g., barges, etc.) shall be located and firmly moored in deep water, far enough offshore to prevent any grounding on the foreshore or bed of the Fraser River. The only exception to this condition is that use may be made of vertical spuds to hold barge(s) in place.
10. All demolition wastes or debris 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.
11. The release of sediment or sediment-laden water into the aquatic environment is to be minimized during the works. In this regard, the works should address the applicable water quality criteria as described in the British Columbia Water Quality Guidelines (Criteria): 2006 Edition produced by BC Ministry of Environment.
12. All work and activities at the site must be carried out such that there is no discharge, either direct or indirect, of paint, cleaning solvents, construction waste, excavation waste, overburden, soil, dewatering effluent, oil, grease or any substances deleterious to aquatic life onto the foreshore of or into the waters of the Fraser River.
13. There should be no fuelling on or adjacent to the foreshore associated with the proposed works. 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.
14. There shall be an appropriate fuel and oil spill prevention/contingency plan in place prior to work commencing and appropriate spill containment and cleanup supplies are to be at hand whenever the subject works are underway.
15. All works shall be carried out in such a manner so as to avoid any adverse impact on fish or fish habitat. If the harmful alteration, disruption or destruction of fish habitat occurs, the works will be in contravention of Section 35 of the Fisheries Act. 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.
16. Imperial Oil Limited 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 implementation of the mitigation measures in this letter does not in itself relieve Imperial Oil Limited of this ongoing obligation.

17. The Fisheries and Oceans Canada Field Supervisor, Conservation and Protection in Steveston, BC (tel. 604-664-9250 or fax 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.
18. It is understood that by proceeding with these works, Imperial Oil Limited 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 this letter regarding this project is to be provided to any contractor(s) prior to work commencing. In addition, a copy of this letter is to be retained on site at all times when the subject works are underway.
19. It should be noted that this proposal submitted to the FREMP ERC for environmental comment is also reviewed by the Navigable Waters Protection Division to determine navigational issues pursuant to the *Navigable Waters Protection Act* (NWPA). If additional information is required to complete the navigation impact assessment, the area officer may contact the proponent directly.
20. It is recommended that Imperial Oil Limited 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://www.tsa.gov.bc.ca/archaeology/requesting\\_archaeological\\_site\\_information/index.htm](http://www.tsa.gov.bc.ca/archaeology/requesting_archaeological_site_information/index.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>.

This letter of advice is valid until November 15, 2009. 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 Tel: 604.775.5756.

Sincerely,

**FREMPP Environmental Review Committee**

Per: Angela Mayes  
Project Review Coordinator

Cc: B. Naito, Fisheries and Oceans Canada (via email)  
M. Willcox, BC Environment (via email)  
B. Magee, Transport Canada NWPD (via email)

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



City of Richmond

ATTACHMENT 4

## Heritage Alteration Permit

No. HA 09-492105

To the Holder: CITY OF RICHMOND  
Property Address: 3880 BAYVIEW STREET  
Legal Description: Lot: 22 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 26081

(s.972, Local Government Act)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued to authorize the dismantling and demolition of structures and associated infrastructure including docks, and the removal of hazardous materials including underground storage tanks, at 3880 Bayview Street.
3. This Heritage Alteration Permit is issued to authorize the removal of three (3) permit-size native alder trees, and provide replacement plantings (1.5 m landscape buffer) as per the Site Landscape Plan to be effected at a later date after site remediation. A Site Landscape Plan and Site Management Plan have been attached to and form a part of this Heritage Alteration Permit.
4. A Letter of Credit in the full amount of the planting, labour and materials is to be provided as security to ensure performance of landscaping required for screening.
5. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.



**ATTACHMENT 4**

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

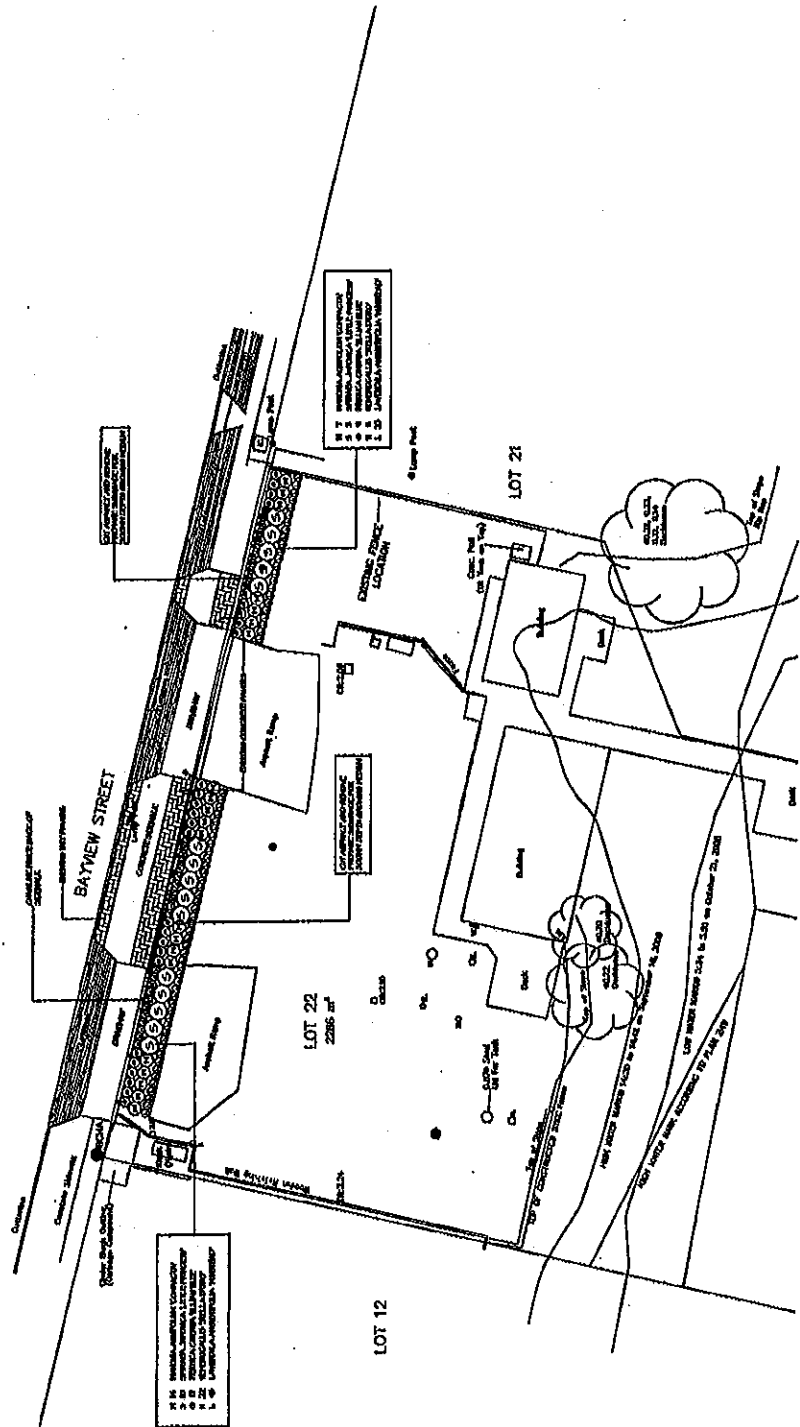
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT

**PLANT SCHEDULE**

NO.	PLANT NAME	QUANTITY	REMARKS
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**DMG**  
 Landscape Architecture  
 3880 BAYVIEW ST.  
 RICHMOND, B.C.  
 V6X 3A8  
 TEL: (604) 271-1111  
 FAX: (604) 271-1112  
 WWW.DMG-CA.COM

**LANDSCAPE BUFFER**  
 3880 BAYVIEW ST.  
 RICHMOND, B.C.

**LANDSCAPE PLAN**

**L1**

DATE: 01/20/2011  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: 1/8" = 1'-0"



Imperial Oil

Imperial Oil Limited  
Remediation and Reclamation Services  
Suite 405, 5945 Kathleen Ave.  
Burnaby, BC  
V5H 4J7

November 23, 2009

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Re: Permit Applications (DA 09-493526, D8 09-493950 and HA 09-492105) for 3880 Bayview Street

Attention: Mr. Terrence Brunette  
Planner - Urban Development Division

Dear Mr. Brunette:

In accordance with your request, this letter provides confirmation that Imperial Oil will install and maintain a landscape buffer, as follows, at our former Marine Fuels facility located at 3880 Bayview Street:

1. Imperial will retain a contractor to maintain the landscape border on a scheduled basis and water as necessary to maintain the plants.
2. Maintenance of the landscape buffer will include replacement of plants that do not survive.
3. Imperial will maintain the landscape buffer until the property has been transferred/sold to another party.

I trust this letter meets your requirements as stated in your correspondence to date. If you require additional information please do not hesitate to contact by telephone at 604-842-9666.

Yours truly,

Peter Nicholson  
Project Manager



A CCS Company

Oct 9, 2009

Imperial Oil Ltd.  
5945 Kathleen Ave.  
Suite 405 – Metrotown Place III  
Burnaby, B.C. V5H 4J7

Attention: Mr. Len Appel

Len,

HAZCO Environmental Services, a division of CCS Corporation has prepared this Site Management Plan in response to a request from Terence Brunette of The City of Richmond (Re. email dated Oct 6, 2009). This Site Management Plan is required as a supplement the City of Richmond Heritage Alteration Permit Application to indicate interim and long-term site management measures. This Site Management Plan also complies with other permits required for this project which include:

- Vancouver Fraser Port Permit 2009-004
- Fraser River Estuary Management Program CPR#011F036
- City of Richmond Demolition Permit (pending)

#### **SITE MANAGEMENT PLAN**

The Site Management Plan will be focused on ensuring the property is kept in a safe, secure and tidy condition before, during and after demolition, assessment and potential remediation activities. It is anticipated that demolition and assessment activities will commence in November 2009 (permits pending) and carry through 2010. A final schedule for the complete assessment and remediation (if required) will be evaluated following results obtained during the demolition and initial assessment phases of the project. The site management measures during these phases will include the following:

##### **Pre-demolition & Assessment**

- Bi-weekly inspections by a qualified security contractor with observations documented and reported to HAZCO while superstructures are present.
- Maintenance of grounds to remove debris, cut grass and address other issues as required.
- Signage will be placed on the fence at all times with site and emergency contact information.

##### **Demolition, Assessment and Remediation**

- Privacy screening will be installed on the chain link fencing adjacent Bayview Street.
- Signage will be placed on the fence at all times with site and emergency contact information.

HAZCO ENVIRONMENTAL SERVICES, a division of CCS Corporation  
13611 VULCAN WAY, RICHMOND, BC V6V 1K4  
TELEPHONE (604) 214-7000 FAX (604) 214-7017  
TOLL FREE 1-800-867-0444

www.hazco.com  
PLN - 43

PLN - 96



A CCS Company

- All excavations to be backfilled compacted and graded to maintain surface groundwater flow patterns and minimize sediment migration.

#### **Post-demolition, Assessment and Remediation**

- Installation of parameter chain link fence.
- Signage will be placed on the fence at all times with site and emergency contact information.
- Maintenance of grounds to remove debris, cut grass and address other issues as required.

We look forward to the opportunity to work with you on this project. Please don't hesitate to contact me with any questions or comments.

Regards,

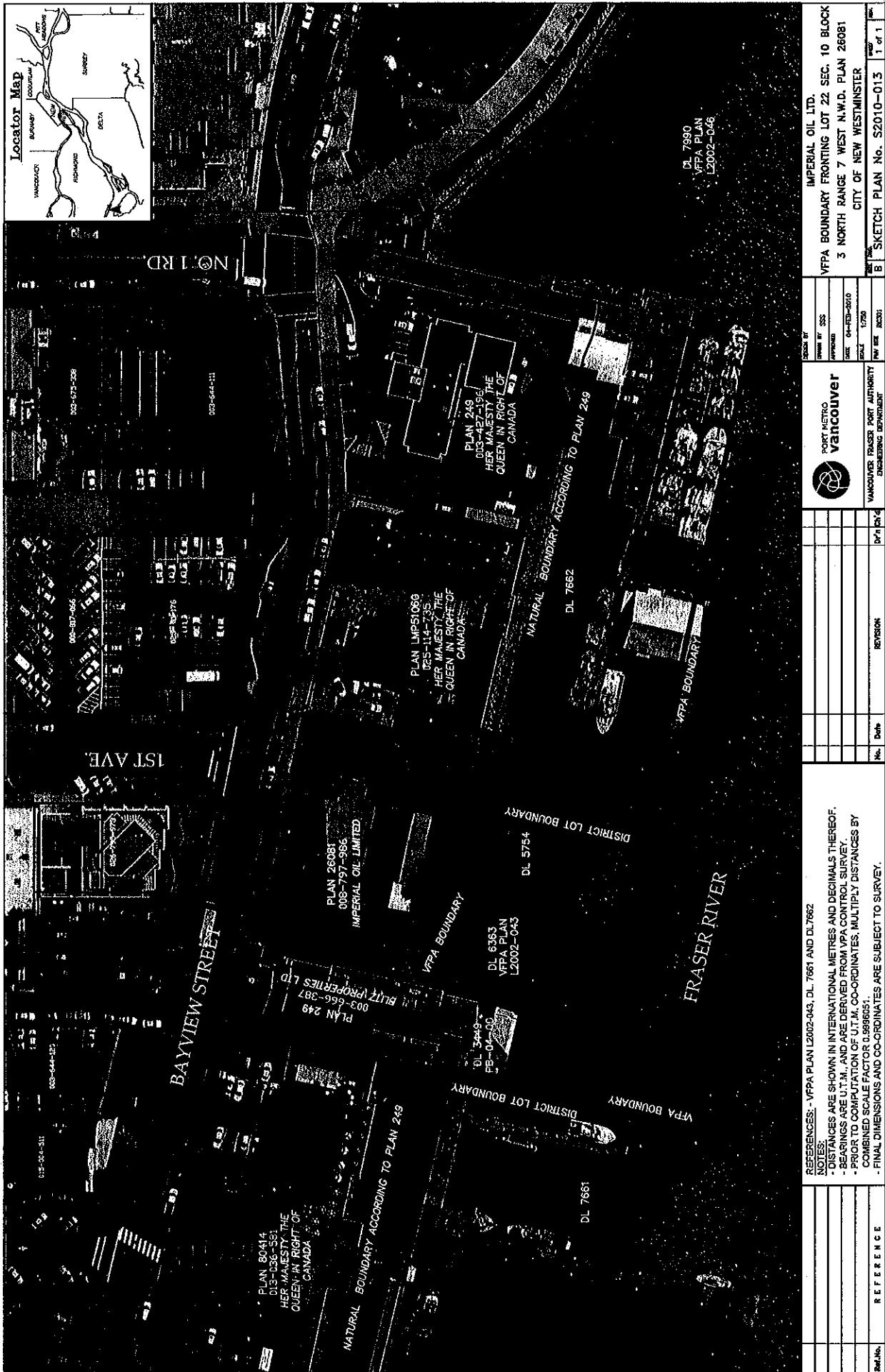
A handwritten signature in black ink, appearing to read "Matthew Nikkinen". The signature is stylized with a long horizontal stroke extending to the right.

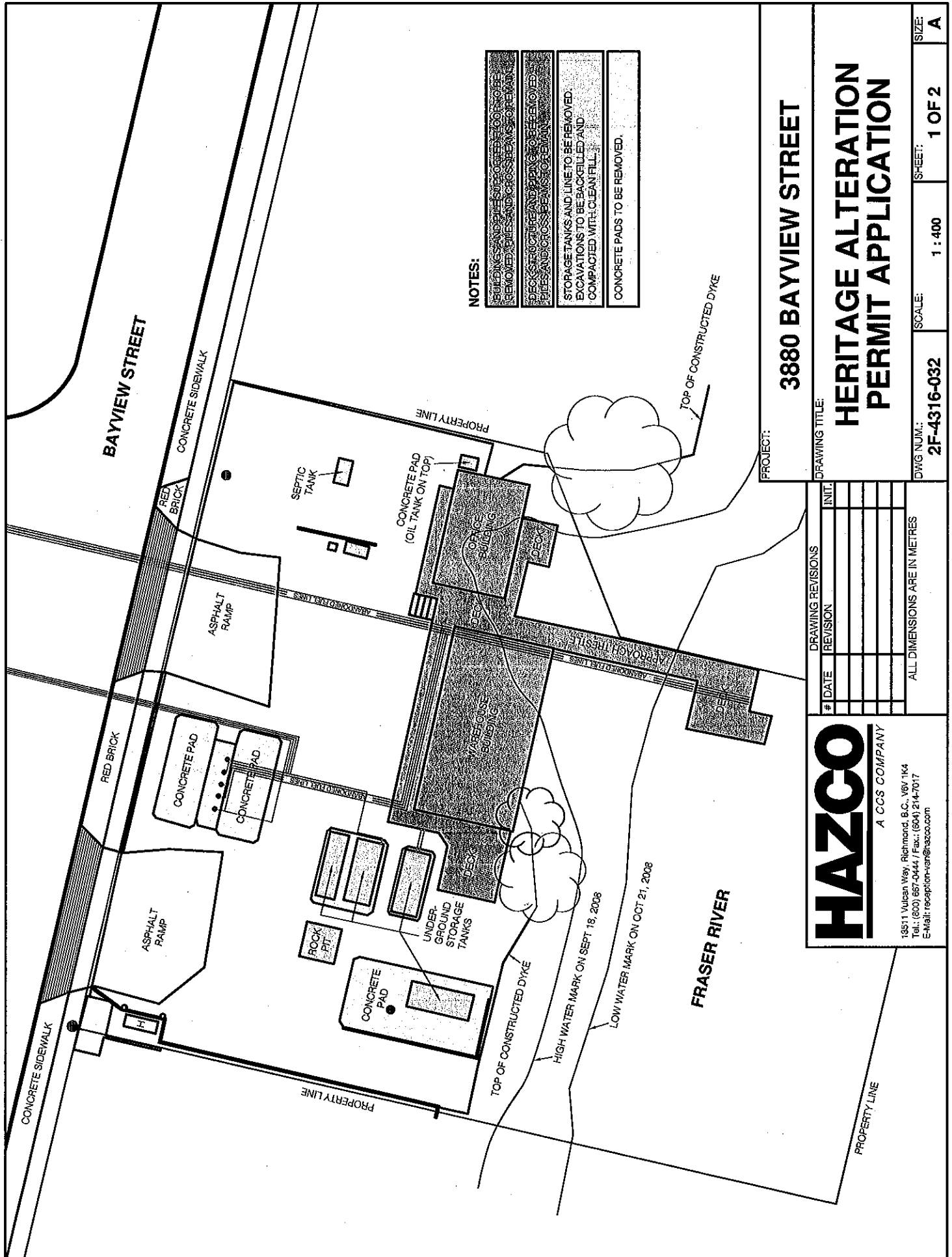
Matthew Nikkinen  
Project Manager  
HAZCO Environmental Services

HAZCO ENVIRONMENTAL SERVICES, a division of CCS Corporation  
13511 VULCAN WAY, RICHMOND, BC V6V 1K4  
TELEPHONE (604) 214-7000 FAX (604) 214-7017  
TOLL FREE 1-800-667-0444

www.hazco.com  
**PLN - 44**

**PLN - 97**





PROJECT:

3880 BAYVIEW STREET

DRAWING TITLE:

# HERITAGE ALTERATION PERMIT APPLICATION

#	DATE	REVISION	INIT.

## HAZCO

A CCS COMPANY

13511 Vulcan Way, Richmond, B.C., V6V 1K4  
Tel.: (604) 667-0444 / Fax: (604) 214-7017  
E-Mail: reception-var@hazco.com

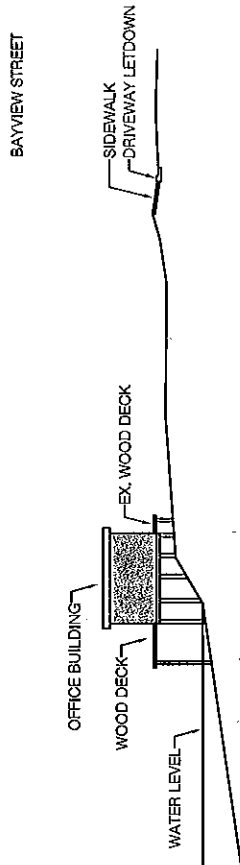
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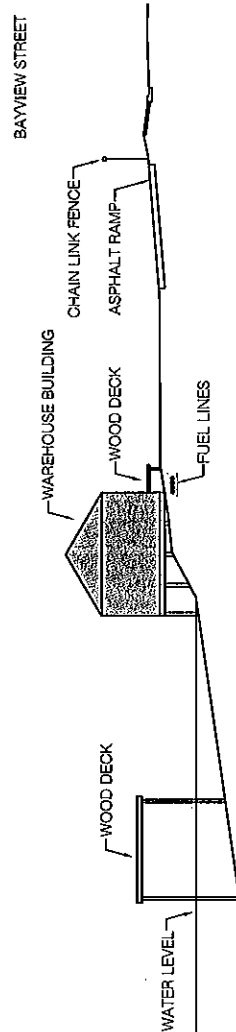
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SHEET: 1 OF 2

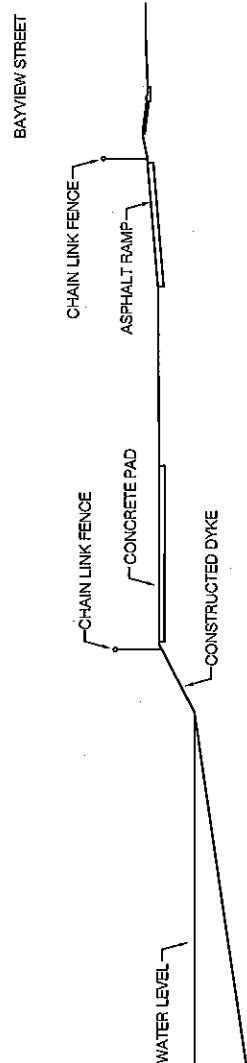
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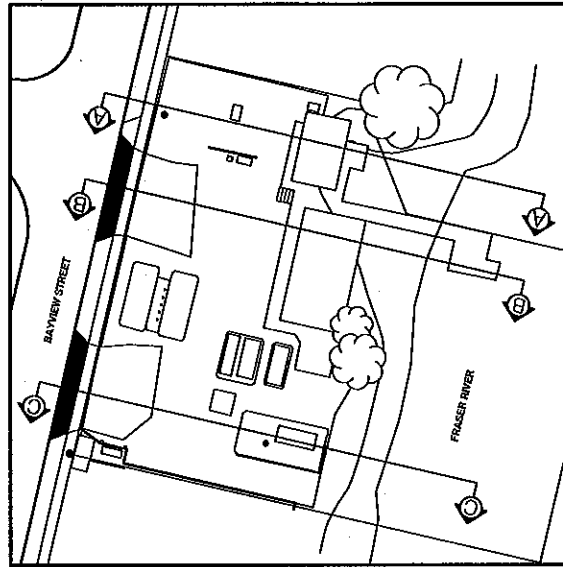
**A** CROSS-SECTION  
SCALE: 1:500



**B** CROSS-SECTION  
SCALE: 1:500



**C** CROSS-SECTION  
SCALE: 1:500



CROSS SECTION LOCATIONS  
SCALE: 1:1000

**NOTES:**

- FOUNDATIONS AND SUPPORT STRUCTURES TO BE REMOVED AND CROSS-BEAMS TO REMAIN.
- DECK STRUCTURE AND DECKING TO BE REMOVED. PILES AND CROSS-BEAMS TO REMAIN.
- STORAGE TANKS AND LINE TO BE REMOVED. EXCAVATIONS TO BE BACKFILLED AND COMPACTED WITH CLEAN FILL.
- CONCRETE PADS TO BE REMOVED.

PROJECT:

**3880 BAYVIEW STREET**

DRAWING TITLE:

**HERITAGE ALTERATION  
PERMIT APPLICATION**

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ALL DIMENSIONS ARE IN METRES

DWG NUM.:  
**2F-4316-032**

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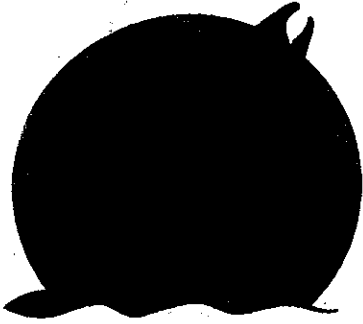
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**2 OF 2**

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**HAZCO**  
A CCS COMPANY

13511 Vulcan Way, Richmond, B.C., V6V 1K4  
Tel: (800) 887-0444 / Fax: (604) 214-7017  
E-Mail: reception-var@hazco.com





January 14, 2010

## STEVESTON HARBOUR AUTHORITY

12740 Trites Road, Richmond, B.C. V7E 3R8 604-272-5539 Fax 604-271-6142

Terry Burnette, Planner 2  
City of Richmond Planning & Development Department  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Burnette:

**RE: DEMOLITION PERMITS & HERITAGE ALTERATION PERMIT  
APPLICATIONS AT 3880 BAYVIEW STREET**

Your letter dated January 8, 2010 regarding the above was subject of discussion at the Steveston Harbour Authority Board of Directors on January 12, 2010.

Please be advised that as the Steveston Harbour Authority has no jurisdiction over the above noted property, and as such feel we are not in a position to impose anything on ESSO, however should the SHA or any other potential purchaser of the property wish to have waterfront access, it would make sense that the dock structure remain in place.

Should you have any questions, please feel free to contact General Manager, Bob Baziuk at 604-272-5539.

Yours truly,

Graham Turnbull, Board Chairman  
Steveston Harbour Authority

CC: Steveston Harbour Authority Board of Directors  
Robin Richardson, Manager, Program Operations, Small Craft Harbours



City of Richmond

## Heritage Alteration Permit

No. HA 09-492105

To the Holder: CITY OF RICHMOND

Property Address: 3880 BAYVIEW STREET

Legal Description: Lot: 22 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 26081

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued to authorize the dismantling and demolition of structures and associated infrastructure including:
  - a) removal of hazardous materials identified during building surveys;
  - b) demolition of the pile supported office and warehouse buildings;
  - c) removal of the supply piping, decking and associated infrastructure on the dock;
  - d) retention of all pilings and groups of pilings associated with docks and pile-supported structures in leased waterlots, foreshore and upland to allow for investigation of sediments;
  - e) removal of underground storage tanks;
  - f) performance of preliminary Environmental Site Assessment in the upland portion of the property; and
  - g) securing the site while completing the Site Assessment.
3. This Heritage Alteration Permit is issued to authorize:
  - a) removal of three (3) permit-size native alder trees; and
  - b) provide replacement plantings (1.5 m landscape buffer) as per the Site Landscape Plan to be effected at a later date after site remediation.
  - c) A Site Landscape Plan and Site Management Plan have been attached to and form a part of this Heritage Alteration Permit.
4. A Letter of Credit in the full amount of the planting, labour and materials is to be provided as security to ensure performance of landscaping required for screening.

5. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT
---



**A Professionally-  
J.D. Michael & Associates, L.L.C.  
which Complied With Connecticut L.M.  
Mary Clark Yip Consulting L.L.C.**

**Radio C-730-41188 1880 Clark Drive  
Baltimore, British Columbia  
V6C 8C8**

**74 (800) 437-3042 / 437-4723**

**LANDSCAPE BUFFER**  
3880 BAYVIEW ST.  
RICHMOND, B.C.

LANDSCAPE  
PLAN

DATE	
TIME	
LOCATION	
OFFICER	
SUBJECT	
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DRAWING NUMBER	OF 1

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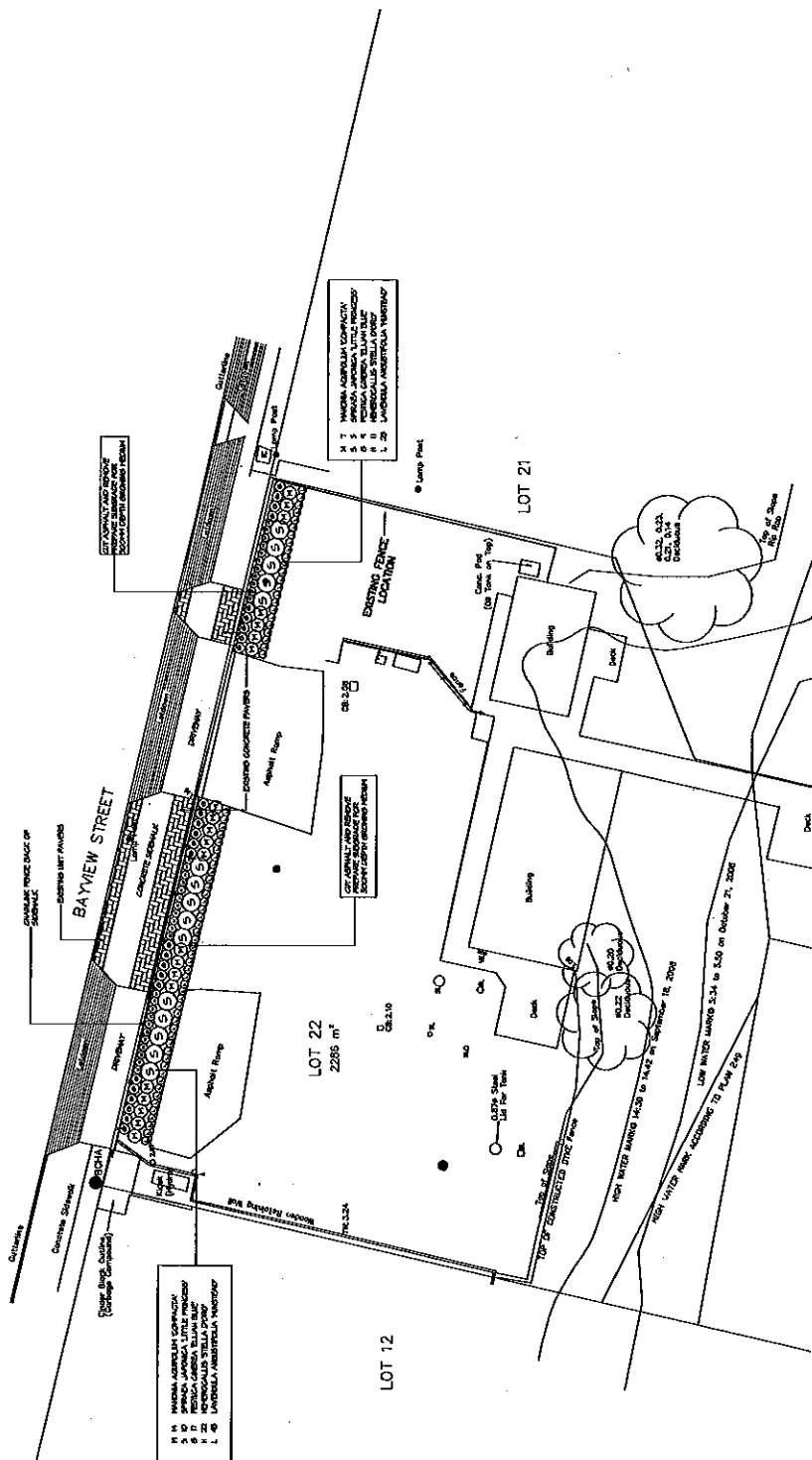
**Abstract**

**ATTN:2020-04**

## LAURELLA

## CONCLUSIONS

**Y2014**



**Imperial Oil Limited**  
Remediation and Reclamation Services  
Suite 405, 5945 Kathleen Ave.  
Burnaby, BC  
V5H 4J7

November 23, 2009

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

**Re: Permit Applications (DA 09-493526, D8 09-493950 and HA 09-492105) for 3880 Bayview Street**

Attention: Mr. Terrence Brunette  
Planner - Urban Development Division

Dear Mr. Brunette:

In accordance with your request, this letter provides confirmation that Imperial Oil will install and maintain a landscape buffer, as follows, at our former Marine Fuels facility located at 3880 Bayview Street:

1. Imperial will retain a contractor to maintain the landscape border on a scheduled basis and water as necessary to maintain the plants.
2. Maintenance of the landscape buffer will include replacement of plants that do not survive.
3. Imperial will maintain the landscape buffer until the property has been transferred/sold to another party.

I trust this letter meets your requirements as stated in your correspondence to date. If you require additional information please do not hesitate to contact by telephone at 604-842-9666.

Yours truly,



Peter Nicholson  
Project Manager



A CCS Company

Imperial Oil Ltd.  
5945 Kathleen Ave.  
Suite 405 – Metrotown Place III  
Burnaby, B.C. V5H 4J7

Oct 9, 2009

Attention: Mr. Len Appel

Len,

HAZCO Environmental Services, a division of CCS Corporation has prepared this Site Management Plan in response to a request from Terence Brunette of The City of Richmond (Re. email dated Oct 6, 2009). This Site Management Plan is required as a supplement the City of Richmond Heritage Alteration Permit Application to indicate interim and long-term site management measures. This Site Management Plan also complies with other permits required for this project which include:

- Vancouver Fraser Port Permit 2009-004
- Fraser River Estuary Management Program CPR#011F036
- City of Richmond Demolition Permit (pending)

#### **SITE MANAGEMENT PLAN**

The Site Management Plan will be focused on ensuring the property is kept in a safe, secure and tidy condition before, during and after demolition, assessment and potential remediation activities. It is anticipated that demolition and assessment activities will commence in November 2009 (permits pending) and carry through 2010. A final schedule for the complete assessment and remediation (if required) will be evaluated following results obtained during the demolition and initial assessment phases of the project. The site management measures during these phases will include the following:

##### **Pre-demolition & Assessment**

- Bi-weekly inspections by a qualified security contractor with observations documented and reported to HAZCO while superstructures are present.
- Maintenance of grounds to remove debris, cut grass and address other issues as required.
- Signage will be placed on the fence at all times with site and emergency contact information.

##### **Demolition, Assessment and Remediation**

- Privacy screening will be installed on the chain link fencing adjacent Bayview Street.
- Signage will be placed on the fence at all times with site and emergency contact information.

HAZCO ENVIRONMENTAL SERVICES, a division of CCS Corporation  
13511 VULCAN WAY, RICHMOND, BC V6V 1K4  
TELEPHONE (604) 214-7000 FAX (604) 214-7017  
TOLL FREE 1-800-667-0444  
www.hazco.com



A **CCS** Company

- All excavations to be backfilled compacted and graded to maintain surface groundwater flow patterns and minimize sediment migration.

**Post-demolition, Assessment and Remediation**

- Installation of parameter chain link fence.
- Signage will be placed on the fence at all times with site and emergency contact information.
- Maintenance of grounds to remove debris, cut grass and address other issues as required.

We look forward to the opportunity to work with you on this project. Please don't hesitate to contact me with any questions or comments.

Regards,

A handwritten signature in black ink, appearing to read "Matthew Nikkinen". The signature is stylized with a large, sweeping "M" and "N".

Matthew Nikkinen  
Project Manager  
**HAZCO** Environmental Services

**HAZCO ENVIRONMENTAL SERVICES**, a division of CCS Corporation

13511 VULCAN WAY, RICHMOND, BC V6V 1K4

TELEPHONE (604) 214-7000 FAX (604) 214-7017

TOLL FREE 1-800-667-0444

[www.hazco.com](http://www.hazco.com)

**PLN - 107**