



## Phase I Environmental Site Assessment 771 Gibsons Way, Gibsons, BC

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FINAL

**Prepared For:**  
Beryl and Walter Kern  
Unit 1 – 771 Gibsons Way  
Gibsons, BC V0N 1V9

**Prepared By:**  
EXP Services Inc.  
#275 – 3001 Wayburne Drive  
Burnaby, BC V5G 4W3  
t: +1.604.874.1245

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## Executive Summary

EXP Services Inc. (EXP) was retained by Beryl and Walter Kern (the “Client”) to conduct a Phase I Environmental Site Assessment (ESA) for 771 Gibsons Way, Gibsons, BC (herein referred to as the “Site”). The Site is situated on the south side of Gibsons Way, north of School Road at a 3-way junction. The Site is triangular in shape with an area of approximately 4,200 m<sup>2</sup> and is zoned C-1: Upper Gibsons Commercial District 1. The Site is currently occupied by a commercial/retail building with multiple tenants. Surrounding land use includes residential, commercial, and institutional developments.

It is our understanding that the Phase I ESA has been requested by the client for due diligence purposes prior to the sale of the Site. This report presents a summary of information obtained through a review of the historical and current conditions of the Site along with EXP’s conclusions and recommendations. This report is not intended for submission to the BC Ministry of the Environment and Climate Change Strategy (BC MOECCS) for regulatory approvals at this time.

The aerial photograph review indicated that the Site generally appeared to be vegetated and undeveloped until the current onsite building was constructed in the late 1980s. The building was first observed in the photograph from 1990, and the area around the building appeared to be paved. The Site generally appeared unchanged in subsequent years.

Mixed areas of vegetative cover and development were observed in the vicinity of the Site in aerial photographs from the late 1940s. What appeared to be low density residential housing was visible north of the Site, what appeared to be a school building was observed further east of the Site, and a residential building was observed to the west of the Site. Most of this infrastructure still exists today. The area to the south of the Site was developed for residential use in the late 1960s, and the area further to the southwest appeared to be in use by the school site which appeared to be redeveloped over time although the original school building still exists. To the south of the school site, townhomes were developed in the late 1980s or early 1990s. Further to the east-southeast of the Site, the building for the Royal Canadian Legion was constructed in the early 1970s.

EXP conducted a Site visit on October 5, 2022. At that time, EXP observed that the Site was occupied by a one and a half-storey commercial building with ten separate commercial units occupied by six tenants split between eight units and two vacant units (Units 2 and 10). The Site building is approximately 21,500 ft<sup>2</sup> in area. The areas surrounding the Site building consist of landscaped areas and a paved parking lot.

During the Site visit, EXP was accompanied by the current owner of the Site, Ms. Beryl Kern, who has been familiar with the parcel since the construction of the current Site building in 1986. Ms. Kern indicated that an elevator shaft was built for the building at the time of its initial construction in 1986, however the elevator system was never installed. A hydraulic lift is present servicing the Kern’s Furniture warehouse and showroom areas. Ms. Kern was not aware of any ASTs or USTs onsite, nor was she aware of any current or historical environmental issues onsite or at properties surrounding the Site. Ms. Kern indicated that prior to the building’s construction, the Site area was vacant and forested. Additionally, Ms. Kern was not aware of any fill material brought to the Site or any major occurrence of spill onsite.

EXP observed the surrounding areas to be developed primarily for residential purposes, with single family residential dwellings observed to the north across Gibsons Way and to the southwest across School Road. In addition, Gibsons Elementary School is present to the southwest across School Road, while an apparent multi-family apartment building, and the Royal Canadian Legion #109 were present directly to the east.

*Conclusions and Recommendations*

One (1) onsite area of potential environmental concern (APEC) was identified during the Site visit. The APEC and associated potential contaminants of concern (PCOCs) are outlined in the table below:

Area of Potential Environmental Concern (APEC)	APEC Description / Comments	Media and Potential Contaminants of Concern (PCOCs)	Risk Rating
<b>Onsite</b>			
<b>APEC 1</b> Hydraulic Lift	A hydraulic lift is present servicing the Kern's Furniture warehouse and showroom areas. This lift is likely associated with a hydraulic oil reservoir.	<b>Soil and Groundwater:</b> hydrocarbons (LEPH, HEPH, PAHs), PCBs	Low to moderate (We assume that there have been no leaks of hydraulic oil over time)

**Notes:** LEPH/HEPH: Light/Heavy Extractable Petroleum Hydrocarbons PAHs: Polycyclic Aromatic Hydrocarbons  
 PCBs: Polychlorinated Biphenyls

The following are EXP's conclusions and recommendations:

- The current and historical operations and activities at the Site are generally considered to pose a low to moderate potential of environmental concern to the Site.
- The current and historical operations at properties near the Site are generally considered to pose a low potential of environmental concern to the Site.

Based on the results of the Phase I ESA, additional sub-surface investigations in the form of a Phase II ESA are not required at the Site at this time as there is considered to be a low to moderate potential of environmental concern to the Site for contaminants being present above the BC CSR Commercial Land Use (CL) Standards (numerical or risk-based).

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# 1 Introduction

EXP Services Inc. (EXP) was retained by Beryl and Walter Kern (the “Client”) to conduct a Phase I Environmental Site Assessment (ESA) for 771 Gibsons Way, Gibsons, BC (herein referred to as the “Site”). The Site is situated on the south side of Gibsons Way, north of School Road at a 3-way junction. The location of the Site is shown on Figure 1. The Site is triangular in shape with an area of approximately 4,200 m<sup>2</sup> and is zoned C-1: Upper Gibsons Commercial District 1. The Site is currently occupied by a commercial/retail building with multiple tenants. Surrounding land use includes residential, commercial, and institutional developments.

It is our understanding that the Phase I ESA has been requested by the client for due diligence purposes prior to the sale of the Site. This report presents a summary of information obtained through a review of the historical and current conditions of the Site along with EXP’s conclusions and recommendations. This report is not intended for submission to the BC Ministry of the Environment and Climate Change Strategy (BC MOECCS) for regulatory approvals at this time.

## 1.1 Objective & Scope of Work

The objective of a Phase I ESA is to determine whether a site is, or may be, affected by potential or actual contamination resulting from past or present land use activities. Adjacent properties are also observed for potential sources of contamination that could affect a site. A Phase I ESA seeks to identify the location and probable nature of potential contaminants of concern (PCOC) associated with Areas of Potential Environmental Concern (APECs), if any, but specifically excludes the use of intrusive sampling and analytical testing. A Phase I ESA is conducted to provide comment on the potential for contamination at a property, and where warranted, to provide recommendations for a follow-up assessment.

If APECs and PCOCs are identified through a Phase I ESA, a Phase II ESA is normally recommended for a follow-up assessment to provide an initial characterization of environmental media (soil, sediment, surface water, groundwater, and/or vapour). This is accomplished through intrusive sampling and analytical testing to confirm or refute the presence of environmental contamination.

The scope of work for this Phase I ESA included a review of the following:

- 1) Historical Documents
  - Current land titles
  - Historical land ownership
  - City directories
  - Historical aerial photographs
  - Fire insurance plans
- 2) Physical Site Characteristics
  - Local topography and drainage
  - Proximity to surface water bodies and sensitive receptors
  - Geologic and hydrogeologic setting
  - Climate information
- 3) Site Reconnaissance
  - Current land use at the Site and surrounding properties

- Ground cover
  - Surficial staining and/or stressed vegetation as indicators of potential contamination
  - Presence of groundwater wells
- 4) Government Records
- BC water well records
  - BC Online Site Registry Results
- 5) Interviews
- Interviews with people knowledgeable of the activities at the Site and its vicinity

## 1.2 General Assessment Standards

This Phase I ESA was completed in general conformance with the following:

- *Phase I Environmental Site Assessment, Canadian Standards Association (CSA) CSA-Z768-01 (R2016);*
- *BC Contaminated Sites Regulation under the Environmental Management Act. BC MOECC.*

This Phase I ESA does not indicate geotechnical conditions, identify geologic hazards, or constitute an audit of any environmental management practices.

## 2 Site Description

The Site description is provided in the following table.

Table 1: Summary of Site Description				
Address	771 Gibsons Way, Gibsons, BC			
Legal Description	Lot D Block 2 Plan VAP20785 District Lot 686 Land District 1 Land District 36			
Lot PID	003-636-411			
Latitude	49°	24'	23.39" N	Source: – Google Earth Pro®
Longitude	123°	30'	44.03" W	
Lot Shape and Size	The area of the Site is 4,200 m <sup>2</sup> . Source: BC Assessment			
Current Land Use	Commercial			
Municipal Zoning	C-1: Upper Gibsons Commercial District 1 Source: Town of Gibsons Zoning Bylaw No. 1065, 2007			
Current On-Site Facilities	The Site is currently occupied by a commercial/retail building with multiple tenants.			
Surface Cover (Approximate)	Building – 40% Paving – 55% Landscaping – 5%			

Select photographs of the Site captured during the Site visit are included in Appendix A.

### 3 Records Review

#### 3.1 Summary of Information from Public Records

Historical or current records as noted in the following table were reviewed to obtain information and to establish the land use history of the Site and the adjacent properties. A summary of records review is presented in Table 2 as follows:

Table 2: Summary of Records Review	
Information Reviewed	Summary
Land Title Search	<p>A current and historical title search was conducted by West Coast Title Search (WCTS) for the Site. The current owners of the Site were identified as Walter and Beryl Kern as joint tenants, who have owned the Site since 1985. The historical title search found previous titles dating back to 1962. Previous owners included the following:</p> <ul style="list-style-type: none"> <li>• Allan Patrick Gould (1971 to 1985); and,</li> <li>• Home Oil Distributors Limited (1962 to 1971).</li> </ul> <p>A review of the names of the previous Site owners indicates a potential for environmental concern to the Site during the time that the Site was owned by Home Oil Distributors Limited between 1962 and 1971, however aerial photograph review of the Site during the 1960s and 1970s did not indicate evidence of development or use of the Site at that time. The current Site building was constructed in late 1980s. Therefore, the potential for environmental concern at the Site from the previous owner Home Oil Distributors Limited is considered to be low.</p> <p>Copies of the current land title and historical title search are provided in Appendix B.</p>
Aerial Photographs	<p>Aerial photographs were obtained from the Geographic Information Centre of the University of British Columbia (GIC – UBC) for the years 1947, 1950, 1957, 1964, 1968, 1976, 1979, 1983, 1990, 1994, 1998, and 2005. Google Earth Imagery from 2022 was also reviewed. The aerial photograph interpretation is as follows:</p>
<p><b>1947: BC349: 101 and 102</b></p> <p><b>Site:</b> Mixed areas of vegetative cover and development were observed in the vicinity of the Site. The details of the Site were unclear due to the scale and quality of the photograph.</p>	
<p><b>N:</b> Gibsons Way was visible adjacent to the north of the Site. What appeared to be areas of clearing and development was observed further to the north.</p>	<p><b>S:</b> The area south of the Site appeared to be partly vegetated and partly cleared or developed.</p>
<p><b>W:</b> The area to the west of the Site appeared to be cleared or developed.</p>	<p><b>E:</b> The area east of the Site appeared to be cleared or developed.</p>
<p><b>1950: BC1048: 76 and 77</b></p> <p><b>Site:</b> What appeared to be low lying vegetation was visible on the Site. The details of the Site were unclear due to the scale and quality of the photograph.</p>	
<p><b>N:</b> What appeared to be low density residential development was observed north of the Site.</p>	<p><b>S:</b> School Road was visible to the south of the Site. The area further to the south was partly vegetated and partly developed.</p>

Table 2: Summary of Records Review

Information Reviewed	Summary	
<b>W:</b> A rectangular shaped building (school building) was visible west of the Site opposite School Road.	<b>E:</b> A rectangular building was visible east of the Site.	
<b>1957: BC2099: 49 and 50</b> <b>Site:</b> Generally similar to the previous aerial photograph. The details of the Site were unclear due to the scale and quality of the photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1964: BC5102: 29 and 30</b> <b>Site:</b> Generally similar to the previous aerial photograph. The details of the Site were unclear due to the scale and quality of the photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1968: BC5313: 09 and 10</b> <b>Site:</b> Generally similar to the previous aerial photograph. The details of the Site were unclear due to the scale and quality of the photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1976: BC5722: 82 and 83</b> <b>Site:</b> Generally similar to the previous aerial photograph. The details of the Site were unclear due to the scale and quality of the photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph. What appeared to be a residence was visible adjacent to the south of the Site on the north side of School Road.	
<b>W:</b> Generally similar to the previous aerial photograph. Additional development was visible in the area south of the school building further to the west-southwest of the Site.	<b>E:</b> Generally similar to the previous aerial photograph. What appeared to be a large clearing was visible further to the east of the Site	
<b>1979: BC79068: 203 and 204</b> <b>Site:</b> Generally similar to the previous aerial photograph. The Site appeared to be covered with vegetation, no obvious development was observed.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph. What appeared to be a large building was visible in the clearing previously noted further to the east of the Site	
<b>1983: BC83016: 60 and 61</b> <b>Site:</b> Generally similar to the previous aerial photograph.		

Table 2: Summary of Records Review

Information Reviewed	Summary	
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1990: BCB90045: 34 and 35</b> <b>Site:</b> The current onsite building was visible on the Site. The area surrounding the building appeared to be paved.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1994: BCC94145: 79 and 80</b> <b>Site:</b> Generally similar to the previous aerial photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph. What appeared to be residential townhomes were visible to the southwest of the Site opposite School Road.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>1998: BCB98008-239 and 240</b> <b>Site:</b> Generally similar to the previous aerial photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>2005: BCC05143: 173 and 174</b> <b>Site:</b> Generally similar to the previous aerial photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> Generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<b>2022: Google Earth Imagery 7/28/2022</b> <b>Site:</b> Generally similar to the previous aerial photograph.		
<b>N:</b> Generally similar to the previous aerial photograph.	<b>S:</b> Generally similar to the previous aerial photograph.	
<b>W:</b> What appeared to be a new school building was visible further to the west of the Site. Otherwise, generally similar to the previous aerial photograph.	<b>E:</b> Generally similar to the previous aerial photograph.	
<p>The details in many of the photographs obtained for the aerial review were unclear due to the scale and quality of the photographs, however general observations were made. The Site generally appeared to be vegetated and undeveloped until the current onsite building was constructed in the late 1980s. The building was first observed in the photograph from 1990, and the area around the building appeared to be paved. The Site generally appeared unchanged in the subsequent years.</p> <p>Mixed areas of vegetative cover and development were observed in the vicinity of the Site in the late 1940s. What appeared to be low density residential housing was visible north of the Site, what appeared to be a school building was observed further east of the Site, and a residential building was observed to the west of the Site. Most of this infrastructure still exists today. The area immediately to the south of the Site was developed for residential use in the late 1960s, and the area further to the southwest appeared to be in use by the school site which appeared to be redeveloped over time although the original school building still</p>		

Table 2: Summary of Records Review

Information Reviewed	Summary
	exists. To the south of the school site, townhomes were developed in the late 1980s or early 1990s. Further to the east-southeast of the Site, the building for the Royal Canadian Legion was constructed in the early 1970s.
Fire Insurance Maps (FIPs)	<p>A search request for FIPs pertaining to the Site was submitted to <i>buildinghistory.ca</i>. FIPs for the years 1939 and 1939 revised 1952 were obtained.</p> <p><b>1939:</b> No development was illustrated on the Site. A community hall building was depicted north of the Site opposite Sechelt Road (now Gibsons Way), a school building was depicted west of the Site opposite School Road, and a church was depicted to the northwest of the Site. No indication of fuel storage tanks on or near the Site was observed on the FIP.</p> <p><b>1939 Revised 1952:</b> Generally similar to the previous FIP.</p>
City Directories	A search request for City Directories for the Site and surrounding area was submitted to <i>buildinghistory.ca</i> . No city directories were available.
BC Online	<p>A search of the BC Online Site Registry was conducted on September 23, 2022. The search was conducted for listings within a 500 m radius of the Site. Five (5) entries were identified. The nearest property to the Site was Site ID 23776 located at 743 School Road, approximately 100 m south, downgradient, of the Site. All the other properties listed were located at greater distances from the Site. Based on the distances of the registered properties from the Site, the properties identified in the Site Registry search are generally considered to pose a low potential of environmental concern to the Site.</p> <p>A copy of the Site Registry search results is included in Appendix C.</p>
Water Use Resources	<p><b>Surface Water</b> – The area surrounding the onsite building is paved. The Site slopes to the southeast. Surface water is generally expected to flow along paved surfaces and enter into storm water catch basins.</p> <p><b>Groundwater</b> – A review of topographic contours indicates that the topography in the area of the Site slopes southeast. No surface water bodies are located within 500 m of the Site. Shoal Channel is located approximately 700 m southeast of the Site. The inferred direction of groundwater flow at the Site is to the southeast.</p> <p><b>Water Wells</b> – A search of the online BC Water Resources Atlas was conducted for records of water wells located near the Site. There are at least five (5) water wells located within approximately 500 m of the Site. No water wells were identified to be located on the Site.</p> <p><b>Aquifers</b> – Two aquifers (ID: 555 and 560) were identified underlying the Site according to the BC Water Resources Atlas. Aquifer 555 is a fractured crystalline bedrock aquifer listed as having moderate vulnerability. Aquifer 560 is an unconfined sand and gravel aquifer listed as having moderate vulnerability. Productivity and demand for aquifers 555 and 560 was not listed.</p>
Flood Plain Maps	Floodplain mapping for the area of the Site was not available. No major rivers are located near the Site. The Site is located at an elevation of approximately 110 m above mean sea level.
Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)	The aerial photograph review indicated that no major development occurred on the Site until the late 1980s. No aboveground or underground storage tanks were noted at the time of the Site visit. There is considered to be a low potential for USTs to be present at the Site.
BC Assessment	<p>Information for the Site provided by BC Assessment indicated the year built as 1986. The land area for the Site is listed as 45,242 ft<sup>2</sup>, and the land description lists shopping centre.</p> <p>Source: BC Assessment, <a href="https://www.bcassessment.ca">https://www.bcassessment.ca</a></p>

Table 2: Summary of Records Review

Information Reviewed	Summary
Municipal Information	Municipal information available online for the Site was referenced from the Sunshine Coast Regional District Property Viewer online application. Source: <a href="https://maps.scrd.ca/">https://maps.scrd.ca/</a>
Climatic Information	Canadian Climate Normals 1981-2010, published by Environment Canada were reviewed. Data collected from the Gibsons weather station indicated the following: <ul style="list-style-type: none"> <li>• Average daily maximum temperature ranges from 6.1 °C in December to 22.6 °C in August;</li> <li>• Average daily minimum temperature ranges from 1.9 °C in December to 13.7 °C in August;</li> <li>• Maximum precipitation occurs in November (212.9 mm, including 1.9 cm of snowfall);</li> <li>• Minimum precipitation occurs in July (41.1 mm); and,</li> <li>• Average annual precipitation is 1370.8 mm (including 28.4 cm of snow)</li> </ul>
General Topography	A review of topographic contours indicates that the topography in the area of the Site slopes southeast towards Shoal Channel located approximately 700 m southeast of the Site.
Surficial Geological Maps	Surficial geology at the Site was reviewed from the map “Surficial Geology Sunshine Coast Area” (Figure 1) from <i>Surficial Geology and Sand and Gravel Deposits of Sunshine Coast, Powell River, and Campbell River Areas</i> , BC Ministry of Mines and Petroleum Resources, 1977. The Site appeared to lie within one deposit category, described below: <i>Capilano Sediments</i> – Marine and glaciomarine deposits: varied gravelly, sandy, stony, clay, and clay veneer (normally over till).
Previous Environmental or Geotechnical Investigations	No previous reports were provided to EXP for review regarding the Site.

## 4 Site Visit

On October 5, 2022, EXP conducted a Site visit in accordance with EXP’s internal health and safety protocols. The purpose of the Site visit was to assess the Site’s current conditions and observe surrounding land use. Ms. Christina Gray, B.Sc., EIT, of EXP conducted the Site Walkthrough and was accompanied by Ms. Beryl Kern, a current co-owner of the Site who has been familiar with the parcel since the construction of the current Site building in 1986.

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Selected photographs documenting the visit are included in Appendix A. Site walkthrough observations are discussed in the following sections.

### 4.1 Site Location and Use

The Site is located to the southeast of the three-way intersection of Gibsons Way, Sunshine Coast Highway and School Road. The Site is comprised of ten separate commercial units occupied as follows:

Unit 1 – Kern’s Furniture

Unit 2 – Vacant office space

- Unit 3 – SunStone Therapeutic Massage
- Unit 4 – Lyft Commodity Trading Ltd.
- Unit 5 – CIS: Custom Integrated Solutions
- Unit 6 – Gibsons Copy Shop
- Units 7 & 8 – Salvation Army Thrift Store
- Unit 9 – Kern’s Furniture Warehouse
- Unit 10 – Vacant office space used as a storage area

#### **4.2 Buildings and Structures**

The Site is occupied by a one and a half-storey commercial building with ten separate commercial units occupied by six tenants split between eight units and two vacant units (Units 2 and 10). Ms. Kern indicated that the Site building is approximately 21,500 ft<sup>2</sup> in size. The areas surrounding the Site building consist of landscaped areas and a paved parking lot.

#### **4.3 Limitations at the Site**

No significant access limitations were experienced at the time of the Site visit. The interior of Unit 4 – Lyft Commodity Training Ltd., was not viewed at the time of the Site visit due to the occupants not being present, however observations made through the window confirmed the unit was being used as a commercial office space.

#### **4.4 Chemical Inventory, Storage and Handling**

No significant chemical inventory or storage was observed within the Site during the Site visit.

#### **4.5 Aboveground or Underground Storage Tanks (ASTs or USTs) and Containers**

No evidence of any ASTs or USTs storing hazardous substances or fuels were noted at the Site during the Site Visit.

#### **4.6 Special Attention Substances**

Based on age of the Site building, there is a likelihood of Special Attention Substances (SAS) being present within the Site.

#### **4.7 Other or Unidentified Substances**

No unidentified substances were observed onsite at the time of the Site visit.

#### **4.8 Drains and Sumps**

Catch basins were observed throughout the paved area on and around the Site area. No floor drains or sumps were observed at the time of the Site visit.

#### **4.9 Building Heating and Cooling Systems**

According to the information provided by Ms. Kern during the Site visit, each Site unit is heated via a separate furnace and heat pump system.

#### 4.10 Mechanical Equipment

Ms. Kern indicated that an elevator shaft was built for the building at the time of its initial construction in 1986, however the elevator system was never installed. A hydraulic lift is present servicing the Kern’s Furniture warehouse and showroom areas (Appendix A, Photograph 27).

#### 4.11 Air Emissions

There were no processes in operation on the subject Site that require air emission permits.

#### 4.12 Odour and Noise

No significant noises or environmentally suspect odours were noted during the Site visit.

#### 4.13 Sewage and Wastewater Disposal

The Site building was connected to the municipal wastewater collection services at the time of the Site visit.

#### 4.14 Liquid Chemical Waste Generation, Storage & Disposal

At the time of the Site visit, liquid chemical waste, or processes generating liquid chemical waste were not observed.

#### 4.15 Solid Waste Generation, Storage & Disposal

Third-party garbage dumpsters were observed along the southeastern Site boundary (Appendix A, Photograph 28).

#### 4.16 Potable Water Sources

The Site building was connected to municipal potable water services at the time of the Site visit.

#### 4.17 Fill Materials

No environmentally suspect fill materials were observed at the Site.

#### 4.18 Stained Materials

No evidence of environmentally suspect staining was observed at the Site during the Site visit.

#### 4.19 Stressed Vegetation

Stressed vegetation was not observed at the time of the Site visit.

#### 4.20 Pits and Lagoons

No pits or lagoons were observed at the Site at the time of the Site visit.

#### 4.21 Surrounding Areas

At the time of the Site visit for this Phase I ESA, the conditions and operations at the surrounding areas were observed and are summarized in Table 3 as follows. The land uses at the surrounding areas are shown on Figure 2.

Table 3: Adjacent Properties	
Location	Surrounding Land Use
North	<ul style="list-style-type: none"> <li>Gibsons Way</li> </ul>

Table 3: Adjacent Properties	
Location	Surrounding Land Use
	<ul style="list-style-type: none"> <li>Heritage Playhouse</li> <li>Low-Density Residential Homes</li> </ul>
Southwest	<ul style="list-style-type: none"> <li>School Road</li> <li>Gibsons Elementary School</li> </ul>
Southeast	<ul style="list-style-type: none"> <li>School Road</li> <li>Low-Density Residential Homes</li> </ul>
East	<ul style="list-style-type: none"> <li>Apparent Multi-Family Residential Building</li> <li>Royal Canadian Legion #109</li> </ul>

## 5 Interviews

At the time of the Site visit, Ms. Beryl Kern, a current co-owner who has been familiar with the Site since the buildings construction in 1986 was interviewed. Ms. Kern indicated that the Site is currently used as a multi-unit commercial building. She was not aware of any ASTs or USTs onsite, nor was she aware of any current or historical environmental issues onsite or at properties surrounding the Site. Ms. Kern indicated that prior to the building's construction, the Site area was vacant and forested. Additionally, Ms. Kern was not aware of any fill material brought to the Site or any major occurrence of spill onsite.

## 6 Applicable Standards

At the time of preparation of this report, the Site was zoned C-1: Upper Gibsons Commercial District 1. The Site is currently occupied by a commercial/retail building with multiple tenants. There are no surface water bodies located within 500 m of the Site. Based on the current land use at the Site (commercial), the BC CSR Commercial (CL) Land Use standards for soil would apply as set out in Schedule 3.1. For groundwater, Schedule 3.2, the CSR drinking water (DW) use standards would apply. For soil-vapour, Schedule 3.3, the CSR soil-vapour remediation standards for CL use would apply. For soil classification/disposal purposes, the BC Hazardous Waste Regulation (HWR) standards/criteria would also apply to the Site. Site-specific factors and applicable standards for the Site are outlined in Table 4 below:

Table 4: Applicable Regulatory Standards		
Site-Specific Factor	Applicability	Rationale
Intake of contaminated soil	Yes	Applicable at all sites.
Toxicity to soil invertebrates and plants	Yes	Applicable at all sites.
Groundwater used for drinking water (DW)	Yes	Applicable at all sites, unless certain hydrogeological conditions exist which need to be demonstrated as per requirements of BC MOECCS's Protocol 21.
Groundwater flow to surface water used by freshwater aquatic life (AW <sub>f</sub> )	No	No freshwater receptors are present within 500 m of the Site.
Groundwater flow to surface water used by marine aquatic life (AW <sub>m</sub> )	No	No marine receptors are present within 500 m of the Site.

Table 4: Applicable Regulatory Standards

Site-Specific Factor	Applicability	Rationale
Groundwater used for livestock watering and irrigation	No	Irrigation or livestock watering wells do not appear to be present within 500-metres of the Site.

## 6.1 Soil

### 6.1.1 CSR CL Standards

Site-specific factors include:

- Intake of contaminated soil;
- Toxicity to soil invertebrates and plants; and,
- Groundwater used for drinking water.

## 6.2 Groundwater

- CSR DW standards; and,
- CSR Groundwater Standards for EPHW<sub>10-19</sub> and VHW<sub>6-10</sub> apply to all sites, irrespective of water use.

## 6.3 Soil Vapour

- CSR CL standards.

# 7 Summary – Site and Surrounding Land Use

The objective of this Phase I ESA was to evaluate the potential for contamination at the Site. It is our understanding that this Phase I ESA was requested by the client for due diligence purposes prior to the sale of the Site.

## 7.1 Site

A summary of Site information obtained through a review of historical and current information is presented in Table 5 below.

Table 5: Summary of Site Information

Current Land Use	Commercial
Historical Land Use	Aerial photograph review indicated that the Site generally appeared to be vegetated and undeveloped until the current onsite building was constructed in the late 1980s. The building was first observed in the photograph from 1990, and the area around the building appeared to be paved. The Site generally appeared unchanged in the subsequent years.
BC CSR Schedule 2 Activities	None
Municipal Zoning	C-1: Upper Gibsons Commercial District 1 Source: Town of Gibsons Zoning Bylaw No. 1065, 2007
Current On-site Facilities	The Site is currently occupied by a commercial/retail building with multiple tenants.
Surface Cover (Approximate)	Building – 40% Paving – 55%

Table 5: Summary of Site Information

Table 5: Summary of Site Information	
	Landscaping – 5%
Water Bodies	No surface water bodies are located within 500 m of the Site. Shoal Channel is located approximately 700 m southeast of the Site. The inferred direction of groundwater flow at the Site is to the southeast.

## 7.2 Surrounding Land Use

Mixed areas of vegetative cover and development were observed in aerial photographs in the vicinity of the Site in the late 1940s. What appeared to be low density residential housing was visible north of the Site, what appeared to be a school building was observed further east of the Site, and a residential building was observed to the west of the Site. Most of this infrastructure still exists today. The area to the south was developed for residential use in the late 1960s, and the area further to the southwest appeared to be in use by the school site which appeared to be redeveloped over time although the original school building still exists. To the south of the school site, townhomes were developed in the late 1980s or early 1990s. Further to the east-southeast of the Site the building for the Royal Canadian Legion was constructed in the early 1970s.

During the Site visit, EXP observed the surrounding areas to be developed primarily for residential purposes, with single family residential dwellings observed to the north across Gibsons Way and to the southwest across School Road. In addition, Gibsons Elementary School is present to the southwest across School Road, while an apparent multi-family apartment building, and the Royal Canadian Legion #109 were present directly to the east.

## 8 Conclusions and Recommendations

One (1) onsite area of potential environmental concern (APEC) was identified during the Site visit. The APEC and associated potential contaminants of concern (PCOCs) are outlined in the table below:

Area of Potential Environmental Concern (APEC)	APEC Description / Comments	Media and Potential Contaminants of Concern (PCOCs)	Risk Rating
<b>Onsite</b>			
<b>APEC 1</b> Hydraulic Lift	A hydraulic lift is present servicing the Kern's Furniture warehouse and showroom areas. This lift is likely associated with a hydraulic oil reservoir.	<b>Soil and Groundwater:</b> hydrocarbons (LEPH, HEPH, PAHs), PCBs	Low to moderate (We assume that there have been no leaks of hydraulic oil over time)

**Notes:** LEPH/HEPH: Light/Heavy Extractable Petroleum Hydrocarbons PAHs: Polycyclic Aromatic Hydrocarbons  
 PCBs: Polychlorinated Biphenyls

The following are EXP's conclusions and recommendations:

- The current and historical operations and activities at the Site are generally considered to pose a low to moderate potential of environmental concern to the Site.
- The current and historical operations at properties near the Site are generally considered to pose a low potential of environmental concern to the Site.

Based on the results of the Phase I ESA, additional sub-surface investigations in the form of a Phase II ESA are not required at the Site at this time as there is considered to be a low potential of environmental concern to the Site for contaminants being present above the BC CSR Commercial Land Use (CL) Standards (numerical or risk-based).

## 9 Qualifications of Assessors

The Site reconnaissance for this assessment was conducted by Ms. Christina Gray, B.Sc., EIT. Ms. Gray has over a year of experience completing environmental assessments and has gained experience with the completion of Stage 1 PSIs/Phase 1 ESAs and field work tasks including groundwater sampling/monitoring, surveying and supervision of subcontractors.

The records review for this assessment was conducted by Ms. Britney Myers, B.Sc., ATAg, who has been trained to conduct Stage 1 PSIs and Phase I ESAs in general accordance with the BC CSR and the CSA Standard CSA Z768-01. Ms. Myers has more than ten years of experience working in the environmental field. She has completed more than 100 Stage 1 PSI/Phase I ESA type investigations.

The Phase I ESA review was completed by Mr. Jay Rao, P.Eng., CSAP who has 24 years of civil/environmental engineering experience. He has reviewed or completed a total of 1000 Stage 1 PSIs/Phase I ESAs over the years for due diligence purposes and has made several submissions to the BC MOECCS. He is a Contaminated Sites Approved Professional (numerical standards) with the BC MOECCS and has demonstrated experience in the assessment and remediation of complex sites.

## 10 References

### Assessment Standards and Guidance Documents

*Canadian Standards Association (CSA), 2001. Z768-01 (R2016) – Phase I Environmental Site Assessments.*

*Contaminated Sites Regulation (CSR) B.C. Reg. 375/96 [Last amended July 07, 2021 by B.C. Reg. 179/2021].* British Columbia Ministry of Environment 1997.

*Environmental Management Act (EMA), Chapter 53 [SBC 2003] [includes 2011 Bill 13, c. 13 amendments (effective June 2, 2011)].* British Columbia Ministry of Environment, 2003.

*Hazardous Waste Regulation (HWR) B.C. Reg. 63/88 [Last amended March 11, 2021 by B.C. Reg. 64/2021].* British Columbia Ministry of Environment, 1988.

*Technical Guidance on Contaminated Sites # 10 - Guidance for a Stage 1 Preliminary Site Investigation.* BC Ministry of Environment. August 2016.

### Sources

BC Water Resources Atlas. Accessed June 2022. <http://maps.gov.bc.ca/ess/hm/wrbc/>.

Environment Canada (EC), 2017. Canadian Climate Normals 1981-2010. [http://climate.weather.gc.ca/climate\\_normals/index\\_e.html#1981](http://climate.weather.gc.ca/climate_normals/index_e.html#1981)

Google Earth Pro 7.3.2.5776. April 2022. 771 Gibsons Way, Gibsons, BC. 49°24'23.39"N, 123°30'44.03"W. Available through: <http://www.google.com/earth/index.html> [Accessed September 2022].

Sunshine Coast Regional District Property Viewer online application. Accessed September 2022. <https://maps.scrd.ca/>

Site Registry. BC Online, April 2011. Retrieved September 23, 2022. <https://www.bconline.gov.bc.ca/>.

“Surficial Geology Sunshine Coast Area” (Figure 1) from *Surficial Geology and Sand and Gravel Deposits of Sunshine Coast, Powell River, and Campbell River Areas*, BC Ministry of Mines and Petroleum Resources, 1977.

## **11 Interpretation & Use of Study and Report**

### **11.1 STANDARD OF CARE**

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental consulting unless specifically stated in the engineering report.

### **11.2 COMPLETE REPORT**

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

### **11.3 BASIS OF THE REPORT**

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

### **11.4 USE OF THE REPORT**

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS “APPROVED USERS”. The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

### **11.5 INTERPRETATION OF THE REPORT**

- 1) Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing

programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

- 2) Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.
- 3) To avoid misunderstandings, EXP Services Inc. (EXP) should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by EXP. Further, EXP should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with EXP's recommendations. Any reduction from the level of services normally recommended will result in EXP providing qualified opinions regarding adequacy of the work.

## 11.6 REPORT FORMAT

When EXP submits both electronic file and hard copies of reports, drawings and other documents and deliverables (EXP's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by EXP shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by EXP shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of EXP's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EXP. The Client warrants that EXP's instruments of professional service will be used only and exactly as submitted by EXP.

The Client recognizes and agrees that electronic files submitted by EXP have been prepared and submitted using specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

## 12 Closure

It should be understood that this report was prepared based on the information provided by the Client and EXP's understanding of the project as described in Section 1.1 above. Also note that this report was prepared for the exclusive use of our Client and their designated agents, and may not be used by any other parties without the written consent of EXP.

Our terms associated with the "Interpretation & Use of Study and Report" are included in Section 11. These instructions form an integral part of this report and must be included with any copies of this report.

We trust this report meets your present requirements. Please contact the undersigned if you have any questions or require further assistance.

Sincerely,

EXP Services Inc.

Prepared by:



Britney Myers, B.Sc., ATAg  
Environmental Scientist

Reviewed by:



Christina Gray, B.Sc., EIT  
Environmental Engineer in Training

Reviewed by:

Jay Rao, M.A.Sc., P.Eng., CSAP  
Director-Environmental Services  
Western Canada

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## Figures

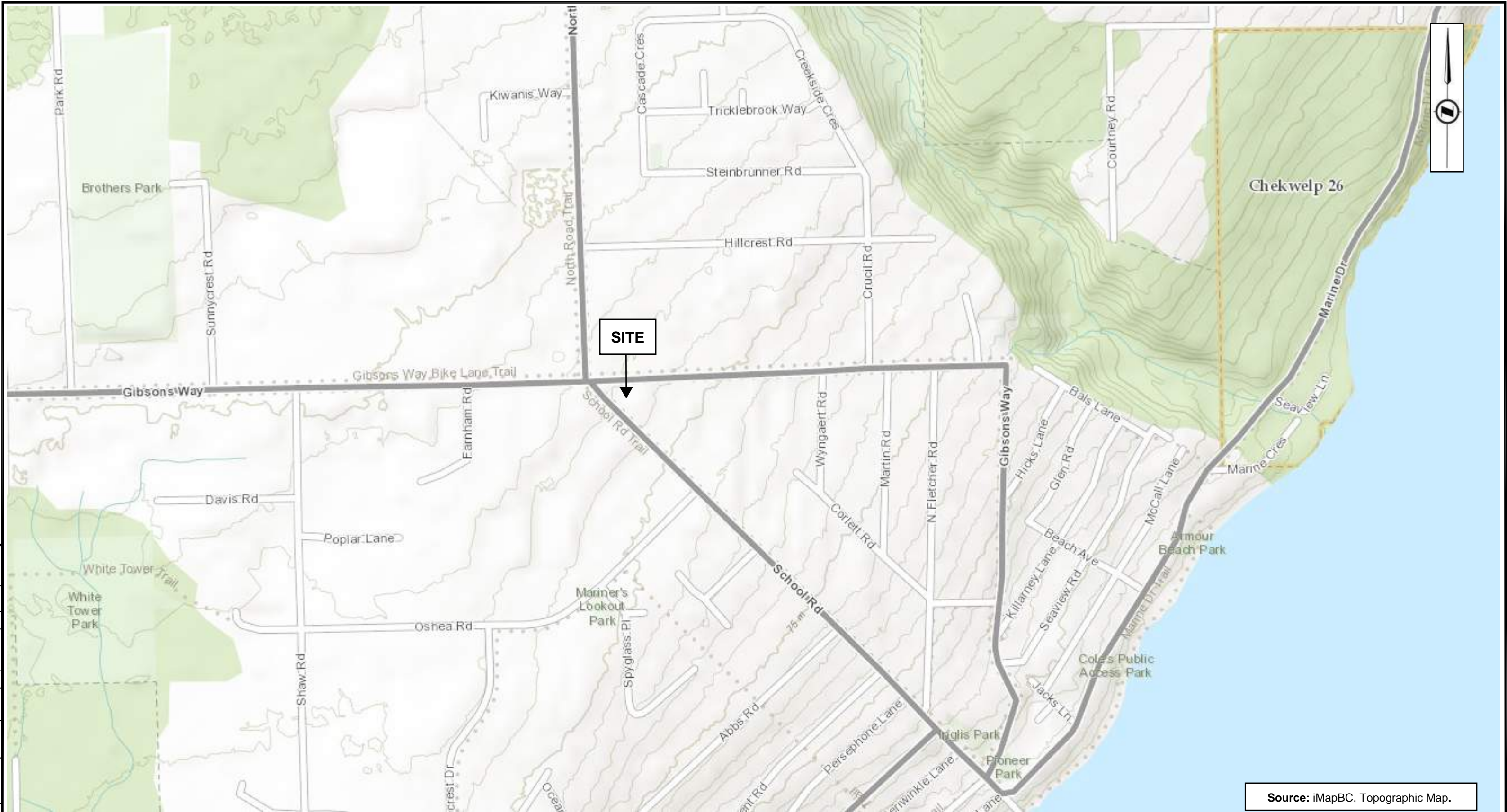
---

### Site Location Plan

Figure 1

### Site and Surrounding Land Use Plan

Figure 2



Source: iMapBC, Topographic Map.



**exp Services Inc.**  
 275-3001 Wayburne Drive  
 Burnaby, British Columbia V5G 4W3  
 Telephone: 604-874-1245  
 Fax: 604-874-2358  
 exp.com

CLIENT	Beryl and Walter Kern		
PROJECT	Phase I Environmental Site Assessment 771 Gibsons Way, Gibsons, BC		
PROJECT NO.	DFTR.	DSGN.	CHK.
VAN-22023004-A0	BM		JR

TITLE:	Site Location Plan		
DATE	SCALE:	DWG NO.	
October 2022	1:4900		Figure 1

C:\Users\lucum\Documents\active Projects\yuu\0404 temp\exp\landscape 11A17.dwg  
 may 16, 2017 - 3:21pm



Source: SCRD Maps, Property Viewer, 2021 Imagery



**exp Services Inc.**  
 275-3001 Wayburne Drive  
 Burnaby, British Columbia V5G 4W3  
 Telephone: 604-874-1245  
 Fax: 604-874-2358  
 exp.com

CLIENT	Beryl and Walter Kern		
PROJECT	Phase I Environmental Site Assessment 771 Gibsons Way, Gibsons, BC		
PROJECT NO.	DFTR.	DSGN.	CHK.
VAN-22023004-A0	BM		JR

TITLE:	Site and Surrounding Land Use Plan		
DATE	SCALE:	DWG NO.	
October 2022	1:1200		Figure 2

C:\Users\lucy\Documents\active Projects\yuu\0400\template\landscape\11A17.dwg

## Appendix A

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### Site Photographs

No. 1 to 28



**Photograph No. 1.**  
Site building; photograph taken facing east from School Road.



**Photograph No. 2.**  
View of building plaza sign listing tenants.



**Photograph No. 3.**  
View of paved alleyway on the southeastern portion of the Site.



**Photograph No. 4.**  
View of Gibsons Elementary School to the southwest of the Site.



**Photograph No. 5.**

View to the north of the Site at the intersection of Gibsons Way and Sunshine Coast Highway (School Road).



**Photograph No. 6.**

View of apparent multi-family residential dwelling to the southeast of the Site.



**Photograph No. 7.**

View of residential dwellings to the northeast of the Site along Gibsons Way.



**Photograph No. 8.**

View of Unit 1 – Kern's Furniture exterior.



**Photograph No. 9.**  
View of Kern's Furniture showroom/retail space.



**Photograph No. 10.**  
Alternate view of Kern's Furniture showroom/retail space.



**Photograph No. 11.**  
View of electrical panel located within utility closet for Kern's Furniture.



**Photograph No. 12.**  
View of Units 2 (Vacant) and 3 (SunStone Therapeutic Massage).



**Photograph No. 13.**  
View of vacant space within Unit 2.



**Photograph No. 14.**  
Alternate view of vacant space within Unit 2.



**Photograph No. 15.**  
View inside Unit 3 – SunStone Therapeutic Massage.



**Photograph No. 16.**  
Alternate view inside Unit 3 – SunStone Therapeutic Massage.



**Photograph No. 17.**  
View Unit 4 – Lyft Commodity Trading Ltd.



**Photograph No. 18.**  
View of Unit 5 – CIS: Custom Integrated Solutions.



**Photograph No. 19.**  
View inside Unit 5 – CIS: Custom Integrated Solutions.



**Photograph No. 20.**  
View of Unit 6 – Gibson's Copy Shop.



**Photograph No. 21.**  
View inside Unit 6 – Gibsons Copy Shop.



**Photograph No. 22.**  
View of Units 8 and 9 – Salvation Army Thrift Store.



**Photograph No. 23.**  
View inside Units 8 and 9 – Salvation Army Thrift Store.



**Photograph No. 24.**  
Alternate view inside Units 8 and 9 – Salvation Army Thrift Store.



**Photograph No. 25.**  
View inside storage/warehouse space for Kern's Furniture.



**Photograph No. 26.**  
View inside Unit 10 – vacant office space currently used as storage for the building owners at the time of the Site visit.



**Photograph No. 27.**

View of uninstalled elevator shaft and inground hydraulic lift located adjacent to Kern's Furniture warehouse space.



**Photograph No. 28.**

View of dumpsters observed along the southeastern boundary of the Site.

## Appendix B

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### Land Title Search



# ENVIRONMENTAL SEARCH FORM

CURRENT LEGAL: LOT D BLOCK 2 DISTRICT LOT 686 PLAN 20785

Client: EXP SERVICES INC

Invoice #: 220-723421

File Ref.: VAN-22023004-A0 (771 Gibsons Way, Gibsons, BC.)

PID: 003-636-411

Title No.	Registered Owner	Title Registered	Title Cancelled	Prior Legal(s)	See Title attached for Charges <i>Pertinent Charges noted below</i>
P24427	WALTER RUDOLF KERN, BERYL ANNE KERN AS JOINT TENANTS	1986-03-21	CURRENT	PLEASE SEE ABOVE	CURRENT TITLE ATTACHED CHARGES: (PLEASE SEE ATTACHED TITLE)
N101557	WALTER RUDOLF KERN, BERYL ANNE KERN AS JOINT TENANTS	1985-12-31	1986-03-21	<b>PID: 002-861-933</b> LOT 13 BLOCK 2 DISTRICT LOT 686 PLAN 3130	CANCELLED TITLE ATTACHED CHARGES: (PLEASE SEE ATTACHED TITLE)
618578-L	ALLAN PATRICK GOULD	1971-01-07	1985-11-29	LOT 13 BLOCK 2 DISTRICT LOT 686 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3130	CANCELLED TITLE ATTACHED CHARGES: (PLEASE SEE ATTACHED TITLE)
461673-L	HOME OIL DISTRIBUTORS LIMITED	1962-10-17	1971-01-07	SAME AS ABOVE	CANCELLED TITLE ATTACHED CHARGES: (PLEASE SEE ATTACHED TITLE)

**DISCLAIMER:** *It is recommended to always obtain online titles (current and cancelled) showing live and cancelled charges. If requested, we will print online titles reflecting all current/former registered owners and any live and cancelled charges. The notation "online title not viewed" indicates we have only confirmed the name of one registered owner and have not checked charge information. Information on the form can be verified by checking the LTO documents. If you have any questions, please contact West Coast Title Search Ltd. in New Westminster at 604-659-8600 or 1-800-553-1936 and in Victoria at 250-405-6000 or 1-800-667-7767.*



# ENVIRONMENTAL SEARCH FORM

File Ref.: VAN-22023004-A0 (771 Gibsons Way, Gibsons, BC.)

PID: 003-636-411

Title No.	Registered Owner	Title Registered	Title Cancelled	Prior Legal(s)	See Title attached for Charges <i>Pertinent Charges noted below</i>
STOPPED AT THIS POINT					

**DISCLAIMER:** *It is recommended to always obtain online titles (current and cancelled) showing live and cancelled charges. If requested, we will print online titles reflecting all current/former registered owners and any live and cancelled charges. The notation "online title not viewed" indicates we have only confirmed the name of one registered owner and have not checked charge information. Information on the form can be verified by checking the LTO documents. If you have any questions, please contact West Coast Title Search Ltd. in New Westminster at 604-659-8600 or 1-800-553-1936 and in Victoria at 250-405-6000 or 1-800-667-7767.*

**TITLE SEARCH PRINT**

2022-09-23, 11:54:54  
Requestor: Vidya Persad

File Reference:  
Declared Value \$N/A

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	P24427 N101557
<b>Application Received</b>	1986-03-17
<b>Application Entered</b>	1986-03-21
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	WALTER RUDOLF KERN, BUSINESSMAN BERYL ANNE KERN, BUSSINESSWOMAN P.O. BOX 847 GIBSONS, BC V0N 1V0 AS JOINT TENANTS
<b>Taxation Authority</b>	North Shore - Squamish Valley Assessment Area Gibsons, Town of
<b>Description of Land</b> Parcel Identifier: Legal Description:	003-636-411 LOT D BLOCK 2 DISTRICT LOT 686 PLAN 20785
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT P23102 1986-03-12 11:24 TOWN OF GIBSONS SECTION 215 L.T.A.

**TITLE SEARCH PRINT**

2022-09-23, 11:54:54  
Requestor: Vidya Persad

File Reference:

Declared Value \$N/A

Nature: MORTGAGE  
Registration Number: P66487  
Registration Date and Time: 1986-07-22 10:13  
Registered Owner: YORKSHIRE TRUST COMPANY  
Remarks: TRANSFERRED TO BG365139  
**Cancelled By: BM236006**  
**Cancelled Date: 1998-08-24**

Nature: ASSIGNMENT OF RENTS  
Registration Number: P66488  
Registration Date and Time: 1986-07-22 10:14  
Registered Owner: YORKSHIRE TRUST COMPANY  
Remarks: TRANSFERRED TO BG365140  
**Cancelled By: BM236007**  
**Cancelled Date: 1998-08-24**

Nature: MORTGAGE  
Registration Number: R11810  
Registration Date and Time: 1987-02-12 11:47  
Registered Owner: HOUSEHOLD TRUST COMPANY  
Remarks: MODIFIED BY R49509  
**Cancelled By: GB134240**  
**Cancelled Date: 1988-11-24**

Nature: ASSIGNMENT OF RENTS  
Registration Number: R11811  
Registration Date and Time: 1987-02-12 11:47  
Registered Owner: HOUSEHOLD TRUST COMPANY  
**Cancelled By: GB134242**  
**Cancelled Date: 1988-11-24**

Nature: MORTGAGE  
Registration Number: R49509  
Registration Date and Time: 1987-05-20 14:04  
Remarks: MODIFICATION OF MORTGAGE R11810  
**Cancelled By: GB134241**  
**Cancelled Date: 1988-11-24**

Nature: MORTGAGE  
Registration Number: GB120586  
Registration Date and Time: 1988-10-21 12:07  
Registered Owner: HOUSEHOLD TRUST COMPANY  
**Cancelled By: BE301922**  
**Cancelled Date: 1991-11-07**

**TITLE SEARCH PRINT**

2022-09-23, 11:54:54  
Requestor: Vidya Persad

File Reference:

Declared Value \$N/A

Nature: ASSIGNMENT OF RENTS  
Registration Number: GB120587  
Registration Date and Time: 1988-10-21 12:07  
Registered Owner: HOUSEHOLD TRUST COMPANY  
Remarks: SEE MORTGAGE GB120586  
**Cancelled By: BE301923**  
**Cancelled Date: 1991-11-07**

Nature: MORTGAGE  
Registration Number: GC160961  
Registration Date and Time: 1989-12-13 13:45  
Registered Owner: THE ROYAL BANK OF CANADA  
**Cancelled By: GD93465**  
**Cancelled Date: 1990-08-27**

Nature: MORTGAGE  
Registration Number: BE256189  
Registration Date and Time: 1991-10-02 13:55  
Registered Owner: NORTH SHORE CREDIT UNION  
**Cancelled By: BM253542**  
**Cancelled Date: 1998-09-09**

Nature: ASSIGNMENT OF RENTS  
Registration Number: BE256190  
Registration Date and Time: 1991-10-02 13:55  
Registered Owner: NORTH SHORE CREDIT UNION  
**Cancelled By: BM253543**  
**Cancelled Date: 1998-09-09**

Nature: MORTGAGE  
Registration Number: BG365139  
Registration Date and Time: 1993-10-08 11:06  
Registered Owner: THE TORONTO-DOMINION BANK  
Remarks: TRANSFER OF P66487 REC'D 22/07/1986 @ 10:13  
**Cancelled By: BM236006**  
**Cancelled Date: 1998-08-24**

Nature: ASSIGNMENT OF RENTS  
Registration Number: BG365140  
Registration Date and Time: 1993-10-08 11:06  
Registered Owner: THE TORONTO-DOMINION BANK  
Remarks: TRANSFER OF P66488 REC'D 22/07/1986 @ 10:14  
SEE BG365139  
**Cancelled By: BM236007**  
**Cancelled Date: 1998-08-24**

**TITLE SEARCH PRINT**

2022-09-23, 11:54:54  
Requestor: Vidya Persad

File Reference:  
Declared Value \$N/A

Nature: MORTGAGE  
Registration Number: BM244723  
Registration Date and Time: 1998-08-31 14:03  
Registered Owner: NORTH SHORE CREDIT UNION  
**Cancelled By: CA3491814**  
**Cancelled Date: 2013-12-04**

Nature: ASSIGNMENT OF RENTS  
Registration Number: BM244724  
Registration Date and Time: 1998-08-31 14:03  
Registered Owner: NORTH SHORE CREDIT UNION  
**Cancelled By: CA3491815**  
**Cancelled Date: 2013-12-04**

Nature: MORTGAGE  
Registration Number: BT80649  
Registration Date and Time: 2002-03-12 09:15  
Registered Owner: BANK OF MONTREAL

Nature: MORTGAGE  
Registration Number: CA3475582  
Registration Date and Time: 2013-11-27 08:29  
Registered Owner: NORTH SHORE CREDIT UNION

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA3475583  
Registration Date and Time: 2013-11-27 08:29  
Registered Owner: NORTH SHORE CREDIT UNION

Nature: PRIORITY AGREEMENT  
Registration Number: CA3475894  
Registration Date and Time: 2013-11-27 09:16  
Remarks: GRANTING CA3475582 PRIORITY OVER BT80649

Nature: PRIORITY AGREEMENT  
Registration Number: CA3475895  
Registration Date and Time: 2013-11-27 09:16  
Remarks: GRANTING CA3475583 PRIORITY OVER BT80649

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$N/A

2022-09-23, 11:54:54

Requestor: Vidya Persad

**Corrections**

NONE

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## Appendix C

### Site Registry Search

As Of: SEP 18, 2022

BC Online: Site Registry

22/09/23

For: PD18355 EXP SERVICES INC

12:10:58

Folio: VAN-22023004-A0

Page 1

5 records selected for 0.5 km from latitude 49 deg, 24 min, 23.3 sec  
and Longitude 123 deg, 30 min, 44.0 sec

Site Id	Lastupd	Address / City
0007902	14MAR25	694 GIBSONS WAY GIBSONS
0009458	15DEC09	883 GIBSONS WAY GIBSONS
0016296		632 SHAW ROAD GIBSONS
0016864	15APR10	875 GIBSONS WAY GIBSONS
0023776		749 SCHOOL ROAD GIBSONS

## Appendix D

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### Special Attention Substances (SAS)

## **SPECIAL ATTENTION SUBSTANCES (SAS)**

### **Polychlorinated Biphenyls**

The manufacture of polychlorinated biphenyl (PCB) in North America was prohibited under the Toxic Substances Control Act (1977). PCB use, as a constituent of new products manufactured in or imported into Canada, was prohibited by regulations enacted in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to operate equipment containing PCB. Equipment, which could contain PCBs, includes fluorescent mercury and sodium vapour light ballasts, oil-filled capacitors, and transformers. Any electrical equipment containing PCBs must be disposed in accordance with regulations when removed from service for disposal. (While in operation, any PCB containing devices are not considered PCB waste until out of service).

### **Asbestos-Containing Materials**

Asbestos-containing material (ACM) is fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos cement.

ACMs in the workplace are defined as a Designated Substance under the WorkSafeBC. Under WorkSafeBC, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. Although friable asbestos can still be found in recently constructed buildings, the use of ACMs was discontinued in Canada in the late 1970s and early 1980s, although friable asbestos can still be found in recently constructed buildings (up to 1990).

### **Ozone-Depleting Substances**

Chlorofluorocarbons (CFCs) often referred to as Freons, ceased production in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2020. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

Under the management of a licensed contractor, systems containing CFCs do not represent a significant threat to human health or the environment. However, if present, CFCs will require replacement by 2020 and as such, consideration should be given to future phase out programs. Maintenance of refrigerant containing equipment, if any, should continue to be completed in compliance with BC Reg. 334/2010 by a licensed refrigeration contractor. The equipment should only be repaired, removed, or serviced by an appropriately licensed contractor.

### **Lead-Based Paint**

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

## Urea Formaldehyde Foam Insulation

Historically, urea formaldehyde foam insulation (UFFI) was sprayed or injected into wall and ceiling cavities as an insulating material. UFFI was discontinued from commercial use in the early 1980s.

## Mercury

Mercury was used in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove “interior uses” from their product labels. Mercury can still be found in some batteries, light bulbs, old paints, thermostats and old mirrors.

## Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

## Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for a maximum acceptable level of radon gas of 200 becquerels per cubic metre (Bq/m<sup>3</sup>). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m<sup>3</sup> in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.