



**Via EMAIL: [cbogren@suncor.com](mailto:cbogren@suncor.com)**

File: 26250-20/22682  
Site ID: 22682

January 13, 2023

Curt Bogren  
Suncor Energy Products Partnership  
1155 Glenayre Drive (P.O. Box 100)  
Port Moody, BC V3H 3E1

Dear Curt Bogren:

**Re: Certificate of Compliance – portion of 2895 East 10<sup>th</sup> Avenue, Vancouver, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health

and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned via email at [Site@gov.bc.ca](mailto:Site@gov.bc.ca).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Vancouver, [Contaminated.Sites@vancouver.ca](mailto:Contaminated.Sites@vancouver.ca)

Greg Persanyi, Vice President of Development, The Molnar Group  
Suite 570 - 1285 West Broadway, Vancouver, B.C. V6H 3X8  
(BY EMAIL) [greg@molnargroup.com](mailto:greg@molnargroup.com)

Blair King, Approved Professional, Parsons Inc.,  
(BY EMAIL) [blair.king@parsons.com](mailto:blair.king@parsons.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy  
(BY EMAIL) [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

GMI Servicing Inc. (mortgage holder)  
1907-201 Portage Ave, Winnipeg, MB, R3B 3K6  
(BY EMAIL) [TD.Info.GMIServicing@TD.com](mailto:TD.Info.GMIServicing@TD.com)

Four Quadrant GP Inc. (mortgage holder)  
1133 Yonge Street, 4th Floor, Toronto, ON, M4T 2Y7, [info@hazelview.com](mailto:info@hazelview.com)

Signet Projects Ltd. (mortgage holder)  
570-1285 West Broadway, Vancouver, BC, V6H 3X8, [amolnar@molnargroup.com](mailto:amolnar@molnargroup.com)



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

**THIS IS TO CERTIFY** that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

January 13, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of a portion of 2895 East 10<sup>th</sup> Avenue in Vancouver, British Columbia, which is more particularly known and described as:

Lot 2, Block 2, South ½ of Section 35, Town of Hastings Suburban Lands, Group 1, New Westminster District Plan EPP108718.  
PID: 031-326-528

COMMENCING at a point situated at the southeasterly corner of Lot E, Block 2, South ½ of Section 35, Town of Hastings Suburban Lands Plan 20664;

THENCE 226°08'16", 7.649 metres;

THENCE 292°38'56", 13.762 metres;

THENCE 90°00'00", 18.215 metres, more or less to the point of commencement and containing by admeasurement 48.27 square meters, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on November 2, 2020.

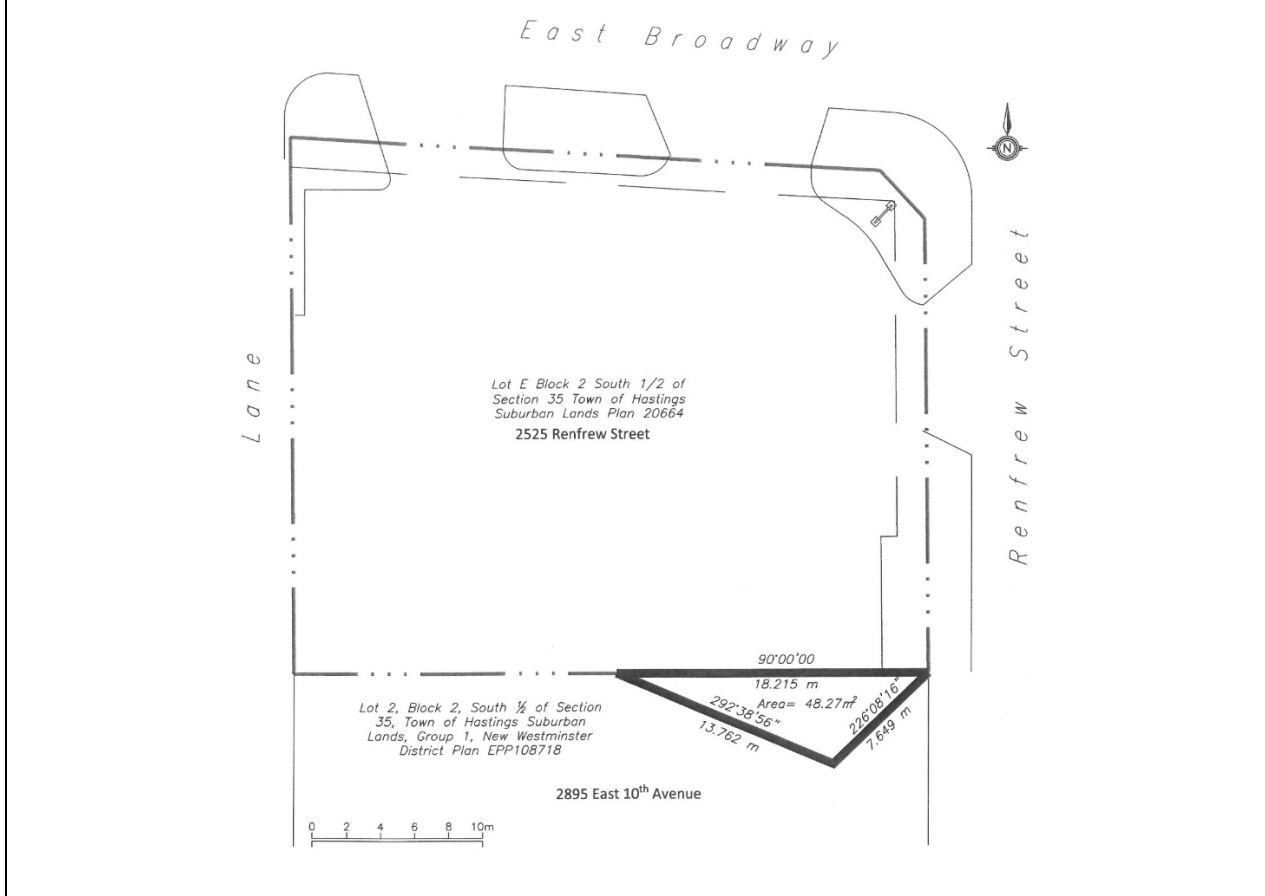
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	15'	41.6"
Longitude:	123°	02'	40.6"

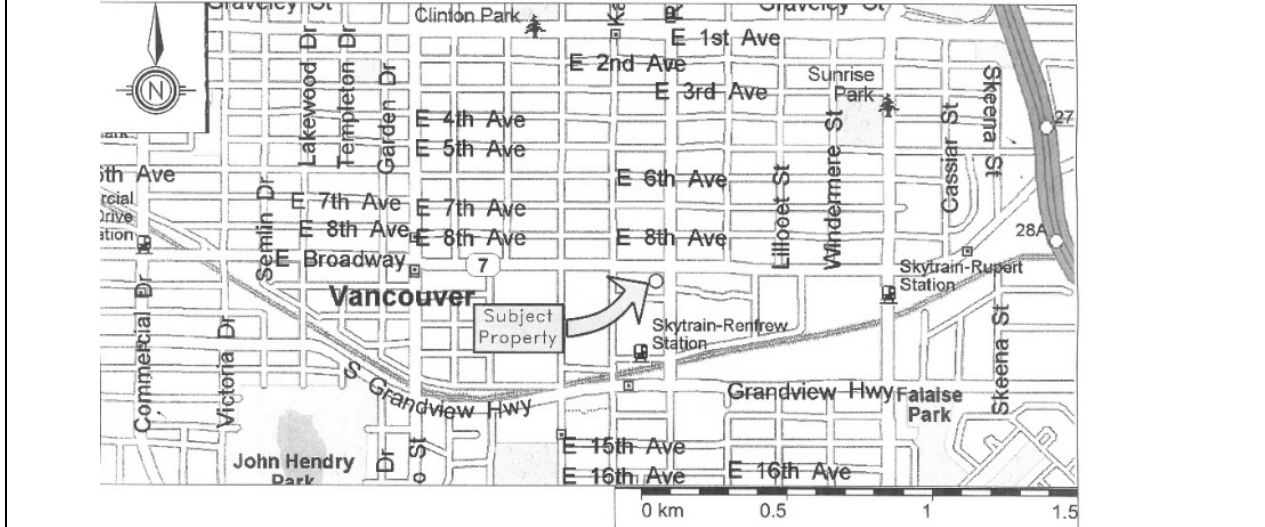
January 13, 2023  
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Janet Barrett  
For Director, *Environmental Management Act*

### Site Plan



### Location Map



January 13, 2023

Date Issued

*Janet Barrett*

Janet Barrett

For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

January 13, 2023

Date Issued



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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

*Substances remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

VPHs            N/A

January 13, 2023  
Date Issued

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*Janet Barrett*  
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For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Conditions, 2543 Renfrew Street, Vancouver, British Columbia* prepared by Parsons Inc., September 21, 2022;

*Communication Summary for Property Located at 2895 East 10<sup>th</sup> Avenue, Vancouver, BC (formerly 2543 Renfrew Street)* prepared by Parsons Inc., September 21, 2022;

*Confirmation of Remediation, 2895 East 10<sup>th</sup> Avenue (formerly 2543 Renfrew Street), Vancouver, British Columbia* prepared by Parsons Inc., September 19, 2022;

*Approval in Principle – Portion of 2543 Renfrew Street, Vancouver, British Columbia* prepared by BC Ministry of Environment and Climate Change Strategy, August 17, 2021;

*Summary of Site Conditions, 2543 Renfrew Street, Vancouver, British Columbia* prepared by Parsons Inc., May 3, 2021;

*Preliminary Site Investigation, Detailed Site Investigation Confirmation of Remediation, and Remedial Action Plan, 2525 Renfrew Street, Vancouver, British Columbia* prepared by Parsons Inc., April 30, 2021; and

*Regulatory Notification for 2543 Renfrew Street, Registered owners of lands adjacent to 2525 Renfrew Street, Vancouver, BC* Prepared by Parsons Inc., November 30, 2020.

January 13, 2023

Date Issued



Janet Barrett

For Director, *Environmental Management Act*