



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

File: 26250-20/5009  
Site ID: 5009

August 17, 2021

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

Dear Mr. Bogren:

**Re: Certificate of Compliance – 2525 Renfrew Street, 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. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. 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 at 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



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

Enclosure

cc: Nicole Montgomery, City of Vancouver,  
Environmental Services, 453 West 12th Ave, Vancouver, BC, V5Y 1V4,  
[nicole.montgomery@vancouver.ca](mailto:nicole.montgomery@vancouver.ca)

James Tod, Nicolaou Properties Ltd, Inc.No. BC0613687  
4008 River Road, Richmond, BC V7C 1A2  
[james@jtadevco.com](mailto:james@jtadevco.com)

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

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

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

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

Bank of Montreal (mortgage holder)  
595 Burrard Street, Vancouver, BC, V7X 1L7  
[jay1.lee@bmo.com](mailto:jay1.lee@bmo.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.

August 17, 2021  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2525 Renfrew Street, Vancouver, British Columbia which is more particularly known and described as:

Lot E Block 2 South ½ of Section 35, Town of Hastings Suburban Lands Plan 20664  
PID: 002-907-763

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

Latitude: 49° 15' 42.30"  
Longitude: 123° 02' 40.60"

August 17, 2021

Date Issued



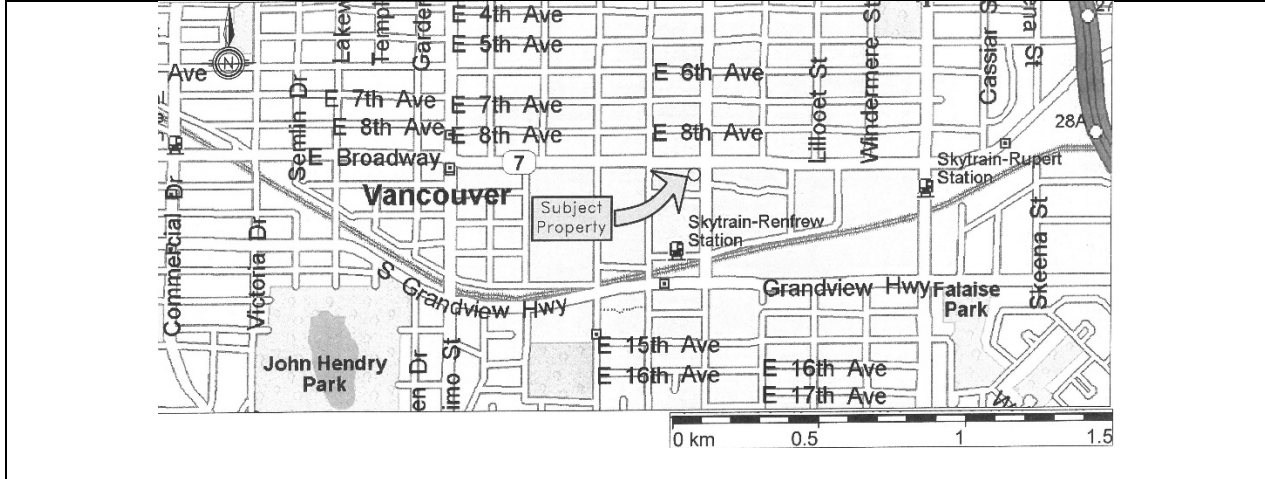
Janet Barrett

For Director, *Environmental Management Act*

**Site Plan, Vancouver, BC**



**Location Map, Vancouver, BC**



August 17, 2021

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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

*(a) Foundations of adjacent residential buildings do not intersect the groundwater table.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. If an Approval in Principle was issued for the remediation of a neighbouring parcel that was contaminated by substances that migrated from the site which is the subject of this Certificate of Compliance, remediation of the neighbouring parcel must be undertaken as described in the Approval in Principle for the neighbouring site.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for high density residential land soil use:*

##### To meet numerical remediation standards:

LEPHs	N/A
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7

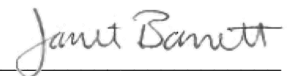
#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

EPHw10-19	N/A
LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VHw6-10	N/A
VPHw	N/A
xylenes, total	1330-20-7

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## Schedule D

### Documents

*Addendum to Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation, and Remedial Action Plan, 2525 Renfrew Street (formerly 2894 East Broadway), Vancouver, British Columbia prepared by Parsons Inc., June 18, 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;*

*Summary of Site Conditions, 2525 Renfrew Street, Vancouver, British Columbia prepared by Parsons Inc., May 3, 2021;*

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

*Investigation Report and Remediation Plan, 2525 Renfrew Street (formerly 2894 East Broadway), Vancouver, British Columbia prepared by Parsons Inc., September 26, 2019.*

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