



BY E-MAIL: cbogren@suncor.com

Victoria File: 26250-20/11142
Site ID: 11142

June 10, 2022

Mr. Bogren
Suncor Energy Products Partnership
1155 Glenayre Drive
Port Moody, BC V3H 3E1

Dear Mr. Bogren:

**Re: Certificate of Compliance – Douglas Street Adjacent Former
3447 Douglas Street, Victoria, 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 Regulationand 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Paul Savinkoff, Ministry of Transportation and Infrastructure, Victoria,
paul.savinkoff@gov.bc.ca

District of Saanich, Planning Department, planning@saanich.ca

Client Information Officer, ENV, Victoria, esp_cio@victoria1.gov.bc.ca

John DeCesare, Approved Professional, SNC-Lavalin Inc., john.decesare@snclavalin.com

Mandeep Purewal, Approved Professional, SNC-Lavalin Inc.,
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Jason Tataren, SNC-Lavalin Inc., jason.tataren@snclavalin.com

CSAP Society, apopova@csapsociety.bc.ca



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.

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James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of Douglas Street, Victoria, British Columbia which is more particularly known and described as:

Management Area, Portion of Douglas Street adjacent former 3447 Douglas Street, Victoria, British Columbia, described by the following metes and bounds:

Commencing at the most southwesterly point of Lot A, Sections 7 and 9, Victoria District Plan VIP85149, Except Part in Plan VIP85154, the said point being at a bearing of 339 degrees 34 minutes 26 seconds a distance of 21.1 m. Thence at a bearing of 251 degrees 44 minutes 27 seconds a distance of 5.6 m. Thence at a bearing of 282 degrees 24 minutes 21 seconds a distance of 1.5 m. Thence at a bearing of 314 degrees 52 minutes 59 seconds a distance of 18.5 m. Thence at a bearing of 15 degrees 52 minutes 8 seconds a distance of 15.9 m. Thence at a bearing of 69 degrees 29 minutes 29 seconds a distance of 5.1 m. Thence at a bearing of 159 degrees 29 minutes 29 seconds a distance of 30.6 m, to the point of commencement, and comprising an area of 311 m².

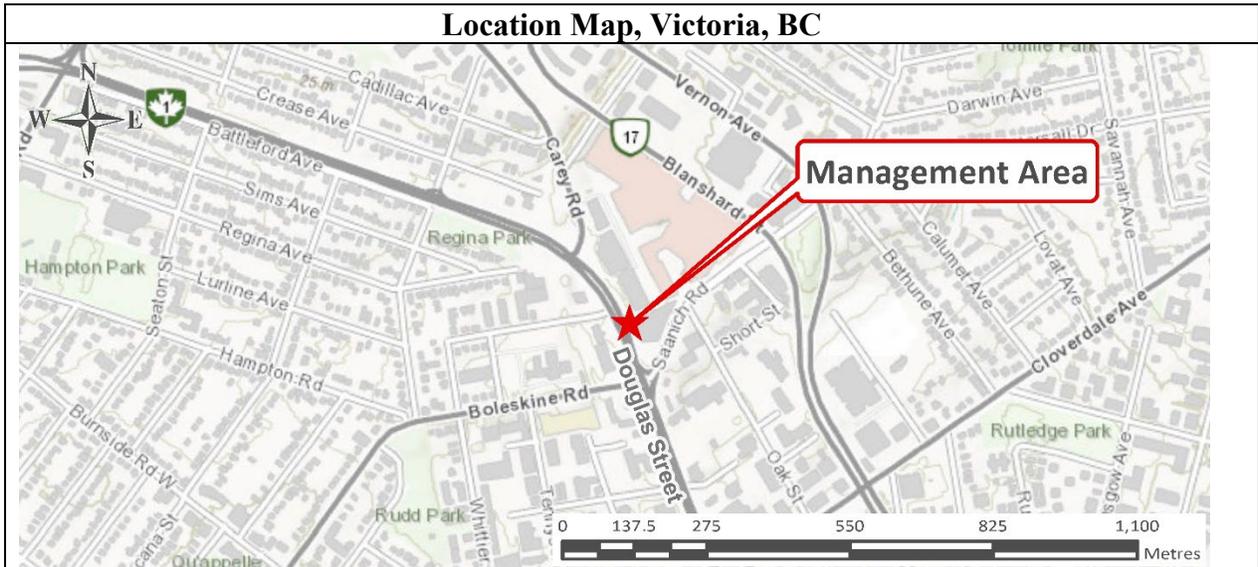
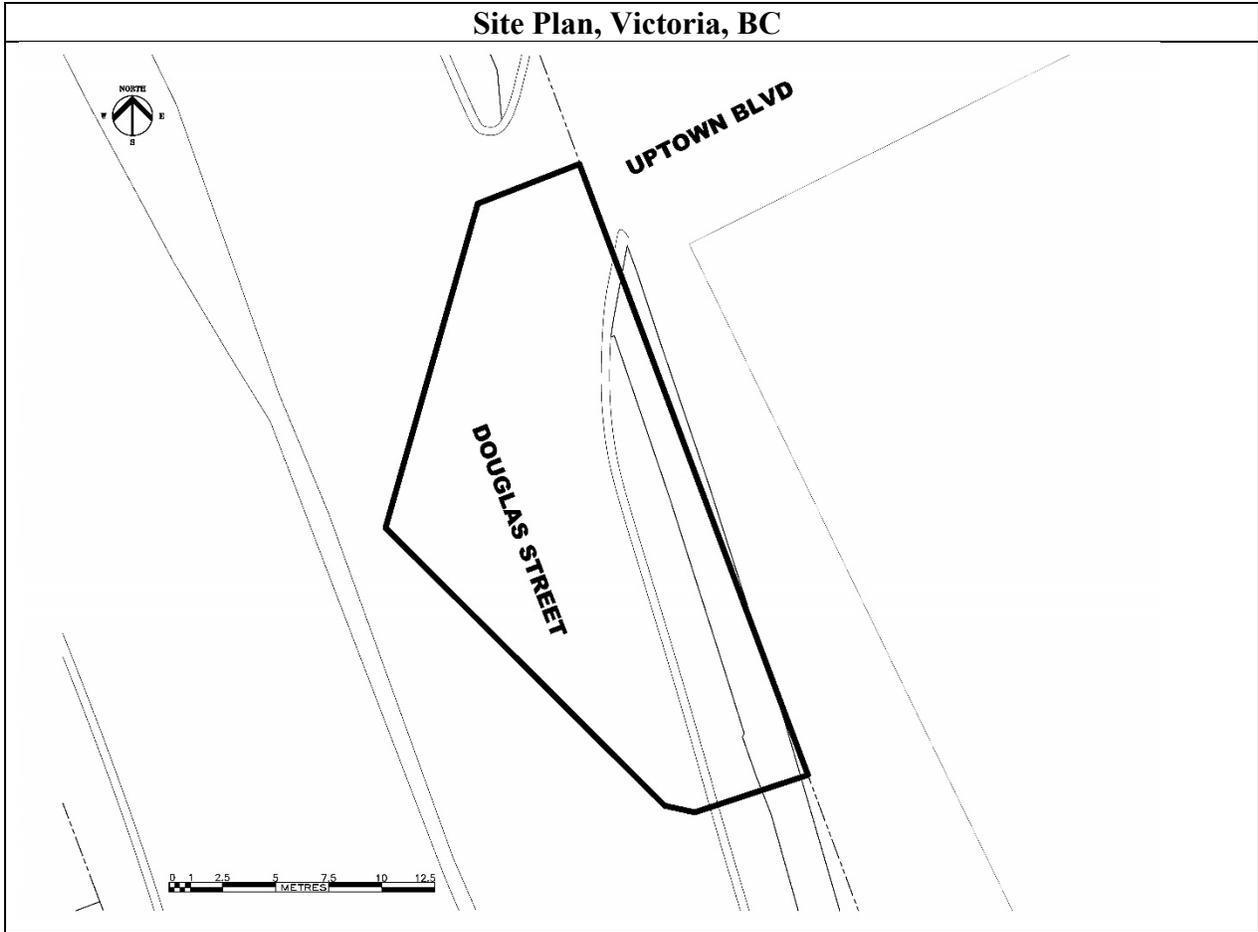
The site contains a portion of untitled land depicted in an engineering drawing 647326-102 prepared by SNC-Lavalin Inc. on February 18, 2022.

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

Latitude:	48°	27'	12.9"
Longitude:	123°	22'	32.6"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible persons 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) The current roadway will remain.

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

(a) Groundwater from the site must not be used as a source of drinking water.

3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- ethylbenzene (100-41-4)
- VPHs (NA)

To meet risk-based remediation standards:

- benzene (71-43-2)
- toluene (108-88-3)
- xylenes (1330-20-7)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- benzene (71-43-2)
- ethylbenzene (100-41-4)
- methylnaphthalene, 2- (91-57-6)
- naphthalene (91-20-3)
- toluene (108-88-3)
- xylenes, total (1330-20-7)

To meet risk-based remediation standards:

- arsenic (7440-38-2)
- dibromoethane, 1,2- (106-93-4)
- methylnaphthalene, 1- (90-12-0)

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Schedule D

Documents

- *Summary of Site Condition (Site ID: 11142)*, John DeCesare and Mandeep Purewal, SNC-Lavalin Inc., February 23, 2022;
- *Human Health and Ecological Risk Assessment Addendum, Douglas Street Adjacent Former 3447 Douglas Street, Victoria, BC*, Andrew Wan and Tara Siemens Kennedy, SNC-Lavalin Inc., February 18, 2022;
- *Stage 1 Preliminary Site Investigation and Detailed Site Investigation Addendum, Douglas Street Adjacent Former 3447 Douglas Street, Victoria, BC*, Johnny Louie, Calin Nan and Jason Tataren, SNC-Lavalin Inc., February 18, 2022;
- *Remediation Plan, Ministry of Transportation Lands Adjacent to 3447 Douglas Street, Saanich, BC*, Deryck Masterman and Michael Sloan, SLR Consulting (Canada) Ltd., April 29, 2014;
- *Approval in Principle - Douglas Street/Trans Canada Highway (MOT Property) adjacent to 3447 Douglas Street, Saanich, British Columbia*, Ministry of Environment, April 30, 2009;
- *Follow Up on Application for Approval in Principle, Ministry of Transportation Lands Adjacent to 3447 Douglas Street, Saanich, BC*, Erin Robson, Michael Sloan, P. Sam Reimer, SLR Consulting (Canada) Ltd., February 26, 2009;
- *Remediation Plan, Ministry of Transportation Lands Adjacent to 3447 Douglas Street, Saanich, BC*, Lindsay Paterson, Sam Reimer, and John Wiens, SLR Consulting (Canada) Ltd., June 27, 2008;
- *Human Health and Ecological Risk Assessment, Ministry of Transportation Lands Adjacent to 3447 Douglas Street, Saanich, BC*, Lindsay Paterson and Tara Siemens Kennedy, SLR Consulting (Canada) Ltd., June 27, 2008; and
- *Remediation Report, 3447 Douglas Street, Saanich, BC*, Suzanne Durnin, Becky MacInnis, Erin Robson, and Michael Sloan, SLR Consulting (Canada) Ltd., June 27, 2008.

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