



steer environmental
associates ltd.

April 21, 2017

BC Ministry of Transportation and Infrastructure
4B 940 Blanshard
Victoria, BC
PO Box 9850 Stn. Prov. Govt.

Attention: Jasmine Leung, Contract Manager

Dear Ms. Leung

**RE: Performance Verification Plan
2794 Aberdeen Avenue, Coquitlam, BC**

Steer Environmental Associates Ltd. (SEA) is pleased to provide this Performance Verification Plan for the above referenced property (the Site). The purpose of this document is to satisfy the reporting requirements outlined in BC Ministry of Environment (BC MoE) Administrative Guidance 14¹.

RISK CONTROLS

The following risk controls are required at the Site, based on the results of the Human Health and Ecological Risk Assessment conducted by SEA (2017²):

- (a) Pavement overlying soil contamination within the Parking Lot must remain intact.*
- (b) A minimum 1m thick soil cap comprised of soils compliant with CSR commercial land use soil standards overlying soil contamination within the Hoy Creek Compensation Area must remain intact.*
- (c) Vegetation must be prevented from establishing within the Evergreen Line Statutory Right-of-Way.*

Metes and bounds descriptions of the boundaries of the Parking Lot, Hoy Creek Compensation Area, and Evergreen Line Statutory Right-of-Way referred to above are presented in an attachment to this letter.

¹ Administrative Guidance on Contaminated Sites 14 – Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans. Version 3.0. BC Ministry of Environment. Dated December 2015.

² Human Health and Ecological Risk Assessment, 2794 Aberdeen Avenue, Coquitlam, BC. Prepared by Steer Environmental Associates Ltd. Dated April 2017.

RISK CONTROL TYPE

The Site is considered to be Type 2 since the risk controls identified above are either institutional (e.g., preclusion of vegetation) or engineered (e.g., pavement and clean soil cap) and a breach of one or more risk control is unlikely to result in immediate risk to human health or the environment.

ACTIONS REQUIRED TO IMPLEMENT RISK CONTROLS

The following actions are required to implement the above risk controls:

- Notification of the persons responsible for the Site of the risk control requirements.
- Annual inspection by persons responsible for the Site to verify that the risk controls are being maintained.
- Maintenance of inspection records by persons responsible for the Site.
- Notification of the BC MoE by persons responsible for the Site if one or more of the required risk controls is breached.

RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

The risk assessment conducted for the Site (SEA, 2017) found that residual metals and petroleum hydrocarbon contamination in Site soil poses a negligible and acceptable risk to human health and the environment as long as the existing pavement and clean soil cap are maintained within the parking lot area and Hoy Creek Compensation area, respectively, and terrestrial ecological habitat is prevented from establishing within the Evergreen Line statutory right-of-way. It is our opinion that the risk controls and performance verification actions specified above are sufficient to ensure that human health and ecological risks at the Site remain acceptable.

LIMITATIONS

This report has been prepared solely for the use of the Ministry of Transportation and Infrastructure (MOTI), Active Earth Engineering Ltd. (Active Earth), and the BC MoE. By using this report, MOTI, Active Earth, and the BC MoE agree that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on, or decision made based on it, are the responsibility of such parties. Steer Environmental Associates Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

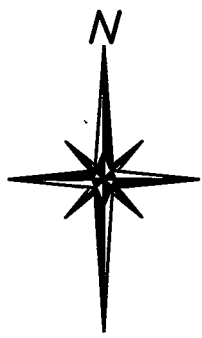
Sincerely,
Steer Environmental Associates Ltd.



Scott A. Steer, R.P.Bio., CSAP
Environmental Toxicologist

Attachment: Metes and bounds descriptions for Parking Lot Area, Hoy Creek Compensation Area and Evergreen Line Statutory Right-of-Way

PLAN OF THAT PART OF LOT 48,
DISTRICT LOT 383, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 50033,
SHOWN ON PLAN EPP29473



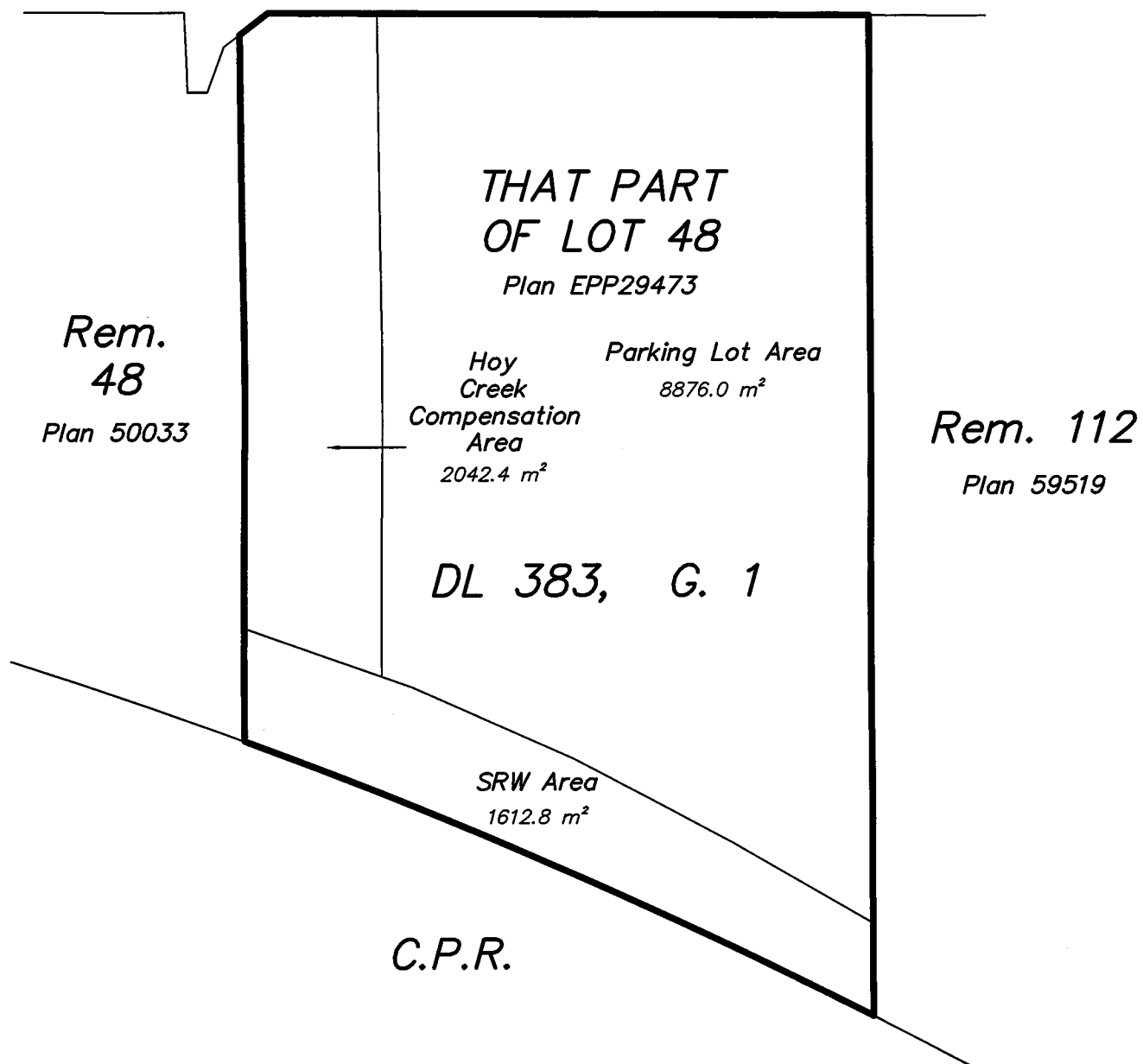
SCALE: 1:1000



All distances are in metres

CITY OF COQUITLAM

ABERDEEN AVENUE



NOTES:

This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

Plan prepared: April 18th, 2017.

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
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COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509

FILE NUMBER : 7183H

Meets and Bounds Description of "Parking Lot Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Commencing at the North East Corner of said That Part of Lot 48,
- Thence $179^{\circ}48'35''$, 138.748 metres following in the East Boundary of said That Part of Lot 48, to a point
- Thence $299^{\circ}54'43''$, 24.700 metres to a point
- Thence $297^{\circ}54'22''$, 27.528 metres to a point
- Thence $294^{\circ}00'54''$, 26.944 metres to a point
- Thence $289^{\circ}31'41''$, 4.862 metres to a point
- Thence $0^{\circ}06'15''$, 49.991 metres to a point
- Thence $359^{\circ}09'56''$, 51.295 metres more or less to a point on the North Boundary of said That Part of Lot 48
- Thence $90^{\circ}14'53''$, 75.128 metres more or less following in the North Boundary of said That Part of Lot 48 to the point of commencement, containing by admeasurement, 8,876 square metres more or less.

Meets and Bounds Description of "Hoy Creek Compensation Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Starting at the South West Corner of said That Part of Lot 48,
- Thence $0^{\circ}06'15''$, 17.232 metres to the point of commencement,
- Thence $0^{\circ}06'15''$, 42.480 metres more or less following in the West boundary of said That Part of Lot 48 to bend point,
- Thence $359^{\circ}09'56''$, 48.172 metres more or less following in the West Boundary of said That Part of Lot 48 to bend point,
- Thence $52^{\circ}33'08''$, 5.475 metres more or less following in the boundary of said That Part of Lot 48 to bend point,
- Thence $90^{\circ}14'53''$, 16.608 metres to a point
- Thence $179^{\circ}09'56''$, 51.295 metres to a point
- Thence $180^{\circ}06'15''$, 49.991 metres to a point
- Thence $289^{\circ}31'41''$, 21.359 metres to a point
- Thence $285^{\circ}30'41''$, 0.889 metres more or less to the point of commencement, containing by admeasurement, 2,042.4 square metres more or less.

Meets and Bounds Description of "Statutory Right of Way Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Commencing at the South West Corner of said That Part of Lot 48
- Thence $0^{\circ}06'15''$, 17.232 metres following in the West Boundary of said That Part of Lot 48, to a point
- Thence $105^{\circ}30'41''$, 0.889 metres to a point
- Thence $109^{\circ}31'41''$, 26.221 metres to a point
- Thence $114^{\circ}00'54''$, 26.944 metres to a point
- Thence $117^{\circ}54'22''$, 27.528 metres to a point
- Thence $119^{\circ}54'43''$, 24.700 metres more or less to a point on the East Boundary of said That Part of Lot 48
- Thence $179^{\circ}48'35''$, 14.104 metres more or less following in the East Boundary of said That Part of Lot 48, to the South East corner of said That Part of Lot 48
- Thence on a curve to the left having a constant radius of 888.123 metres from a centre lying in a direction of $207^{\circ}01'59''$, from the South East corner of said That Part of Lot 48, an arc distance of 104.859 metres more or less following in the South boundary of said That Part of Lot 48 to the point of commencement, containing by admeasurement, 1,612.8 square metres more or less.