

June 29, 2015

Ralph Schwartzman
Tryca Development Ltd.
633-5960 No. 6 Road
Richmond, BC V6V 1Z1

Re: Performance Verification Plan for Certificate of Compliance for Lots 3 and 4, 4450 and 4451 Still Creek Drive & Portion of City of Burnaby Lands, Burnaby, BC (BC MOE Site Registry Numbers 314 and 1436)

Dear Mr. Schwartzman,

Core6 Environmental Ltd. (Core6) has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance (CofC) for two Lots plus the portion of Still Creek Drive between the two Lots. Lot 3 is located at 4450 Still Creek Drive and occupies the area enclosed by Still Creek Drive to the north and west, Still Creek Avenue to the south, and Willingdon Avenue to the east. Lot 4 is located at 4451 Still Creek Drive and occupies an area west of Still Creek Drive (henceforth the "Site"). The Site is defined by legal lots and by metes and bounds as illustrated in Figure 1 attached. The PVP presents the principal risk management measures that apply at the Site to ensure the Site CofC remains valid (i.e., the key risk management controls of Schedule B of the Site CofC which must remain in place at the Site). The PVP was prepared in accordance with BC Ministry of Environment (BC MOE) Procedure 12: Procedures for preparing and issuing contaminated sites legal instruments (2013a).

PRINCIPAL RISK ASSESSMENT MANAGEMENT CONTROLS

A human health and ecological risk assessment (HHERA) was conducted for the Site, and the results presented in the Core6 report, *Human Health and Ecological Risk Lots 3 and 4, 4450 and 4451 Still Creek Drive, Burnaby, BC* (Core6, 2015). The principal risk management measures on which the Core6 (2013) risk assessment were based, as presented in Schedule B of the CofC, are as follows:

1. The health and safety management plan for the Site should incorporate the fact that there is residual contamination in subsurface soil at the Site and require that future health and safety plans developed for future trench worker excavation activities at the Site incorporate these potential hazards.
2. Before completing any excavations at the Site an Environmental Professional should be consulted to ensure that contaminated soils encountered are addressed in a manner consistent with the British Columbia Contaminated Sites Regulation.
3. The barrier formed by asphalt, concrete, buildings, one meter of soil and/or liner systems must be maintained at the Site.
4. Deep rooting vegetation is prevented from growing at the Site. Current design of the Site includes vegetation whose roots will not go deeper than 60 cm below ground surface.

DETERMINATION OF PROCEDURE 12 REMEDIATION TYPE

Based on the risk management measures for the Site (i.e., the use of institutional controls to mitigate/eliminate risks at the Site and lack of imminent risks in the event that controls were either not implemented or were implemented but were rendered ineffective), the Remediation Type applicable at the Site is considered to be Type 2.

Under a Remediation Type 2 scenario, BCMOE (2013a) indicates that a PVP is required, while an operations and maintenance plan may be required.

Performance verification actions for the Site include the following:

1. Communication with the Site owners/operators that the Site health and safety manual contain language stating that a worker health and safety plan must be developed and implemented in the event that the following occur:
 - a. An excavation is completed at the Site, which is intended for human entry. Excavations may be conducted at the Site during construction activities, for utility installation or repair or for other reasons. The listing of this risk management measure in Schedule B of the CofC meets this requirement.
2. Communication with the Site owners/operators that an environmental professional be consulted to ensure that contaminated soils are handled in a manner consistent with the British Columbia Contaminated Sites Regulation in the event of the following occurs:
 - a. An excavation is conducted at the Site.
3. Communication with the Site owners/operators to ensure that the barrier formed by asphalt, concrete, buildings, 1 metre of soil, and liner systems must be maintained at the Site.
 - a. The Site is currently 100% covered by asphalt, concrete, buildings, 1 metre of soil and liner systems. This forms a barrier between contaminated soils at depth and potential human and ecological receptors. The Site is being developed into an Auto mall. Lot 3 of the Site has already been developed and is an operating Nissan dealership, and Still Creek Drive between the two Lots has already been paved. The remaining portion of the Site, Lot 4, is currently being developed and will become a Toyota dealership. Once operating it is not anticipated that use of the Site, as car dealerships and a road (Still Creek Drive), will change in the foreseeable future. The listing of this risk management measure in Schedule B of the CofC meets this requirement.
4. Communication with the Site owner/operator to ensure that Deep rooting vegetation is prevented from growing at the Site. Current design of the Site includes vegetation whose roots will not go deeper than 60 cm below ground surface.
 - a. The Site maintenance plan should include language that documents the fact that deep rooting plants should not be planted or allowed to grow at the Site. The listing of this risk management measure in Schedule B of the CofC meets this requirement.

In summary, it is our opinion that the advisories recommended for listing in Schedule B of the CofC are sufficient to ensure performance verification of the risk management measures required for this Site.

GENERAL LIMITATIONS AND CONFIDENTIALITY

Core6 Environmental Ltd. (Core6) prepared this report for the exclusive use of City of Burnaby, G & L Morrey Holdings Ltd. and Still Creek Drive Investments who has been party to the development of the

scope-of-work for this project and understands its limitations. In providing this report, Core6 accepts no liability or responsibility for the Site described in this report or for any business decisions relating to the Site.

The BCMOE is authorized to rely on the results within the limitations of the following paragraphs for the purpose of determining whether G & L Morrey Holdings Ltd. and 4451 Still Creek Drive Investments is fulfilling (has fulfilled) its obligations with respect to applicable environmental regulations. Any use, reliance on, or decision made by a third party based on this report is the sole responsibility of such third party. Core6 accepts no liability or responsibility for any damages that may be suffered or incurred by any third party, as a result of the use of, reliance on, or any decision made based on this report.

Any use, reliance on, or decision made by a third party based on this report, is the sole responsibility of the third party. Core6 accepts no liability or responsibility for any damages that may be suffered or incurred by any third party as a result of decisions made or actions taken based on this report.

The information documented in this report reflects Core6's judgment in light of the information available to Core6 at the time of preparing the report. The findings, conclusions, and recommendations in this report have been developed in a manner consistent with the level of skill normally exercised by environmental professionals currently practicing under similar conditions. In preparing this report, Core6 has relied on information provided by others and has assumed that the information provided is factual and accurate. Core6 accepts no responsibility for any deficiency, misstatement, or inaccuracy in this report resulting from information provided by others. If the assumed facts and accuracy of the materials relied upon are shown to be incorrect, or if new information is discovered, then modifications to conclusions and recommendations in this report by Core6, may be necessary.

It is possible that conditions and concentrations of chemicals may vary across the Site, and hence currently unrecognized conditions and contamination may exist at the Site. No warranty, expressed or implied, is given concerning the presence or concentrations of chemicals at the Site, except as specifically noted in this report. The conclusions and recommendations contained in this report are based upon applicable legislation existing at the time the report was drafted. Any changes in the legislation may result in the need to alter the conclusions and recommendations in the report.

We appreciate the opportunity to support Tryca Developments Ltd. on this project and if you have any questions please don't hesitate to contact us.

Yours truly,



Marc Cameron, MSc, RPBio, CSAP
Senior Scientist

cc: City of Burnaby
G & L Morrey Holding Ltd.
4451 Still Creek Drive Investments Ltd.

Attch: Figure 1 Metes and Bounds

No.	DATE	REVISION	DR	CH
1	14-10-30	Issued For Client Review	VS	AG

NOTES:
 1) All elevations are in metres
 2) Plan based on Murray and Associates drawing 9895D-02 2014 11 14ACAD.DWG
 3) Sketch Plan of Lot 3, District Lots 70 and 119, Group 1, New Westminster District and a portion of Still Creek Drive, dedicated by plan BCP25458
 4) Sketch Plan of Lot 4, District Lots 70 and 119, Group 1, New Westminster District, Plan BCP25458

LEGEND:

— Application Area for CofC

One CofC will be obtained for the following properties and respective owners:

- Still Creek Drive and a portion of land to the east of Lot 3
 [City of Burnaby]
 Legal Description: Metes and Bounds
- Lot 3 - 4450 Still Creek Drive
 [G & L Morrey Holdings Ltd.]
 Legal Description: Lot 3, District Lots 70 and 119, Group 1, New Westminster District Plan BCP25458
- Lot 4 - 4451 Still Creek Drive
 [4451 Still Creek Drive Investments Ltd]
 Legal Description: Lot 4, District Lots 70 and 119, Group 1, New Westminster District Plan BCP25458

CofC - Certificate of Compliance

PROJECT No.: 00168
 DRAWN BY: VS
 DESIGNED BY: AG
 APPROVED BY: TH
 SCALE: As shown



CLIENT
**BURNABY AUTOMALL
 STAKEHOLDER GROUP**

PROJECT TITLE
**4450 & 4451 STILL CREEK DRIVE
 BURNABY, BC**

DRAWING TITLE
METES AND BOUNDS

Figure 01 SHEET 1 of 1 REV 1

