



steer environmental
associates ltd.

June 22, 2017

Moretti Bros. Holdings Ltd.
30 – 5950 Oakdale Road
Burnaby, BC V5H 4R5

Attention: Mr. Steve Moretti

Dear Mr. Moretti:

**RE: Performance Verification Plan
1175 Venables Street & 1152 Union Street, Vancouver, BC
Site ID: 18015**

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 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 Next Environmental².

The concrete foundation slab of the future Site building must remain intact.

The future Site building must have minimum foundation dimensions of 1,080m².

Indoor air monitoring must be conducted following construction of the proposed commercial building to verify that indoor air quality at the Site meets risk-based standards as predicted by the site-specific attenuation factors used in the risk assessment completed for the site.

Requirements of the indoor air monitoring program are as follows:

- Two (2) sampling events conducted in different seasons representing warm/dry conditions and cool/wet conditions.
- Additional sampling events if indoor air concentrations measured during the first two sampling events are within half of the applicable standards, to account for sampling uncertainties.
- Analysis of indoor air samples for benzene, 1,2,4-trimethylbenzene and VPHv.

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, 1175 Venables Street and 1152 Union Street, Vancouver, BC. Prepared by Next Environmental Inc. Dated June 2, 2017.

- Documentation of monitoring methods and results in a report.

RISK CONTROL TYPE

Risk Control Type: 1B. The risk control type selected is based on the presence of intrinsic future building features (i.e., concrete foundation and minimum building dimensions) that mitigate vapour exposure risks, and the absence of institutional or engineering controls.

ACTIONS REQUIRED TO IMPLEMENT RISK CONTROLS

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

- Listing of the above risk controls in Schedule B of the Certificate of Compliance for the Site.
- Persons responsible for the Site must maintain records of monitoring methods and results and submit the records to the Ministry of Environment if requested.
- Persons responsible for the Site must notify the Ministry of Environment if indoor air monitoring indicates that the risk-based standards of the CSR are not being met.
- Routine inspection to verify the condition and dimensions of the building foundation slab is not warranted; however persons responsible for the Site must notify the Ministry of Environment if these risk control requirements are not being met.

RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

The risk assessment conducted for the Site indicated that inhalation risks to occupants of a future commercial building met risk-based standards based on indoor air concentrations predicted using modelled Site-specific attenuation factors. Modelled indoor air concentrations assumed a building footprint of at least 1,080m² with a concrete slab-on-grade foundation. As documented in the risk assessment report, the Ministry of Environment agreed to the use of post-construction indoor air monitoring to address uncertainties in the predicted indoor air concentrations.

It is our opinion that the risk controls and performance verification actions specified above are sufficient to ensure that human health risks at the Site remain acceptable.

LIMITATIONS

This report has been prepared solely for the use of Moretti Bros. Holdings Ltd. (Moretti), Next Environmental Inc. (Next), and the British Columbia Ministry of Environment (MOE). 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.

The opinions presented in this report are based on information collected during previous Site investigations, our present understanding of the Site conditions, and our professional judgement in light of such information at the time the report was prepared. This report provides a professional opinion and, therefore, no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations presented in this report.

CLOSURE

Please do not hesitate to contact the undersigned if you have questions or concerns

Sincerely,
Steer Environmental Associates Ltd.

A handwritten signature in black ink, appearing to read 'S. Steer', with a long horizontal flourish extending to the right.

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