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April 13, 2017
File: 445-021.04

Ventana Construction Corporation
3875 Henning Drive
Burnaby, BC V5C 6N5

Attn: Kristen Meersman

Dear Ms. Meersman,

Re: Performance Verification Plan for Certificate of Compliance at 2170 Kelly Avenue, Port Coquitlam, BC

Hemmera Envirochem Inc. (Hemmera) has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance (CoC) for the property located at 2179 Kelly Avenue, Port Coquitlam, BC (the "Site"). The PVP presents the principle risk management measures that apply at the Site, so that risk-based standards are and continue to be met. It also lays out the actions that must be taken so that these risk controls are implemented and maintained. This PVP was prepared in accordance with BC Ministry of Environment (MoE) *Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments*, effective February 1, 2016 (P12) and BC MOE Administrative Guidance on Contaminated Sites #14: *Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 3.0*, dated December 2015.

This Work was performed in accordance with the Professional Services Agreement (PSA) between Hemmera Envirochem Inc. ("Hemmera") and Ventana, dated April 14, 2016 ("Contract"). This Report has been prepared by Hemmera, based on fieldwork conducted by Hemmera, for sole benefit and use by EDC and the Ministry of Environment (MoE). In performing this Work, Hemmera has relied in good faith on information provided by others, and has assumed that the information provided by those individuals is both complete and accurate. This Work was performed to current industry standard practice for similar environmental work, within the relevant jurisdiction and same locale. The findings presented herein should be considered within the context of the scope of work and project terms of reference; further, the findings are time sensitive and are considered valid only at the time the Report was produced. The conclusions and recommendations contained in this Report are based upon the applicable guidelines, regulations, and legislation existing at the time the Report was produced; any changes in the regulatory regime may alter the conclusions and/or recommendations.

1.0 RISK CONTROL TYPE

Based on the risk management measures for the Site (i.e., the use of institutional controls to mitigate/eliminate risks at the Site), **Type 2** risk controls are applicable for the Site. Under a **Type 2** scenario, the BC MOE (2015; 2016) indicates that a PVP is required.

2.0 PERFORMANCE VERIFICATION PLAN

This PVP was developed based on the Detailed Human Health and Ecological Risk Assessment (DHHERA) completed for the Site by Hemmera in April 2017 and the Stage 2 Preliminary Site Investigation and Detailed Site Investigation report completed by Hemmera in April 2017.

2.1 REQUIRED RISK CONTROLS

1. Site groundwater must not be used as potable water.

2.2 REQUIRED ACTIONS TO IMPLEMENT THE RISK CONTROLS

This risk control must be communicated to present and future site owners/operators. The listing of this risk control in Schedule B of the CoC is considered adequate to ensure that groundwater at the Site will not be used for drinking water.

2.3 SUMMARY OF RATIONALE FOR SELECTING REQUIRED PVP ELEMENTS

Sodium and chloride remain in groundwater at concentrations greater than the *BC Contaminated Sites Regulation* (CSR) Schedule 6 drinking water (DW) standards. While the DHHERA concluded that drinking water wells are unlikely to be installed given that the on-Site building is connected to the municipal water system, it is necessary to ensure that this requirement is met.

3.0 CLOSURE

We trust that this report is satisfactory to your requirements. Please feel free to contact the undersigned regarding any questions or further information that you may require.

Report prepared by:
Hemmera Envirochem Inc.



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Report peer reviewed by:
Hemmera Envirochem Inc.



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4.0 REFERENCES

BC MOE (2015) Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 3.0 dated December 2015.

BC MOE (2016) Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments dated December 15, 2015. Effective February 1, 2016.

Hemmera (2017). Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Former Maintenance Yard, 2170 Kelly Avenue, Port Coquitlam, BC, April 2017.