

December 7, 2016  
PGL File: 4409-01.02

AllCity Importers Ltd.  
1290 Odlum Drive  
Vancouver, BC  
V5L 3L9

**RE: PERFORMANCE VERIFICATION PLAN – 829-869 POWELL STREET, VANCOUVER, BC  
SITE ID: 15622  
SITE LOCATION: 829-869 POWELL STREET, VANCOUVER BC  
MORE PARTICULARLY DESCRIBED AS: LOT 1 DISTRICT LOTS 181 AND 196 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN EPP41183 RISK CONTROL TYPE: 2**

This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in Contaminated Sites Regulation (CSR) *Administrative Guidance 14*. Specifically, this document outlines the Performance Verification Plan for implementing the institutional and engineered risk management measures described below.

## **1.0 REQUIRED RISK CONTROLS**

The following institutional risk controls are required at the site:

- a. A vapour management system (VMS) must operate continually below the building slab until November 1, 2017.

## **2.0 ACTION REQUIRED TO IMPLEMENT RISK CONTROLS**

The following measures are required to implement risk controls:

- a. Mandatory communication with the site owner/operator to ensure the continual operation of the VMS. Operation and maintenance of the VMS must adhere to the specifications in PGL Environmental Consultants' (PGL) Operation and Maintenance Plan, December 2016.

Records of these performance verification actions should be maintained by the responsible person to be submitted to the Ministry of Environment, if requested.

The persons responsible for the site must notify the Director promptly if performance verification actions indicate that any required institutional controls are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

1. The time period over which institutional controls did not meet the requirements;
2. The nature of the excursions;
3. The temporary or permanent corrective measures implemented or to be implemented;
4. An implementation schedule; and
5. Supporting documentation.

### 3.0 RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

- a. Concentrations of trichloroethylene in sub-slab vapour greater than the current CSR Schedule 11 Standards were identified in PGL's Confirmation of Remediation report dated December 2016. Scheduled amendments to the CSR Standards in November 2017 will make operation of the system unnecessary.

### 4.0 STANDARD LIMITATIONS

PGL prepared this report for AllCity Importers Ltd. and its agents exclusively. It may be relied upon by these parties, the BC Ministry of Environment and the Contaminated Sites Approved Professionals Society exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

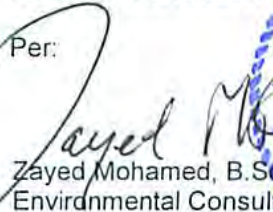
The purpose of the Performance Verification Plan is to provide the client and the Ministry of Environment with the steps necessary to implement and maintain the recommended risk management measures at the site. These recommendations are based on information collected during PGL's environmental investigations. These investigations consisted of a screening for potential contamination and, as is true for all environmental investigations, potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. More or different investigation may be required, and additional risk management measures may be required if other risks are identified. The data used to develop these risk management measures is valid for the date of sampling, but site conditions may change with time.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, expressed or implied, is made.

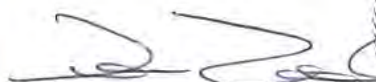
#### PGL ENVIRONMENTAL CONSULTANTS

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