



**Next Environmental Inc.**

Monday, March 10, 2014  
Project No. CIT110111

City of Vancouver  
453 W 12th Ave  
Vancouver, BC V5Y 1V4

Attention: Mr. Jerry Evans  
Director - Real Estate

Dear Jerry,

**Re: PERFORMANCE VERIFICATION PLAN - CERTIFICATE OF COMPLIANCE  
Laneway adjacent to 1134 Burrard Street (Site ID 12293)**

Next Environmental Inc. ("NEXT") has prepared this Performance Verification Plan ("PVP") in support of an application for a Certificate of Compliance ("CoC") covering 1134 Burrard Street ("Site") and the extent of the off-Site contamination in the commercial lane immediately adjacent to the Site ("Laneway") that originated from the Site. (See Figure A)

The PVP presents the principal risk management measures that apply to the CoC to maintain its validity. Those risk management measures are specified in Schedule "B" of the CoC and must remain in place. The PVP was prepared in accordance with Ministry of Environment ("Ministry") Procedure 12.

**PRINCIPAL RISK MANAGEMENT MEASURES**

A human health and ecological risk assessment (HHERA) was conducted for the Laneway, and the results presented in the following report:

*Human Health and Ecological Risk Assessment, Laneway adjacent to 1134 Burrard Street, Vancouver, BC, prepared by Next Environmental Inc., dated March 10, 2014.*

The principal risk management measures identified by the risk assessment include:

- Unacceptable occupational exposure risks were identified in the event maintenance work is conducted on the storm and sanitary sewer mains. To mitigate the exposure risks, the following risk management measure was recommended:

Prior to conducting maintenance work on the storm and sanitary sewer mains, a Health and Safety plan should be prepared by a professional Occupational Hygienist. The site specific plan should identify the risks and appropriate protective personal equipment to prevent occupational exposure.

- Exposure of the general public to soil contamination in the Laneway was prevented by the presence of asphalt pavement.

## **DETERMINATION OF PROCEDURE 12 REMEDIATION TYPE**

Risk management includes the use of engineered controls (asphalt road cover). The remediation type applicable at the Site is considered a Type 2. For Type 2 scenarios, a PVP is required.

## **PERFORMANCE VERIFICATION PLAN**

A PVP is required such that the principal risk management measures upon which the HHERA is based are being met at the Site.

This includes the maintenance of up-to-date records of performance verification actions and outcomes for the Site being maintained by the responsible person (or their agents). If requested by the Director, the responsible person (or their agents) must provide these records to the Ministry. As well, if requested by the Director, responsible person(s) must provide a signed statement on whether conditions set out in Schedule 'B' are being met. Any proposed modifications to this plan must be reviewed by the Ministry, prior to any acceptance of the modification.

Performance Verification measures for the Laneway are specified below.

- The management measure recommended to mitigate occupational exposure during maintenance work on the sanitary and storm sewer mains was the preparation of a Health and Safety plan by a professional Occupational Hygienist. The site specific plan should identify the risks and appropriate protective personal equipment to prevent occupational exposure. This has been included as a Condition within Schedule B of the CoC and is in our opinion sufficient to advise the responsible person of this risk management measure required for the Laneway (affected parcel).
- Exposure to soil contamination in the Laneway is mitigated by the presence of an asphalt road cover, which should remain intact. The integrity of the asphalt pavement should be inspected every five (5) years. If damaged, the asphalt pavement should be repaired. Both inspection and repair records should be maintained by the City of Vancouver or any other responsible person.

***Report does not constitute warranty.***

*The assessment and conclusions in this letter are based on the interpretation of information collected during investigations, remediation and/or from relevant knowledgeable parties. The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers. NEXT does not therefore,*

**Performance Verification Plan  
Laneway Adjacent to 1134 Burrard Street  
Site ID 12293**

warrant the information contained in this letter. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site and the degree to which it constitutes a potential environmental liability, as at the date of the letter.

**Services considered confidential and cannot be relied on by third parties.**

The contents of this letter are confidential and are intended for the exclusive use of the City of Vancouver ("Client"), the Kettle Friendship Society ("Kettle") c/o Terra Housing Consultants ("Terra Housing"), BC Housing Management Corporation ("BC Housing"), the Provincial Rental Housing Corporation ("PRHC"), Society of Contaminated Site Approval Professionals ("CSAP") and the Ministry of Environmental ("Ministry") unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this letter. Any use of the letter or reliance on or decision made based on its contents by any third party is at the risk of said party.

NEXT is not responsible for any representations made by the Client to a third party based on the contents of this letter. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this letter.

We trust the foregoing is found satisfactory. However, if you have any questions regarding this information, please don't hesitate to call me at 604-419-3808.

Yours very truly,

NEXT ENVIRONMENTAL INC.

Written by:

Jeroen Wauters, M.Eng., P.Eng.  
Technical Lead | Investigation & Remediation

Reviewing Approved Professional

  
Reidar Zapf-Gilje, Ph.D., P.Eng.  
GeoEnviroLogic Consulting Ltd.

cc: David Lockhart, Ministry of Environment  
Amber Bongiovanni, City of Vancouver

Attachment

Figure A – Source Site & Legal Metes and Bounds for Off-Site Contamination in the Laneway