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July 28, 2014

Project 508616

500 Georgia Office Partnership
501-1067 West Cordova Street
Vancouver, BC
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ATTENTION: Mr. Dave Leung

REFERENCE: **Performance Verification Plan
510 (formerly 520 and 550) Georgia Street, Vancouver, BC
SITE ID 13615; PID 028-779-576**

The Environment & Water business unit of SNC-Lavalin Inc. (SNC-Lavalin) has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance (CofC) for the Site at 510 (formerly 520 and 550) Georgia Street, Vancouver, BC; SITE ID 13615, PID 028-779-576 (herein referred to as the "Site"). The PVP presents the principal risk controls that apply at the Site to ensure the Site CofC remains valid (i.e., the key risk controls of Schedule B). The PVP was prepared in accordance with BC Ministry of Environment (MoE) Procedure 12: Procedures for Preparing and Issuing Contaminated Sites Legal Instruments (MoE, 2013) and Administrative Guidance 14: Performance Verification Plans, Contingency Plans and Operations and Maintenance Plans (MoE, 2014).

PRINCIPAL RISK CONTROLS

A Human Health and Ecological Risk Assessment (HHERA) was conducted for the Site, and the results presented in the SNC-Lavalin (2014a) report, *Human Health and Ecological Risk Assessment, Telus Garden Office Tower 510 West Georgia Street (formerly 520 and 550 West Georgia Street), Vancouver, BC* prepared by SNC-Lavalin, dated July 28, 2014. The principal risk control on which the SNC-Lavalin (2014a) risk assessment is based, as presented in Schedule B of the CofC, are as follows:

- *The current building must remain at the Site. If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation, all groundwater containing sumps and drainage are sealed and ventilated to the exterior of the building and the Site design must prevent groundwater contact exposures for Site occupants and patrons.*



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DETERMINATION OF ADMINISTRATIVE GUIDANCE 14 REMEDIATION TYPE

Based on the principal risk control 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 implanted or were rendered ineffective), the Remediation Type applicable at the Site is considered to be Type 2.

Under a Remediation Type 2 scenario, MoE (2013; 2014) indicates that a PVP is required, while an operations and maintenance plan may be required.

PERFORMANCE VERIFICATION PLAN

A PVP is required to ensure that the principal risk control which is based on the HHERA is being met at the Site.

This includes the maintenance of up-to-date records of performance verification actions and results for the Site being maintained by the responsible person (or their agents). If requested by the Director, the responsible person (or their agents) will provide these records to the MoE. As well, if requested by the Director, responsible person (or their agents) will provide a signed statement on whether conditions set out in this Schedule B are being met.

Performance verification actions for the Site include the following:

- Communication with the Site owner/operator that the current building must remain at the Site. If future buildings are constructed at the Site, measures must be in place so that groundwater is not in contact with the building foundation, all groundwater containing sumps and drainage are sealed and ventilated to the exterior of the building, the Site design must also prevent groundwater contact exposures for Site occupants and patrons.
 - The building footprint covers the entire Site area. Groundwater contamination is present at 16 m bgs or greater; therefore, Site occupants and patrons are not anticipated to come into contact with groundwater at the Site.
 - Furthermore, the construction of the building foundation included the sealing and ventilation to the exterior of the building of groundwater containing sumps and perimeter drainage. This further reduces the potential for dermal contact exposures with groundwater and reduces the potential for preferential pathways for vapour exposures.

Based on the above, an advisory for the Site that the current building remains present at the Site is considered appropriate to meet this risk control. The listing of this risk control in Schedule B of the CofC meets this requirement.

In summary, it is our opinion that the above actions are sufficient for addressing the principal risk control at the Site.



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REFERENCES

- MoE. 2013. Procedure 12. Procedures for preparing and issuing contaminated sites legal instruments. BC Ministry of Environment, Victoria, BC, February, 2013.
- MoE. 2014. Administrative Guidance 14: Performance Verification Plans, Contingency Plans and Operations and Maintenance Plans. BC Ministry of Environment, Victoria, BC. February, 2014.
- SNC-Lavalin. 2014a. *Human Health and Ecological Risk Assessment, Telus Garden Office Tower 510 West Georgia Street (formerly 520 and 550 West Georgia Street), Vancouver, BC.* Prepared by SNC-Lavalin, Burnaby, BC. Prepared for the 500 Georgia Partnership. July 28, 2014.
- SNC-Lavalin. 2014b. *Remediation Completion Report, Telus Garden Office Tower 510 West Georgia Street (formerly 520 and 550 West Georgia Street), Vancouver, BC.* Prepared by SNC-Lavalin, Burnaby, BC. Prepared for the 500 Georgia Partnership. July 28, 2014.

NOTICE TO READERS

This report has been prepared and the work referred to in this report have been undertaken by SNC-Lavalin Inc. (SNC-Lavalin) for the exclusive use of 500 Georgia Office Partnership, who has been party to the development of the scope of work and understands its limitations. The methodology, findings, conclusions and recommendations in this report are based solely upon the scope of work and subject to the time and budgetary considerations described in the proposal and/or contract pursuant to which this report was issued. Any use, reliance on, or decision made by a third party based on this report is the sole responsibility of such third party. SNC-Lavalin 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. Should this report be submitted to the BC Ministry of Environment (MoE) by 500 Georgia Office Partnership, the MoE is authorized to rely on the results in the report, subject to the limitations set out herein, for the sole purpose of determining whether 500 Georgia Office Partnership has fulfilled its obligations with respect to meeting the regulatory requirements of the MoE.

The findings, conclusions and recommendations in this report (i) have been developed in a manner consistent with the level of skill normally exercised by professionals currently practicing under similar conditions in the area, and (ii) reflect SNC-Lavalin's best judgment based on information available at the time of preparation of this report. No other warranties, either expressed or implied, are made as to the professional services provided under the terms of our original contract and included in this report. The findings and conclusions contained in this report are valid only as of the date of this report and may be based, in part, upon information provided by others. If any of the information is inaccurate, new information is discovered, site conditions change or applicable standards are amended, modifications to this report may be necessary. The results of this assessment should in no way be construed as a warranty that the subject site is free from any and all contamination.



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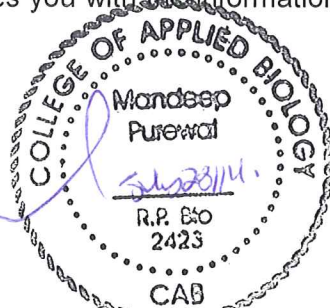
Any soil and rock descriptions in this report and associated logs have been made with the intent of providing general information on the subsurface conditions of the site. This information should not be used as geotechnical data for any purpose unless specifically addressed in the text of this report. Groundwater conditions described in this report refer only to those observed at the location and time of observation noted in the report.

This report must be read as a whole, as sections taken out of context may be misleading. If discrepancies occur between the preliminary (draft) and final version of this report, it is the final version that takes precedence. Nothing in this report is intended to constitute or provide a legal opinion.

The contents of this report are confidential and proprietary. Other than by 500 Georgia Office Partnership, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of 500 Georgia Office Partnership and SNC-Lavalin.

We trust this provides you with the information you currently require. If you have any questions, please call.

Prepared by:



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