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March 17, 2021

Mayor Bill Dingwall
City of Pitt Meadows
12007 Harris Road,
Pitt Meadows, B.C. V3Y 2B5

Dear Mayor Dingwall,

Thank you for your letter about the Comparative Site Evaluation on the proposed CP Logistics Park: Vancouver project (CPLPV).

The Project is needed in order to meet the needs of a growing region, including serving Canadian agricultural exporters seeking to access international markets. CP will consider and be informed by feedback received from the public, Indigenous groups, the City and other stakeholders in its application to the Canada Transportation Agency (CTA). We appreciate you taking the time to review the document closely and provide input from the City as part of our ongoing pre-application consultation process.

In your letter, you raise a number of important issues that CP has reviewed and considered. I wanted to provide you with a response on some key subjects in the hope that it might be helpful to better understand our process and ease some concerns you might have about our proposed project.

Comparative Site Evaluation timing

First, I want to address your concern related to the timing of the study. The lands were originally assembled between 2011 and 2018 because they met a number of critical technical criteria required for a potential rail facility, including proximity to our existing facilities, being parallel and adjacent to our mainline and being the appropriate size and grade to accommodate a potential facility.

We have been clear that the Comparative Site Evaluation was done in anticipation of our public consultation to determine whether there was an alternative site that would drastically reduce the impacts of the proposed Project. The analysis showed that the proposed site, adjacent to the existing Vancouver Intermodal Facility, is a reasonable location for this project and that there is not another location within the study area which would meet the physical requirements for our facility while substantially lowering potential impacts.

Distance from residential areas

One of the criteria for comparison in the Comparative Site Evaluation was the proximity of the nearest residential subdivision, which was defined as parcels zoned as Residential (Pitt

Meadows zoned as RS, R-1, R-2, RD, RM-1, RM-2, RM-3, RM-4 or RM-5). While there is not a residential subdivision located within 1km of the proposed site, we recognize that there are a number of homes on agricultural properties in closer proximity to the proposed facility. **These residences on parcels zoned Agricultural within 1km of the proposed location will be captured in the detailed environmental effects evaluation that is underway to ensure that any potential effects of the proposed Project are evaluated, considered and that associated mitigation measures are developed.** In addition, CP has offered to meet with each adjacent resident, and has met with those who requested a meeting to seek their input. We will continue to engage with any of the property owners immediately adjacent to the proposed site.

Proximity to community amenities

We are aware of the outdoor amenities close to the proposed project and recognize that they are important local attractions. For the purpose of the Comparative Site Evaluation, CP used the list of places of assembly and sensitive receptors from the Railway Association of Canada Circular No. DG-02. This includes indoor recreational facilities, public or private schools and hospitals. **The environmental effects evaluation, which is underway, will ensure that these outdoor amenities are considered in the analysis, with due consideration for potential effects and mitigation measures.**

Access to emergency services

CP appreciates the engagement from the City on the subject of emergency services. Safety is a core value at CP and is integral to everything we do. During the first engagement period, CP reached out directly to the Pitt Meadows Fire Chief to discuss the Project and better understand the needs of the existing fire service. It is important to remember that we are still very early in the process of developing plans for the proposed Project - we would not anticipate the Project being in operation until 2027 or 2028. **CP will work with emergency response agencies to ensure the necessary training and procedures are in place before the Project is operational.** We are committed to continuing to engage with the community, the City and the PMFRS as we move forward with our consultation and engagement process.

Kennedy Road and Loughheed Highway

The intersection at Kennedy Road and Loughheed Highway is of critical importance to CP's operations in Pitt Meadows. We have already reached out to the Ministry of Transportation and Infrastructure to share data and coordinate efforts on their traffic corridor study, which is currently underway. **We are committed to working with the City and the province to coordinate the sharing of information and efforts to address this important intersection.**

A benefit of the proposed location is that it is immediately adjacent to a designated truck route and in close proximity to Loughheed Highway, Golden Ears Way and Highway 1. This proximity reduces the time trucks need to spend on local roads, which ultimately minimizes conflict with local traffic and reduces greenhouse gas emissions.

Proximity to watercourses

CP is undertaking a comprehensive environmental effects evaluation that will consider the potential effects of the proposed project on nearby farms and local watercourses such as the Katzie Slough. **The environmental effects evaluation will include consideration of potential changes to drainage, flooding and aquatic and riparian habitat, and will identify measures to appropriately manage hazardous materials, including robust spill and incident response practices to protect watercourses in the project area.** In the coming year, CP will share plans for the environmental effects evaluation, as well as the results of those studies, with the community. Once this environmental effects evaluation is complete, it will be submitted to the Canadian Transportation Agency as part of our application for their review of the project.

We sincerely appreciate your participation in this process, and hope that this information helps to address some of your concerns. We will be sharing the methodology, timing and results of a substantial environmental effects evaluation over the course of 2021. As always, we welcome any opportunity to answer questions, clarify information or consider input from the City in the future. Please do continue to reach out to me directly with any questions or concerns you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Edwards', with a stylized, cursive flourish at the end.

Jeff Edwards

Assistant Vice-President, Market Strategy & Demand Management