

16 May 2017

City of Kelowna
1435 Water Street
V1Y 1J4
Kelowna, BC

Attention: Andrew Gibbs, Senior Project Manager
Project Number: 219.05367.00000

RE: REVIEW OF ENVIRONMENTAL INVESTIGATION REPORTS FOR THE CN OKANAGAN CORRIDOR, KELOWNA, OYAMA, LAKE COUNTRY AND VERNON, BC

SLR Consulting (Canada) Ltd. (SLR) was retained by the City of Kelowna to review the Environmental Investigation reports completed for the lands along the former CN Rail Okanagan Corridor (the "Site"). SLR reviewed the following reports for the Site:

- Phase 1 Environmental Site Assessment, Mile 87.65 to Mile 118.9 Okanagan Subdivision, Lumby Junction to Kelowna, August 2014, Golder Associates.
- The results Phase 2 Environmental Site Assessment 1000/BCPR/100246, 1000/BCPR/100247, 1000/BCPR/101055, 1000/BCPR/100415, 1000/BCPR/100649, 1000/BCPR/100650, Okanagan Corridor, January 2015, Golder Associates.
- Golder Associates, "Delineation Investigations 1000/BCPR/100650 CN Okanagan Corridor, Kelowna, BC", December 9, 2016.
- Golder Associates, "Problem Formulation and Screening Level Risk Calculation 1000/BCPR/100650 Okanagan Corridor, Kelowna, BC", November 30, 2016.
- Golder Associates, "Confirmation of Remediation and Post-Remediation Monitoring 1000/BCPR/100246 and 1000/BCPR/100415 CN Okanagan Corridor, Lake Country and Vernon, BC", December 22, 2016.
- Golder Associates, "Delineation Investigations 1000/BCPR/100247 Okanagan Corridor, Oyama, BC", December 12, 2016.
- Golder Associates, "Problem Formulation 1000/BCPR/100247 and 101055 Okanagan Corridor, Oyama, BC", November 30, 2016.
- Addendum to Delineation Investigation, 1000/BCPR/100247 Okanagan Corridor, Former CN Oyama Station, Oyama, BC., January 12, 2017.

Project Understanding

It is SLR's understanding that the contractual arrangement between the City of Kelowna, Regional District of the Central Okanagan, District of Lake Country and the City of Vernon was that the environmental investigation was to be completed in a manner that was consistent with an industrial land use and with the current expectations of the British Columbia Ministry of Environment.

Results of Review

Based on SLR's review of the above documentation it appears that the reports and the investigations commissioned by CN Rail have been completed in a manner that is consistent with current industry practices and provincial regulations. All investigation and remediation was completed using the industrial land use standards as per the contractual sale agreement. Based on SLR's review, the corridor will be suitable for the proposed intended use as a transportation corridor (a multi-use transportation corridor for pedestrians, cyclists and potentially future light rail).

STATEMENT OF LIMITATIONS

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for the City of Kelowna, hereafter referred to as the "Client". It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

This report has been prepared in a manner generally accepted by professional consulting principles and practices for the same locality and under similar conditions. No other representations or warranties, expressed or implied, are made.

Opinions and recommendations contained in this report are based on conditions that existed at the time the services were performed and are intended only for the client, purposes, locations, time frames and project parameters as outlined in the Scope of Work and agreement between SLR and the Client. The data reported, findings, observations and conclusions expressed are limited by the Scope of Work. SLR is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SLR does not warrant the accuracy of information provided by third party sources.

CLOSURE

We trust this meets your needs. If you have any questions or require clarification, please contact the undersigned.

Yours sincerely,
SLR Consulting (Canada) Ltd.



Robin Jones, MAsC, MBA, PEng
Principal Engineer