

MEETING NOTES

East Vancouver Port Lands

Date:	Tuesday, August 23, 2016
Time:	6pm to 8pm
Location:	St. James Hospice (650 Penticton St. N)
Chair:	Naomi Horsford, Port Metro Vancouver
Attendees:	<p>Barb Fousek, BCA Harry Mah, BCA</p> <p>Peter Idema, Viterra</p> <p>Vancouver Fraser Port Authority Ram Chungh, Meeting Coordinator Gord Tycho, Senior Planner Allison Franko, Planner</p> <p>Columbia Containers Ltd. Dean Giles, CEO David Lord, Project Manager</p> <p>Western Canada Marine Response Corporation Michael Lowry, Media Relations Jody Addah, Project Manager Darcy Burt</p> <p>Lafarge Jennifer Wong, Plant Manager Barry Metzner, Production Manager</p>
Regrets:	<p>Mike LoVecchio, Canadian Pacific Christina Proseilo, Viterra John Hawthorne, BCA Karis Hiebert, City of Vancouver</p>

1. Project Updates

1.1	<p>Columbia Containers Transload Facility – Landscape Plan by David Lord.</p> <p>Presentation provided on Landscape and Colors.</p> <p>All questions provided by EVPL and responded to by Columbia, unless otherwise stated.</p>
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Landscape Plan

There will be 11 locations where the sweetgum/liquid amber trees will be planted. The mature height of a sweetgum tree is 60 ft. Trees will be located by Dusty Greenwell park.

Community members noted that landscaping has not been maintained well in the past. Columbia responded that the goal is for the trees to require minimal maintenance and that Columbia will be responsible for maintenance.

As previously communicated to Columbia, VFPA noted that nothing in the Columbia Containers landscape plan can be depicted or constructed south of the lease line, and that all landscaping must be contained within the Columbia lease boundary. VFPA reiterated that there will be a VFPA utility corridor running along the south portion of the lease line boundary. VFPA requested that Columbia revise the landscape plan to show no plantings south of the lease line and to re-submit. Columbia confirmed that there is very little space for planting between the lease line and the proposed Transload Facility.

VFPA asked EVPL community members if there were any concerns with the plan. No further comments or concerns were raised by any members therefore Columbia will proceed with the proposed landscape plan (with revisions as noted above).

Colors & Design refinements

Columbia reconfirmed that the project colours/materials will be as depicted in Project Permit 13-123: Elevator to be royal blue, and storage bins, structure and stairs to be galvanized.

Q) Will there be a glare from the galvanized structures?

A) The galvanized structures are made out of steel and should not create a glare.

VFPA asked EVPL community members if there were any concerns with the colour scheme. No further comments or concerns were raised by community members therefore Columbia will proceed with the proposed colour scheme.

Landscaping at 2775 Commissioner Street (western portion) and 2319 Commissioner Street

EVPL community members inquired at the previous meeting whether Columbia had any plans to landscape on the western portion of the site at 2775 Commissioner Street or at the 2-storey office site at 2319 Commissioner Street. Columbia responded that they have no plans to add any additional landscaping to the western portion of 2775 Commissioner Street, as landscaping has already been provided along the lease boundary.

With respect to the site at 2319 Commissioner Street, Columbia advised that landscaping was a permit requirement and will be installed in mid-September, 2016.

VFPA commented that the proposed works at 2319 Commissioner Street were categorized as an Outright (Green) Use. Consequently, the EVPL community members were notified of the pending application on November 27, 2014 and provided with a formal presentation by the Applicant on January 13, 2015. There was no request by EVPL community members for the Applicant to provide courtesy notifications to affected communities upon permit approval. The project was also referenced at the Open House for Columbia Containers' Elevator and Silos project on May 19, 2015.

As part of the permit approval, VFPA required that Columbia Containers construct a landscaping plan that adhered to the EVPL Landscaping Guidelines (see Project Permit 15-059).

Action: VFPA to check if 2-storey office Project Permit (15-059), which contains landscaping drawings, is online and, if not, to forward a copy to EVPL.

VFPA asked EVPL community members if there were any concerns with the landscape plan as shown on a copy of the Project Permit. No concerns were raised with Columbia proceeding with the proposed landscape plan.

Amenity Plan

Columbia agreed, via a letter to VFPA and at the August 23, 2016 EVPL meeting, to make an amenity contribution of \$50,000 toward the improvement of Dusty Greenwell Park. Columbia stated that they have communicated with Karis Hiebert from the City of Vancouver (CoV) and Tina Mack from the Vancouver Parks Board (VPB). The Contribution will be provided directly to the VPB for gravel paths, fencing, benches, and planting for the overall enhancement of the park. The contribution is contingent on Columbia Containers commencement of construction to replace its Transloading Facility and written confirmation from Vancouver Parks Board that 100% of the funds will be used on Dusty Greenwell Park. Providing the contingencies are met, Columbia will make its contribution within 6 months of the start of construction such that the park improvements may occur within the Columbia Containers construction project time frame.

VFPA commented that they had forwarded Columbia's amenity proposal to (and spoke with) the City of Vancouver and VPB, and asked them to provide a response to Columbia's general proposal and about the contribution going to Dusty Greenwell Park. VFPA was informed by the VPB that the VPB will be responding directly to Columbia Containers shortly.

EVPL community members shared concern that the contribution will go to the VPB general account and not specifically to Dusty Greenwell Park. Columbia agreed to resume communication with the CoV and VPB and clarify that these two organizations are supportive of Columbia's proposal amount and fund transfer timelines, to ask in writing from the VPB that the contribution will be used towards Dusty Greenwell Park, and forward final correspondence to VFPA.

EVPL commented that they would be interested in receiving a presentation on the

	<p>work that would be completed with Columbia’s contribution, before the project moved forward.</p> <p>Action: VFPA to ask Karis Hiebert, City of Vancouver representative for EVPL, to facilitate presentation to EVPL so they are able to provide input on any new landscape plan upgrades for Dusty Greenwell Park.</p> <p>Action: Columbia Containers to follow up with CoV and VPB and</p> <ul style="list-style-type: none"> i) clarify that these two organizations are supportive of Columbia’s proposal amount and fund transfer timeline; ii) request that VPB provide confirmation that they will utilize this amount in Dusty Greenwell Park; and iii) forward final correspondence to VFPA. <p>Additional Rail Line – Presentation by Dean Giles. Permit application submitted on August 22, 2016.</p> <p>Columbia Containers propose to introduce a fifth rail track to the immediate north of their four existing tracks currently situated within their lease area at 2775 Commissioner Street. VFPA noted that the Project will likely be a category “Yellow” in the EVPL Area Plan and a category “B” in the Project and Environmental Review (PER) process (although further review is required to confirm). If the Project is a “Yellow” use, this update to the EVPL will be considered as pre application notification.</p> <p>Q) The little engine moving the rail cars has always been a noise concern and we suspect this may be partly due to the utilization of undersized equipment. Will there be, as part of the proposed new fifth rail line project, i) any new equipment that is properly sized to handle the demanded loads, and/or ii) any modifications to the existing equipment?</p> <p>A) We will not change the equipment we are currently using. Columbia anticipate that the fifth rail line will reduce the number of rail switches in and out of the site.</p> <p>EVPL community members commented that train traffic in and out of Columbia’s site has not been an issue recently.</p> <p>VFPA noted that once formal application is received from Columbia Containers, the EVPL will have an opportunity to see the project details.</p> <p>Q) What is the status of Columbia’s partial bight infill project? Would that project affect the rail and how traffic moves on Columbia’s site?</p> <p>A) Columbia stated that the project is still under review and Columbia is undergoing technical aspects of the project to make it work. The project would affect the rail on Columbia’s site.</p> <p>Community representatives were pleased with the improvement to the plans presented by Columbia. VFPA ensured that EVPL will get an update in advance before any construction plans</p>
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	<p>commence.</p> <p>Container Stacking Height During construction of the Transload Facility, Columbia stated that up to 50 per cent of their lease area will be used up for various construction requirements. During this time, Columbia is requesting consideration of a proposal for temporary stacking in Area 3 of up to 6 containers high. As Columbia only uses the smaller containers with heights of 2.6 m (8.5 ft.), the total heights of the containers would equal 51 ft., which is below the EVPL Area Plan height requirements (55 ft. high maximum). The length of construction and stacking is planned for 15 months.</p> <p>VFPA noted that Columbia Containers presently occupies leased space that is designated in the EVPL Area Plan as “Area 3” (to the west) and “Area 4” (to the east), which have structural height maximums of 55 ft. and 45 ft., respectively. The EVPL Area Plan also states that containers will not be stacked more than five high [up to 14.5m (47.5 ft.)] in Area 3 and Area 4. VFPA noted, however, that the container stacking request is reasonable for the duration of construction.</p> <p>EVPL community members requested written confirmation that stacking heights in Area 3 will be returned from six (6) containers high to the normal five (5) containers high (or less) after the construction is completed.</p> <p>Action: Columbia to submit formal container stacking height variance request to VFPA.</p> <p>Action: VFPA to take EVPL request for written confirmation back to Columbia, and Columbia to forward a written confirmation to VFPA.</p>
<p>1.2</p>	<p>Western Canada Marine Response Corporation (WCMRC)</p> <p>Pre-application presentation provided by Michael Lowry and Jody Addah. Questions provided by EVPL and answered by WCMRC.</p> <p>Location: Old Prince Rupert Fisheries building</p> <p>VFPA noted that a formal application has not been received by VFPA and that this is a pre-application notification. The planner on this file at VFPA is reviewing the proposed project but preliminary assessments suggest this will be a Category Green as outlined in the EVPL plan. This will be confirmed shortly.</p> <p>The purpose of the presentation is provide a background on the business and industry.</p> <p>Highlights of presentation include:</p> <ul style="list-style-type: none"> • 90 per cent of the design is complete but there is an opportunity to make minor changes • Key components of design include: additional parking lot space, two trailers, ramp to support offloading equipment of vessels, rip rap added to shoreline, two

	<p>new concrete docks and new cameras</p> <ul style="list-style-type: none"> • At the end of the design stage, the plan is for construction to start Q1 of 2017 • Mock ups provided in presentation are based on the design developed • Vancouver fire rescue service will be docked at one of the planned new concrete docks <p>Q) Will the work occurring during the day and night be noisy? A) There will be hydraulic cranes on engines of vessels which sound like tugboats - that would be the extent for noise.</p> <p>Q) How often are training drills run? A) Training drills occur daily, larger drills are set by transport Canada. A 150 ton spill drill is completed in the harbor every year. A 2500 ton drill every two years.</p> <p>Q) Do the barges move often? A) Barges move annually for maintenance.</p> <p>Q) Avant representative – Does diluted bitumen get tested? A) In Canada, it is illegal to test diluted bitumen in the water. However, it has been found to behave like crude oil, except with soil.</p> <p>Q) Avant representative – Is this project approved? A) No, the project is tied to Kinder Morgan’s Trans Mountain Expansion Project. The project has a possibility of moving forward in December 2016 and the spill response support would need to be prepared in advance.</p> <p>WCMRC asked EVPL if there are any concerns with the pre-application design proposal. EVPL noted that light and noise continue to be a concern in their community and to consider these impacts and any opportunities to alleviate them when moving forward.</p>
<p>1.3</p>	<p>Lafarge – Truck Staging Area</p> <p>Pre-application presentation provided by Jennifer Wong.</p> <p>Location: 2095 Commissioner St.</p> <p>Lafarge is seeking feedback on a yellow use category in the EVPL plan. The site is currently vacant.</p> <p>The proposal is to expand the parking area to accommodate ready-mix trucks and drivers’ personal vehicles in order to improve service. Currently, these drivers are required to park at other Lafarge plants throughout the Lower Mainland and must travel to the plant at 2095 Commissioner during the day to get loaded. The truck staging area would allow trucks to park at the port instead of other locations. The goal is to reduce travel time for drivers.</p> <p>Lafarge is also proposing to install a trailer on site to accommodate ready-mix</p>

	<p>drivers. There are 16 ready-mix trucks and 17 personal vehicles (purpose for expanding parking) and the need for a location for lockers, washrooms and eating area (purpose for trailer).</p> <p>Lafarge does not anticipate an increase in noise impacts. It was noted that the trucks serving this location have the newest technology to minimize emissions. Most trucks are 2 years old or newer. The port land would be leased to Lafarge for 2 years at a time, with a caveat to be asked to leave with 6 months' notice.</p> <p>Key highlights of Q and A with EVPL:</p> <ul style="list-style-type: none"> • Trucks have 12 metre trailers, most of the fleet is 10.4 metres and 40 kilos, similar to regular trucks seen on the roads • Trucks currently access the port by using port passes from all entry points at the port (McGill, Heatley etc.) • The same number of trucks will be entering the port (current traffic flow will not be affected). • No new lighting plans, including no changes to lighting standards or equipment. <p>Community representatives were content with the proposal brought forward by Lafarge. Recommendation provided by VFPA for Lafarge to contact Cannery Row residents to provide notification on potential project. Once Lafarge provides the application for a project permit, EVPL will receive email notification, if there are any concerns at that time, a meeting can be organized.</p>
<p>1.4</p>	<p>New Brighton Park update by Gord Tycho.</p> <p>The project permit was issued on August 8, 2016. Construction on the Project is anticipated to commence in September, 2016 (earthworks), with plantings taking place in Spring of 2017. All works should be completed in and around the summer of 2017. The Park will remain open during this construction period. Please refer to the VFPA website for more information and updates.</p>
<p>1.5</p>	<p>Versacold update by Gord Tycho.</p> <p>Versacold is not renewing its lease and is, therefore, required to remove all of its structures. The works were divided into two phases (and two permits): inside works and outside works. All decommissioning works are required to adhere to regular construction hours (7am to 8pm, Monday to Saturday).</p> <p>Phase 1 – interior decommissioning works, which involve the removal of interior items over approximately two months. Work for this phase has begun and involves the manual removal of material with hand tools and small electrically or propane-powered equipment. As the works are indoors, noise was not anticipated to be a concern, although an access hole is required to be drilled into the top of the concrete structure to facilitate the placement of equipment inside the building.</p> <p>Phase 2 - this phase is still under review and a permit has not yet been issued for</p>

	<p>these works, which involve the removal of the large concrete walls (e.g. the remainder of the building) over approximately 10 to 12 months. Some associated shoreline works are also involved with phase 2.</p> <p>At this time, there are no plans for specific new activities at this location after Versacold's lease expires.</p>
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Meeting Date	Agenda Ref #	Action Item	Lead	Due Date
2016-08-23		Columbia to submit i) formal stacking height variance request, and ii) written Confirmation of Limited Duration to VFPA	Columbia	Future meeting
2016-08-23	1.1	Check if Columbia's 2-storey office project permit (with landscaping drawings) is online, and if not to forward a copy to EVPL.	Gord T.	Complete
2016-08-23	1.1	Discuss EVPL's involvement in approval for Columbia's amenity contribution.	Naomi H./Karis H.	Future meeting
2016-08-23	1.1	Discuss request for written confirmation on Columbia's 6 container high stacking request to be temporary.	Gord T./David L.	Future meeting
2016-06-30	1.1	Notify EVPL when Viterra's project permits are issued.	Gord T.	Future meeting
2016-06-30	1.2	Finalize the details of an amenity contribution	Columbia	(await Columbia confirmation of agreement with CoV and VPB)
2016-06-30	1.2	Vancouver Parks Board to present to EVPL on how the funds will be used if Columbia's project is approved.	Karis H.	Future meeting
2016-04-12	1.2	Send letter to residents asking how they would like to be notified of project improvements.	Columbia Containers	Future meeting