

## MEETING NOTES

### East Vancouver Port Lands

<b>Date:</b>	November 27, 2014
<b>Time:</b>	5:30pm to 7:30pm
<b>Location:</b>	St. James Hospice, Vancouver BC
<b>Chair:</b>	Naomi Horsford, Port Metro Vancouver
<b>Attendees:</b>	<p>John Hawthorne, BCA            Barb Fousek, BCA            Harry Mah, BCA            Kirsten Baillie, City of Vancouver</p> <p>Chris McPherson, Community Member</p> <p><b>Guests:</b>            Patrick Coates, Planning, Port Metro Vancouver            Gord Tycho, Planning, Port Metro Vancouver            Cindy McCarthy, Project Communications, Port Metro Vancouver            Joshua Zoshi, President, Saltworks Technologies Inc.            Ben Sparrow, Vice President, Saltworks Technologies Inc.            Matthew Doyle &amp; Yuko Abe, Saltworks Technologies Inc.            Tobi Reyes, CEO, PortLiving            Neil Robertson, Architect</p> <p>Ram Chungh, PMV, Meeting Coordinator</p>

AGENDA ITEMS	KEY POINTS AND DECISIONS
<b>1. Updates</b>	
1.1- Mixed Use Industrial Plant Construction	<p><i>Overview provided by Neil R. All questions asked were from BCA unless otherwise stated.</i></p> <p>Location of planned building was identified on map, which is the east side of New Brighton Park.</p> <p>It will be a three level industrial building with a height of 100 feet. There has been a request to the City of Vancouver for a height relaxation. Floor space is approximately 18,000 square feet per floor. There will be 55 parking spots available on site.</p> <p>The purpose of building will be mixed use industrial with PortLiving as the</p>

	<p>client. There are plans for two industrial loading elevators for mini storage.</p> <p>General look, shape of building, façade, rendering of building to scale and views of the building from various locations were provided.</p> <p><b>Q)</b> Where are you in the development process?  <b>A)</b> The project is currently with the City of Vancouver.</p> <p><b>Q)</b> What will the timing look like?  <b>A)</b> This will depend on the process with the city. Ground will not be broken for at least a year.</p> <p><b>Q)</b> Are there any plans of enhancing the trans-Canada cycling path across from the area?  <b>A)</b> That is City of Vancouver jurisdiction.</p>
<p>1.2 - Saltworks Technologies Update</p>	<p><i>Overview provided by Joshua &amp; Ben from Saltworks. All questions asked were from BCA unless otherwise stated.</i></p> <p>Saltworks Technologies employees 50 people and is a Vancouver grown clean tech company. It was originally built on the VersaCold site but more space is required. The proposed building will be on the old cannery site.</p> <p>The building will be used for light manufacturing and assembly of systems and the specific location is required in order to have access to seawater. The plants are also very quiet and tested on seawater.</p> <p>The height of the building will be 35 feet and there will be approximately 16 shipping containers used a year. The building would be operational by next summer and hours of operation would be Monday to Friday.</p> <p><b>Q)</b> Will it be a permanent building?  <b>A)</b> The port is giving us a five year lease, we hope to move that to 20 years eventually.</p> <p><b>Q)</b> Is testing within the location?  <b>A)</b> Yes testing of Saltworks portable desalination units will occur with the proposed warehouse building.</p>

**Q)** Do you provide services or are you a manufacturing facility.  
**A)** We are a manufacturing/assembly and testing facility.

**Q)** Currently desalination is the market for the site, are there any changes planned in the future? **A)** No.

**Q)** Do you test tailings? **A)** No.

PMV noted information on the Saltworks Technologies project is available on PMV's [website](#) and on Saltworks [website](#).

**Q)** PMV: Are there any concerns in the context of the EVPL plan?

BCA: The size of the building. Also, that Saltworks will have a lease of five years but will be looking for an opportunity for a much longer use.

PMV: If additional expansion of the site was looked at after the five year use, Saltworks would have to go through the project permit process, which includes discussing with the EVPL. Any concerns can be raised at this time.

The application for the project is currently under internal review. As part of project permit review process, notification will be provided in the form of a letter to nearby residents. A construction notice will also be sent two weeks prior to the start of construction.

**Q)** PMV: Does the committee have any feedback on the projects engagement plans?

BCA: The biggest impact will be on the condos behind the building.

PMV: The notification area has not yet be identified. We are looking at this group to provide recommendations. The engagement has started here, followed by a notification to the community about how to respond with concerns and/or comments prior to any construction.

**Q)** BCA: Are the physical details going to be provided in the notice to residents?

**A)** PMV: In addition to project scope, there will be reference to our website and Saltworks website with all the details on the site.

BCA: Websites are good for those with computers, but not necessarily for

	<p>elders.</p> <p>PMV: We can provide a phone number for those who would like us to send them the information on the website and the notice will include a description of the project.</p> <p><b>Action:</b> PMV planning to ensure a phone number is provided on the notification to residents.</p> <p>PMV: The initial notice can go out after this meeting to inform the community, once the project process proceeds we will notify residents that there will be construction in that area.</p> <p>BCA: Will you be building on the pilings where the old cannery site was? Saltworks: We will not be building on the pilings.</p> <p><b>Q)</b> PMV: Is everyone okay with the plan? [<i>General nod of agreement among members</i>]. We will send the notification to EVPL prior to sending it to the community (one or two days in advance). Comments can be provided during the engagement process.</p>
<p>1.3 – Columbia Containers Project Timeline Update</p>	<p><i>Proposed engagement plan was provided to BCA for feedback.</i></p> <p>PMV: When Columbia is ready with all the information on the project, they will meet with the EVPL committee. Shortly afterwards, Columbia will continue with the rest of their engagement.</p> <p>PMV Planning followed up on an action item from a previous meeting regarding the drop location for one of Columbia’s notices to the community and noted where they were located. It was requested that PMV take the drop to another block east to Renfrew and up to Trinity. PMV noted it will review this request for future drops.</p> <p><b>Action:</b> EVPL to provide feedback on Columbia’s engagement plan by Monday, Dec 1.</p> <p>PMV: Columbia’s office application will be coming through in late December.</p> <p>BCA shared concern about a problem on the site in regards to noise and light pollution where the plastic is being placed in the containers, especially from the head lights.</p>

	<p>-----</p> <p><i>[PMV had passed this concern and others on to Columbia in advance of the meeting and the below response was provided during the meeting on behalf of Columbia.]</i></p> <p><i>Columbia: Columbia is aware of some of these matters and is working to address them. For example:</i></p> <ul style="list-style-type: none"> <li>• <i>Looking into the feasibility of reducing radio volumes after 10 p.m., subject to ensuring safe operations for workers. Columbia is not aware that radio volume is an issue in the daytime. If it is, please let us know.</i></li> <li>• <i>Coordinating pressure washing of containers during daytime hours whenever possible. Sometimes this can be a challenge, due to crew workload and timing of new product arrival. As a result, at very busy times, this work sometimes has to take place at night.</i></li> </ul> <p><i>With respect to lighting, for safety reasons, lights have to point somewhat upward, to illuminate the work area where the containers are stacked so that the machine operators can see the containers and safely, and accurately position and move the containers. The risk of insufficient lighting is that the operator could miss the mark and cause a stack of stack of containers to fall, with obvious negative consequences.</i></p> <p><i>Columbia is very conscious of residents' concerns with respect to nighttime light pollution and works to minimize any light impacts, while ensuring safety for its workers. However, with regard to this specific request, Columbia will review its operations to determine whether any improvements are possible.</i></p>
<p>1.4 – Railway Crossing Signal Update</p>	<p>The location of the rail crossing was provided on a map.</p> <p>Currently, the rail crossing signal is being tested and is meeting the minimal volume requirements, but depending on the test results, there may be changes made to it to increase the sound level.</p>
<p>1.5 - Community Concerns</p>	<p><i>All concerns and questions were brought forward by BCA.</i></p> <p><b>Concern:</b> The trucks parked on side streets, specifically around New Brighton Park area and McGill Street continue to be a problem (concerns about safety). The truck staging area looks unused.</p> <p>PMV discussed the challenges that occurred when trucker drivers were</p>

<p>from BCA Annual General Meeting</p>	<p>arriving too early to wait at the truck staging area, including noise concerns from the nearby community.</p> <p>The trucking companies are currently going through the Truck Licensing System reform, which includes PMV reviewing and reducing truck licenses for those visiting port container terminals. This may mean residents would see fewer trucks moving more loads and fewer trucks waiting around.</p> <p>BCA: Night gates have not spread out evenly through the day. For instance, there are 45 minute periods without trucks during the day and then at 6pm there are line ups of trucks.</p> <p><b>Action:</b> PMV to share this information with Operations.</p> <p><b>Action:</b> PMV to keep EVPL updated on trucking situation and updates.</p> <p><b>Q)</b> What are the plans for the trucking meeting planned to occur in the new year?  <b>A)</b> We are looking at arranging a private meeting with executives from the Port and potentially some industry representatives with key trucking complainants. It will happen towards the end of January. We would like to have the results of the noise study available for the meeting. The study will be on the speed of trucks and how that relates to noise, especially on uneven pavement.</p> <p>BCA will receive the opportunity to invite some community members to the private trucking meeting at the end of January. A representative from the city would be appropriate to attend as well.</p> <p><b>Concern:</b> Noise from Viterra. The main complainants are located by Slocan and Eton. It sounds like a hissing noise and occurs frequently.</p> <p>Peter I. will be connecting with EVPL regarding the above concern.</p> <p><b>Q)</b> Will the Centerm expansion be going ahead?  <b>A)</b> The project is still in the conceptual design phase. The project definition report is planned to be completed by May 2015. Link to the Centerm Expansion Project page is available <a href="#">here</a>.</p> <p><b>Concern: Q):</b> Why is there a requirement to have two new rail lines as part of the South Shore Corridor Project (SSCP)?  <b>A)</b> One of the plans for the SSCP was to expand rail capacity. CP rail have</p>
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	<p>not provided us with a design or installation date. They did say they would need the future capacity.</p> <p><b>Action:</b> Provide response to: <i>Are the rail lines going to be on their land or leasing extra land from the Port?</i></p> <p><b>Q)</b> Why are the rail lines necessary?  <b>A)</b> To meet future growth. Even with the Roberts Bank Terminal 2 project. We are looking at increasing the efficiencies of all of our container facilities. The container forecast includes Prince Rupert's expansion as well.</p> <p><b>Action:</b> PMV to provide a link to the container forecast for RBT2. The most recent version available <a href="#">here</a>, previous versions available, <a href="#">here</a>.</p> <p><b>Q)</b> How accurate are the forecasts?  <b>A)</b> We've done three forecasts over three years and they are close.</p> <p><b>Q)</b> How will the two extra rail tracks be used? They don't reach the container terminals.  <b>A)</b> They will be used for grain facilities as well.</p> <p><b>Action:</b> PMV to request that CP provide a rail 101 presentation for next meeting. BCA to send rail questions to Ram.</p>
<p>1.6 - Other Business</p>	<p>The EVPL decided this year's donation of \$1000 will go to The Bloom Group, benefitting the Harbourview Daycare and St. James Hospice.</p>

Meeting Date	Agenda Ref #	Action Item	Lead	Due Date
2014-11-27	1.2	Ensure a contact phone number is provided on the notification to residents for project updates.	Planning	Complete
2014-11-27	1.3	EVPL to provide feedback on Columbia's engagement plan by Monday, Dec 1.	EVPL	Complete
2014-11-27	1.5	Share truck line up fluidity concerns with Operations department.	Ram	Complete
2014-11-27	1.5	Keep EVPL updated on trucking situation.	Ram	Complete /Ongoing
2014-11-27	1.5	Provide response to: <i>Are the rail lines going to be on their land or leasing extra land from the Port?</i>	Cindy/ Ram	Complete
2014-11-27	1.5	Provide a link to the container forecast for RBT2.	Cindy/ Ram	Complete
2014-11-27	1.5	Request that CP provide a rail 101 presentation for next meeting.	Ram	Complete
2014-10-02	1.2	Provide timeframe for Columbia Container demolition and ask for mitigation on lighting impacts during dinner time.	Gord T.	Complete
2014-10-02	1.3	Follow up on timing of road alignment.	Ram/ Naomi	Next Meeting
2014-10-02	1.3	Follow-up on details of land exchange.	Ram/ Naomi	Complete
2014-10-02	1.3	Follow-up on feasibility of designated hours.	Ram/ Naomi	Complete
	1.3	Determine if areas with uneven pavement can be paved over on port property.	Ram/	Next Meeting



2014-10-02			Naomi	
2014-10-02	1.3	Send map with locations of noise monitors on the South Shore to EVPL.	Ram	Complete
2014-06-19	1.1	Provide information on noise monitors (review of baseline study information when available). PMV to review the noise and light repercussions from the night gates and mitigation efforts required in the EVPL plan.	Ram C.	Future Meeting