

# **Lease Application - Parking**

**(former Marco Site)**

## **Presentation to:**

East Vancouver Port Lands Area Planning  
Committee

April 11, 2017



**WEST COAST**  
REDUCTION LTD.

# West Coast Reduction Ltd.

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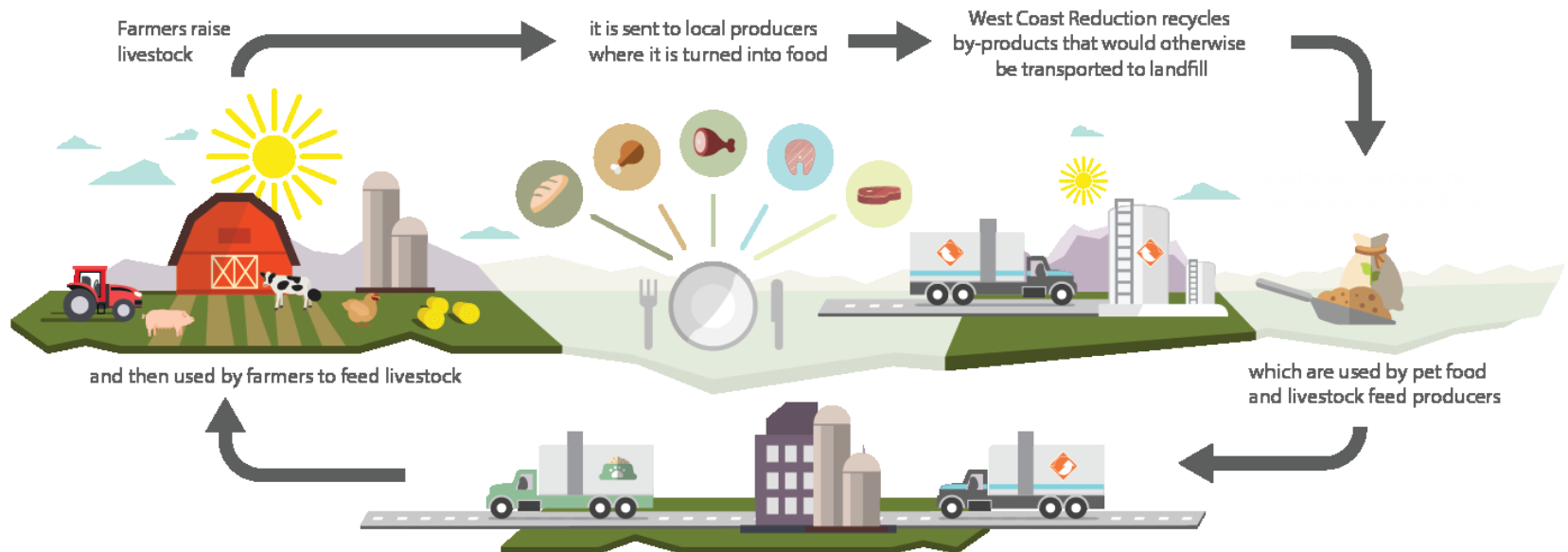
Canadian, family-owned company based in Vancouver since **1964**  
founded by B.C. business pioneer Jack Diamond and his son, Gordon Diamond

## **‘The original recycler’**

1. Largest independent animal by-products renderer in Western Canada
2. Recycle **1 billion pounds** of inedible meat, poultry and fish by-products annually, ensuring food waste stays out of landfills
3. Vital to facilitating **trade** of vegetable oils and animal fats by connecting Canadian agricultural products to **international** markets

# West Coast Reduction Ltd.

## Local Food System



**Recycling** animal by-products, food production waste oils and food production waste protects the environment, creates new products and value for the agriculture and food services sectors

***This supply chain is reliant on our truck and trailer fleet to make this happen***

# Project Description

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- WCRL's combined rendering and terminal shipping facility operates on a 6.26 acre parcel of land on the Port of Vancouver. WCRL's application to lease the 1.5 acre site at 2095 Commissioner Street, Vancouver, BC (the "Proposed Site") will allow WCRL to park empty truck trailers, tanker trailers, power units and some employee cars.
- The Proposed Site is located on the Port of Vancouver South Shore Terminal
- The project will include the onshore ground installation of concrete / cement barriers and signage. There will be no additional lighting, paving, utilities, or other surface work required.
- WCRL has met with Lafarge, the neighboring tenant, to develop a traffic and parking plan to facilitate the entrance / exit of vehicles allowing for both Lafarge and WCRL to access parking on their designated sites. An East entrance will be designated for Lafarge vehicles and a West entrance for WCRL vehicles.



**Figure 1: West Coast Reduction Ltd – Vancouver Operations**





**Figure 2: Proposed Site (previously referred to as the Marco Site)**

# Project Setting

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WCRL has identified vegetation within the Proposed Site. This vegetation on the North East site of the lot is very isolated from other vegetation on the south shore. WCRL will install barriers along this section of the site to ensure the vegetation is protected from vehicle parking / traffic flow.

# Potential Impacts

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- WCRL will work with the goal of minimizing community impacts. This will include, but not be limited to:
- Complete the installation of site concrete and cement barriers during regular business hours (7:00 am and 5:00 pm).
- Installation of barriers to protect vegetation.
- Minimize noise and air pollution by implementing anti-idling policies.
- Develop a traffic plan with the neighboring tenant to ensure traffic conflicts are avoided.
- Assess, along with the Port of Vancouver, the need to liaise with local community members.
- Due to the limited scope of the project work, potential impacts are assessed as low.



# Operations

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- The proposed project is for the parking equipment, as detailed below. With the exception of a thin strip of vegetation, the Proposed Site is a vacant, unpaved lot.
- WCRL's project will provide parking for up to eleven (11) Transfer Boxes and fifteen (15) Trailers, made up of a combination of End Dump Trailers, Transfer Trailers, and Tanker Trailers.



# Operations (con't)

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- A site will also be designated for ten (10) passenger vehicles.
- WCRL proposes the placement of concrete barriers on the property marking the location of each parking spot. To facilitate safe and orderly parking, WCRL will install two concrete lock-blocks per parking site. Lock-blocks will be 5' long x 2.5' high x 2.5' deep.
- Parking stalls will be 10 feet wide to accommodate trailers with an approximate width of 8'6". Each parking spot will be numbered.
- The barriers will also facilitate the flow of traffic for both the WCRL traffic and the neighboring Lafarge traffic. The site will have a center turning radius of approximately 60 feet, which will be accessible to both WCRL and Lafarge.
- WCRL will install the barriers over a two week period at the onset of the lease.
- WCRL will not remove or impact any vegetation on the site. Barriers will be placed in locations to ensure the protection of vegetation and sensitive habitat on the site.

# In/Out Traffic

The majority of in/out traffic will be between 5:00 am and 8:00 pm, and the estimated daily use for the site is approximately 68 uses per day, as detailed in the following table:

24 Hour Estimated Usage	End Dump Trailer	Transfer Trailer	Transfer Box	Tanker Trailer
1:00 AM				
2:00 AM				
3:00 AM			1	
4:00 AM				
5:00 AM		1	2	
6:00 AM	1		2	1
7:00 AM		1	4	
8:00 AM		1	2	
9:00 AM	2	1	2	
10:00 AM	1	1	3	
11:00 AM		1	6	
12:00 PM		1	4	
1:00 PM		2	4	
2:00 PM	1	1	2	1
3:00 PM			2	
4:00 PM		2	4	
5:00 PM			1	
6:00 PM			1	
7:00 PM			1	
8:00 PM		1	2	
9:00 PM		1	2	
10:00 PM			1	
11:00 PM				
12:00 AM	1			



# Construction/ Hazardous Material Handling

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The proposed project will be limited to the installation of concrete barriers and the parking of cleaned equipment as detailed in Section 2 of the application. No hazardous material handling will occur on the Proposed Site.



# Environmental Plan – Spill Management

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The following details WCRL's Environmental Management Plan (the "Plan") in relation to the parking of trucks and trailers at the Proposed Site. This Plan is based on the concept of avoidance of environmental impacts through preventative measures, regular monitoring and ensuring appropriate action for any environmental issue that arises.

# Prevention

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**The Plan focuses on the prevention of any environmental issues. The preventative measures will include the following:**

- Ensure only clean empty trailers (free from any animal by-products) and tanker trailers are parked at the Proposed Site, limiting the environmental risk.
- Ensure no refueling of power units on the Proposed Site.
- Ensure only clean trucks, trailers and equipment will be parked at the Proposed Site. All trailers and tanker trailers will be washed at the WCRL truck wash located at 105 Commercial Drive North, Vancouver, BC prior to parking them at the Proposed Site.
- Ensure all commercial vehicles and trailers parked at the Proposed Site are in good working order and maintained free from leaks.

# Corporate Preventative Maintenance Program (“PM”)

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**The PM includes minimum service intervals for both power units and trailers. The minimum service requirement under the PM is:**

- Trailers are serviced every 120 days.
- Power units are serviced every 90 days.
- Minimize noise and air pollutants by implementing an anti-idling policy for trucks on the Proposed Site.
- Ensure no impact to vegetation through installation of barriers / curbs surrounding vegetation.

**The Environmental Manager / Monitors will:**

- Ensure that employees are aware of the environmental policies and requirement for parking on the Proposed Site.
- Verify that all trailers and trucks have obtained the minimum service intervals as part of the PM.
- Ensure employees are trained on the cleaning requirements for trailers and tanker trailers.

# Monitoring

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**The Plan will ensure appropriate monitoring is in place to observe and report any environmental impact and to ensure WCRL continuously assesses potential environmental risks.**

- Perform routine checks / visual inspection by operator of all equipment on the Proposed Site for fuel or oil leaks.
- Perform regular comprehensive inspection of equipment in accordance with the PM.

**The Environmental Manager / Monitors will:**

- Ensure that drivers are completing the daily inspection of equipment on the Proposed Site.
- Ensure the PM is completed in accordance with company policy.

# Response

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**The Plan will ensure appropriate response to any environmental issues by implementing the following response:**

- Ensure each unit is equipped with a spill containment kit at all times (containing absorbent materials, gloves, disposal container).
- Training all employees on spill response procedures.

**The Environmental Manager / Monitors will:**

- Ensure all employees are fully trained on spill response procedures.
- Be on site during any environmental issues.
- Advise Port of Vancouver of any emerging environmental issues.
- Make recommendations for corrective actions.
- WCRL will deploy spill response kits, with sufficient absorbent material (oil absorbent pads) which will be maintained and kept on site for immediate use in the event of any incidents, to contain and clean up potential drips, leaks or spills.



# Environmental Plan – Storm Water Pollution

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## Prevention

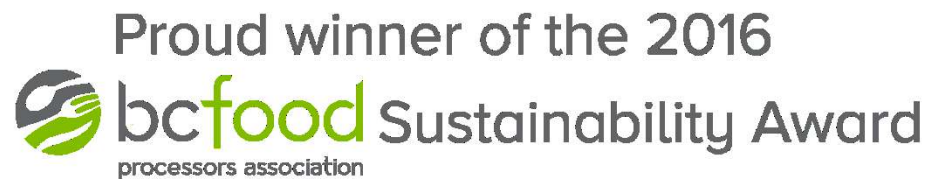
- WCRL will not add, fill or change any grading to the Proposed Site. Prevention will include activities to prevent discharge of contaminants to the environment and will include, but not be limited to, the following:
- Implementing an Environmental Plan - Spill Management.
- Minimize the access points to the Proposed Site and control the flow of traffic through the Proposed Site to reduce the soil disturbance.

## Monitoring

- WCRL will monitor to ensure the existing flow and discharge of storm water is maintained.

# Environmental Commitments

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# A Good Neighbour

