



PER No.:	15-029-1
Tenant:	Global Container Terminals Canada Limited Partnership
Project:	Intermodal Yard Reconfiguration Project Amendment #1
Project Location:	Deltaport Container Terminal, 2 Roberts Bank Way, Delta B.C.
VFPA SID No.:	DEL 034
Land Use Designation:	Port Terminal
Applicant(s):	Guy Buzzoni, Vice President Infrastructure Development
Applicant Address:	Suite 610, 375 Water Street, Vancouver V6B 5C6
Category of Review:	B
Date of Approval:	July 8, 2016
Date of Expiry:	April 30 th , 2018

1 INTRODUCTION

The Vancouver Fraser Port Authority (VFPA), a federal port authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. VFPA accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the Permit) documents VFPA's project and environmental review of **15-029-1: Intermodal Yard Reconfiguration Project Amendment #1 (the Project)** proposed by **Guy Buzzoni working on behalf of Global Container Terminals Canada Limited Partnership (the Applicant)**.

This project and environmental review was carried out to address VFPA's responsibilities under the *Canada Marine Act*, and to meet the requirements of the *Canadian Environmental Assessment Act*, 2012 (CEAA 2012), as applicable. The proposed Project is not a CEAA 2012 "designated project" and an environmental assessment as described in CEAA 2012 is not required. However, VFPA authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 67 of CEAA 2012 requires federal authorities to assure themselves that projects will not likely cause significant adverse environmental effects. This review provides that assurance. In addition, VFPA considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the application along with supporting studies, assessments and consultations carried out or commissioned by the Applicant, as well as other information provided by the Applicant. In addition, this project and environmental review considered other information available to VFPA and other consultations carried out by VFPA. A full list of information sources germane to the review is provided in the following pages of this report.

This Permit is the authorizing document allowing the Applicant to proceed with the Project subject to the listed project and environmental conditions.

2 PROJECT DESCRIPTION

GCT Canada LP proposes to install several new pieces of infrastructure at their Deltaport Container Terminal including: (1) one new equipment wash pad with a new oil water separator collection system and above ground waste oil tank, (1) one new portable breakroom trailer building, (2) two new equipment container structures, new utility connections and new modifications to the existing electrical substation building all within the existing terminal footprint. A modified employee parking lot layout at the north end of the area in the terminal known as POD 3 with additional employee parking stalls and internal circulation changes (all within GCT internal terminal footprint) between the employee parking lot and existing truck outbound lanes is also included with the amendment to GCT's Deltaport Intermodal Yard Reconfiguration Project previously approved by VFPA under Project Permit 15-029.

The scope of this permit was added to GCT's Intermodal Yard Project following issuance of permit 15-029. All works are located at 2 Roberts Bank Way in Delta. Works covered by this permit will be installed during the same construction timeframe as the overall Intermodal Yard Project (2016-2018). The new equipment container structures, breakroom building and substation modifications will require a VFPA building permit. A building permit application has been submitted to VFPA's building code consultant and is currently under review.

In this project permit, the Project means the physical activities authorized by VFPA to be carried out pursuant to **PER No. 15-029-1**, as described below.

2.1 Proposed Works

Electrical Container Enclosures:

1. Two (2) new container structures (H 2.6m x L 6.9m) to house electrical and fiber optic communication equipment;
2. Associated electrical and telecommunications connections to the reconfigured intermodal yard.

Electrical Substation Structural Modifications:

1. Structural modifications to the second floor of the existing electrical substation including the addition of structural beams required to support new electrical equipment;
2. New substation wall openings with underground electrical cabling entering the existing substation and connecting to the new electrical equipment;
3. Associated electrical utility connections to the reconfigured intermodal yard.

Dockman Breakroom Trailer:

1. One (1) new prefabricated (L 19.0m x D 3.6m) prefabricated Breakroom Trailer with washroom and kitchen facilities at the south end of the reconfigured intermodal yard;
2. Associated utility connections to the trailer, including a new sewage lift station and force main, along with new water and electrical service connections;
3. The breakroom will be founded on standard timber cribs with seismic anchors.

Equipment Wash Pad with Equipment Container and Discharge System:

1. One (1) new exterior reinforced concrete equipment wash pad adjacent to the new Rail Maintenance Building;
2. One (1) new (H 2.9m x L 6.06m) equipment storage container to house wash pad equipment;

3. Drainage from the wash pad and maintenance shop floor will be collected and discharged into a new oil water separator collection system which includes a primary grit or sediment chamber, a secondary oil separation chamber with coalescing plates, and an Imbrium Systems "Jellyfish" for polishing;
4. The new wash pad and oil water separator collection system will discharge through the existing POD3 storm collection Outfall 1.

Above Ground Waste Oil Tank:

1. One (1) new above ground double walled vacuum monitored 11,500 L waste oil storage tank will be installed to store oil pumped from the secondary chamber of the new oil water separator collection system prior to off-site disposal.

POD 3 Internal Circulation Changes:

1. Internal circulation changes to the north end of the area in the terminal known as POD 3 including separation of employee vehicle traffic along the northern perimeter of the terminal and re-routing of the outbound truck lanes south of the new rail maintenance building;
2. A modified employee parking lot layout with additional stalls to service the new rail maintenance building at the north end of the terminal known as POD3.

3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following VFPA departments have reviewed the application and support approval of the Project subject to the listed project and environmental conditions.

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|--|--|---|
| <input checked="" type="checkbox"/> Planning | <input checked="" type="checkbox"/> Environmental Programs | <input checked="" type="checkbox"/> Engineering |
| <input checked="" type="checkbox"/> Project Communications | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Business Optimization |

4 ABORIGINAL CONSULTATION

Aboriginal Affairs have reviewed the proposed works and determined that adverse impacts to Aboriginal or Treaty rights are not expected.

5 Community Notification

The proposed Project was assessed by Project Communications to have little or no impacts on the surrounding community; therefore, community notification and construction notification are not required.

6 INFORMATION SOURCES

VFPA has relied upon the following sources of information in its review of the Project.

- Application form and materials submitted by Applicant on behalf of the tenant on May 27, 2016.
- All Project correspondence from January, 18, 2016 to July 5, 2016
- All plans and drawings labelled PER No.15-029-1-A1 to A28
- Rail Maintenance Building Equipment Wash Pad Design Memorandum", April 23, 2016, Omni Engineering Inc.

7 PROJECT AND ENVIRONMENTAL CONDITIONS

VFPA has undertaken and completed a review of the Project in accordance with the *Canada Marine Act* and Section 5 of the Port Authorities Operations Regulations and, as applicable, Section 67 of the *Canadian Environmental Assessment Act, 2012*

If at any time the Applicant fails to comply with any of the project and environmental conditions set out in the project permit (the Permit) below, or if VFPA determines that the Applicant has provided any incomplete, incorrect or misleading information in relation to the Project, VFPA may, in its sole and absolute discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.

Pursuant to Section 29 of the Port Authorities Operations Regulations, VFPA may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to VFPA at any time in relation to the potential adverse environmental and other effects of the Project.

The following are the minimum conditions that must be followed by the Applicant to mitigate potential or foreseeable adverse environmental and other effects.

No.	GENERAL CONDITIONS
1.	This Permit is conditional on the proponent obtaining consent from the VFPA Real Estate department for alterations, modifications and improvements to the leased premises. No construction or any other physical activities may commence in the absence of such consent.
2.	This Permit is granted subject to the fulfillment of all other requirements of VFPA, relating to the Project. Furthermore, prior to commencing construction or any other physical activities the Applicant shall ensure that it has complied with all other necessary legal requirements and that all necessary regulatory approvals have been obtained.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.
4.	In consideration of the granting of this Permit by VFPA the Applicant agrees to indemnify and save harmless VFPA against any and all actions, claims, loss, damages or other expenses in any way arising or following from or caused by the granting of this Permit or the construction or operation of the Project as contemplated by this Permit.
5.	The Applicant is responsible for locating all existing site services and utilities including any located underground and to employ best practices and meet applicable code requirements with respect to protection of existing site services and clearance between existing and proposed site services. The Applicant is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of VFPA, that result from construction and operation of the Project.

6.	The Applicant shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with the Application submitted by the Applicant and the applicable standards and specifications set out in the sections above entitled Project Description and Information Sources, including the attached plans and drawings numbered PER No. 15-029-1-A1 to A28 . The Applicant shall not carry out any other physical activities unless expressly authorized by VFPA.
7.	The Applicant shall establish a spill prevention, containment and clean-up plan for hydrocarbon products (including fuel, oil and hydraulic fluid) and any other deleterious substances using standards, practices, methods and procedures to a good commercial standard, conforming to applicable law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances. The Applicant shall ensure that appropriate spill containment and clean-up supplies are available on site at all times and that all personnel working on the project are familiar with the spill prevention, containment and clean-up plan.
8.	<p>The Applicant shall have due regard to the potential application of the <i>Migratory Birds Convention Act</i> (Canada) and/or the <i>Wildlife Act</i> (British Columbia). To reduce the risk of Project-related harm to birds and/or their active nests and eggs, the Applicant may wish to avoid certain physical activities during the general bird breeding season, which falls between April 1 and July 31, or outside of this time span if occupied nests are present. The Applicant shall exercise all due diligence to avoid causing harm to birds and/or their active nests and eggs.</p> <p>The Applicant shall also have due regard to nests of those species of birds protected by Applicable Law at all times of the year, regardless of the time of year or whether or not the nests are occupied. The Applicant should, where circumstances warrant, retain the services of qualified environmental professionals to assist in developing and undertaking appropriate bird nest surveys immediately before, during and after the general bird breeding season.</p>
9.	The Applicant shall be solely responsible for reviewing DFO's Projects Near Water website (http://www.pac.dfo-mpo.gc.ca/habitat/know-savoir-eng.htm) to assess whether the Project requires DFO's involvement. The Applicant is solely responsible for submitting any necessary information through DFO's Project Review Process.
10.	The Applicant shall cooperate fully with VFPA in respect of any review by VFPA of the Applicant's compliance with these conditions including, without limitation, providing any information or documentation required by VFPA.
11.	The Applicant shall make a copy of this Permit available to all employees, agents, contractors, licensees and invitees prior to commencing any physical activities. The Applicant shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with these conditions.
12.	The Applicant shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.
13.	Unless otherwise noted, the Applicant shall submit all documents required for VFPA approval to email: per@portvancouver.com; fax: 1-866-284-4271 and referencing PER No.15-029-1.

	CONDITIONS - PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
14.	The Applicant shall submit signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 days before commencing construction or any physical activities
15.	The Applicant shall update their October 2015 Construction Parking and Traffic Management Plan where applicable and submit for VFPA approval. The Applicant shall ensure that the updated plan meets the requirements of VFPA's latest transportation guidelines: http://www.portvancouver.com/wp-content/uploads/2015/05/PER-Transportation-Guidelines-FINAL-2015-12-07.pdf	10 days before commencing construction or any physical activities
16.	The Applicant shall submit written confirmation for VFPA approval confirming that the existing utilities and fence line including the existing underground sanitary line will be relocated to accommodate for an extension of the transformer yard as shown on Omni Engineering Drawing No. 2189-0226 Rev.O dated June 18, 2014.	40 days before commencing construction or any physical activities
17.	For structures and proposed interior changes that are reviewable under the 2010 National Building Code and 2010 National Fire Code, the Applicant shall apply for a VFPA Building Permit.	40 days before commencing construction or any physical activities
CONDITIONS - DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
18.	The Applicant shall notify VFPA upon commencement of construction or any physical activities of the Project.	
19.	Construction and any physical activities related to the Project may be conducted for 24 hours a day, 7 days a week . No construction works shall occur during statutory holidays. These hours shall not be modified without prior approval from VFPA.	
20.	The Applicant shall remove all abandoned utilities from the site, both underground and aboveground. At locations of connection to municipal work (i.e. at property lines), the abandoned utilities shall be capped.	
21.	In the event that evidence of what is suspected to be an archaeological resource is encountered, the Applicant shall: <ul style="list-style-type: none"> a) Immediately stop any activities that might disturb the archaeological resource or the site in which it is contained ("Site"). b) Not move or otherwise disturb the artifacts or other remains present at the Site. c) Stake or flag off the Site to prevent additional disturbances. d) Immediately notify VFPA. 	

22.	The Applicant may place temporary construction trailers on site while this permit remains in effect, provided that the Applicant shall not connect such trailers to any underground utilities without the prior written consent of VFPA which may include, without limitation and at VFPA's discretion, a VFPA Building Permit.
23.	The Applicant shall not, directly or indirectly: (a) deposit or permit the deposit of a deleterious substance of any type in water frequented by fish in a manner contrary to Section 36(3) of the <i>Fisheries Act</i> ; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the <i>Fisheries Act</i> .
24.	The Applicant shall ensure that debris and waste material resulting from the Project are contained, collected, and disposed of at suitable upland locations using standards, practices, methods and procedures to a good commercial standard, conforming to applicable law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances.
25.	The Applicant shall ensure that all equipment is in good mechanical condition and maintained free of fluid leaks, invasive species, and noxious weeds.
26.	All work associated with the project involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials must be conducted in a manner that prevents sediments, debris, concrete (cured or uncured), and concrete fines from being deposited into any aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials, such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing, etc. must be prevented from entering any aquatic environment. Containment facilities should be provided at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment as required.
27.	The Applicant shall handle any soils excavated during the Project in a manner that prevents their release into an aquatic environment, either directly or indirectly as silt in storm runoff. Excavations must not be dewatered unless an acceptable dewatering plan is in place.
28.	Materials brought onto the property for use as backfill or for site preparation must be from sources known to be clean and free of environmental contamination.
29.	Storage tank removal, installation and operation shall meet the requirements of the <i>Petroleum Products and Allied Petroleum Products Storage Tank Systems Regulations</i> and the <i>CCME Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products</i> .
30.	Should contaminated materials be encountered, the Applicant shall ensure that all contaminated materials, including contaminated drill cuttings and equipment wash water, are removed, contained, and disposed of at appropriate off-site facilities using standards, practices, methods and procedures to a good commercial standard, conforming to Applicable Law and using that degree of skill and care, diligence, prudence and foresight which would be reasonably and ordinarily expected from a qualified, skilled and experienced person engaged in a similar type of undertaking under the same or similar circumstances. Suspect materials should be treated as contaminated or stockpiled until their environmental quality has been determined.

31.	No in-water works or works below the high water level shall be conducted as part of the Project.	
	CONDITIONS - UPON COMPLETION	SUBMISSION TIMING (Business Days)
32.	The Applicant shall notify VFPA upon completion of the Project.	Within 10 days of completion
33.	The Applicant shall provide record drawings, in both AutoCAD and Adobe (PDF) format to VFPA for approval.	Within 40 days of completion
34.	The Applicant shall confirm the Project was constructed within the tenured area by providing to VFPA: a) Digital photographs of the tenured area, both before and after construction of the Project, from the land and water side of the tenured area.	Within 40 days of completion
VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to VFPA.		
LENGTH OF PERMIT VALIDITY		
The Project must commence by July 30th, 2017 (the "Commencement Date") and be completed no later than April 30th, 2018 (the "Expiry Date").		
AMENDMENTS		
<ul style="list-style-type: none"> • Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to VFPA for consideration of an amendment to this Permit. • For an extension to the Commencement Date, the Applicant must apply to VFPA in writing no later than 30 days following that date. • For an extension to the Expiry Date, the Applicant must apply in writing to VFPA no later than 30 days prior to that date. <p>Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this Permit.</p>		

8 ENVIRONMENTAL REVIEW DECISION

In completing the environmental review, VFPA has reviewed and taken into account relevant information available on the proposed project, has considered the information and proposed mitigations provided by the Applicant and other information as listed elsewhere in this document, and concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section above, the Project is not likely to cause significant adverse environmental effects.

Original Copy Signed

ANDREA MACLEOD
MANAGER, ENVIRONMENTAL PROGRAMS

July 7, 2016

DATE OF DECISION

9 CONCLUSION

In completing the project and environmental review, VFPA concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section above, the Project has appropriately addressed all identified concerns.

10 PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 15-029-1 is approved by:

Original Copy Signed

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TEGAN SMITH
MANAGER, PLANNING

July 7/2016
DATE OF APPROVAL

11 CONTACT INFORMATION

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