

North Shore Waterfront Liaison Committee – Meeting Notes

DATE:	March 10, 2016
TIME:	8:00 am – 10:00 am
LOCATION:	City of North Vancouver City Hall
CHAIR	Jillian Cooke, Community Representative, District of North Vancouver
VICE CHAIR	TBC

Agenda Topic	Discussion/Action Items
1. Welcomes and introductions	<p>Committee members introduced themselves. Special guests included:</p> <ul style="list-style-type: none"> • Heather Reinhold, City of North Vancouver • Holly Cole and Stop G3 delegates • Glen Alteen, Grunt Gallery • Michael Manus, Manus Consulting • Second year students from UBC School of Engineering <p>Emile Scheffel introduced himself as the new CN representative to the committee.</p>
2. Presentation on Waterfront Vision	<p>Heather Reinhold from the City of North Vancouver presented on the City's central waterfront initiatives. These included:</p> <ul style="list-style-type: none"> - Spirit Trail completion - Foot of Lonsdale: Presentation House gallery with restaurant and public space, Tap and Barrel, Pipe Shop - The Shipyards: outdoor covered space with skating rink <p>The full presentation is available online.</p> <p>Q: How will Lot 5 generate revenue and have underground parking? A: There will be retail on site to generate revenue. In terms of underground parking, Lot 5 has significant environmental contamination. There is underground parking to the north and east with the hotel and residential. As part of remediation we will need to dig down, and in the process also create underground parking.</p> <p>Q: How close is residential to the new developments? A: It's being made very clear that people moving in to the area is being developed and will be noisy. Air conditioning and triple-paned windows.</p> <p>Q: Mention of current use for pipe shop, do you have any ideas of future use? A: No.</p> <p>Q: What is public consultation process for the project? Inform or consult? A: Extensive consultation.</p> <p>Action: Letter to be written to thank presenter (Jillian).</p>

3. Presentation on community concerns re G3

Heather Drugge presented on some of the community concerns regarding G3 (PPT available online).

- Operating noise: increase in the number of “highly annoyed residents” regarding G3
- Emissions: Although certain types of emissions will decrease as a result of the project, other emissions will increase. Particulate matters should be monitored.
- Road congestion: increase during construction related to worker movement and bringing in supplies. It is noted that there will be six other major developments at the same time.
- Proximity and explosion risk: Moodyville has been rezoned for increased density. Zoning Park and Tilford. Potential zoning conflicts with M2 designations from CNV’s OCP.
- Takeaways: Industrial operations and residential development do not mix well, but industrial operations are important for global trade. We should do everything possible to minimize local impacts, possibly by using zoning to ensure buffer zones and reduce the impact of industrial operations.

Q: How do emissions decrease after the project?

A: Less truck traffic. Different sources of emissions.

Members of the Stop G3 group who attended also added comments:

- It was noted that the visual impacts appear understated, note for example the EG terminal in Washington.
- Concerns about the consultation process in general, and how it is ending so quickly. Residents only heard about it for January meeting. There was no signage and no forum for a community get-together. The requirement from Port Metro Vancouver for a mail drop is a 4-block radius, which is too small.
- One open house was held on January 9, which resulted in 4 hours of in-person discussion. This was considered insufficient.
- The online survey required people to register, which posed a barrier to people who either did not want to register. It also prevented people who were not connected to the internet from filling in the form.
- The vast majority of people do not know that this proposal is in its final planning stages. Many are shocked and anxious about lack of notice and decreasing access to the waterfront.
- Concerns about cumulative effects.
- With another 10,000 residents coming into the North Shore, there is not enough room for all this type of growth. No community amenities have been proposed by G3. In addition, there have been grain terminal fires in the past.
- Residents felt that there should be less industry on the waterfront and more effort to be “green,” e.g. replacing the terminal with a park.
- In summary feedback survey, only 10 residents provided feedback.
- The petition to stop the G3 is still online, and it will be delivered to Justin Trudeau.

Duncan Wilson explained that there are two components to the project: environmental review and project review. Because the

	<p>project does not trigger a review by the Canadian Environmental Assessment Agency, it is the responsibility of Port Metro Vancouver as a federal entity to review the project and ensure that there are no significant adverse environmental effects. Port Metro Vancouver has its own Land Use Plan for the federal land within its jurisdiction. G3 is designated port terminal. A decision on the project is expected in the summer of 2016.</p> <p>Q: With the ports of Kitimat and Prince Rupert rapidly developing, why is the G3 terminal being considered in such an urbanized setting?</p> <p>A: Duncan Wilson explained that although he cannot speak on behalf of G3's business decisions, companies make decisions based on a number of reasons such as access to rail. Port Metro Vancouver has access to three rail companies, compared to one in the north.</p> <p>Q: Does city have any say over federal lands?</p> <p>A: No, Port Metro Vancouver land is federal and the port zones its own lands.</p> <p>Q: What are the legal requirements about setbacks between industrial and residential?</p> <p>A: Larry Orr responded that the fire department has been working very closely with G3 and are very pleased with the way that G3 has responded to comments and concerns from the municipality.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Letter to be written to thank presenters for coming (Jillian). • Letter to be written to Port Metro Vancouver outlining concerns about consultation requirements under the port authority's Project and Environmental Review (Jillian).
<p>4. Blue Cabin</p>	<p>Presenters: Glen Alteen, Michael Jackson, Megan C.</p> <p>The presenters provided an update on the vision for the blue cabin, which is to change the cabin as little as possible. Possible ideas have included turning it into an artist's residency or turning it into a floating gallery of the history of the cabin and the artists' community in the inlet. The group was exploring the idea of placing the house on a barge and installing water and plumbing, and mentioned that it had received some support from the District. Ian McMurdo would discuss the possibility of helping with the group with its feasibility study.</p> <p>Q: The costs and logistics of the idea could be prohibitive. Has the group explored other options, such as placing it as an installation indoors in an art gallery or museum?</p> <p>A: The group is currently fundraising right now and discussing funding with the City of Vancouver and Heritage Canada. The ongoing costs of maintaining the cabin is unknown but it is estimated that the initial start-up costs will be around \$350,000. It was noted that feasibility study is needed.</p> <p>Q: Has the group spoken with Granville Island?</p> <p>A: Duncan Wilson responded that the Granville Island Trust and CMHC were not receptive to housing the cabin.</p> <p>Action:</p>

	<ul style="list-style-type: none"> • Letter to be written thanking presenters. (Jillian)
5. Follow up on actions from last meeting	<ul style="list-style-type: none"> • The committee would send a letter to the presenters with recommendations that impacts to road and rail traffic be fully considered. The project would also be commended for their open house: DONE • Send letter to First Nations: Kathleen Callow contacted Frances Tang-Graham indicating that due to time constraints Squamish Nation could not participate on the committee. However, she would like to continue receiving minutes. Awaiting feedback from Tsleil Waututh. • Send introductory letter to resident associations: INCOMPLETE (Frances to follow up with committee members) • Amend and re-circulate the workplan: DONE • Send postcards to municipal representatives for distribution: DONE • Ron and Dave will ask other terminal operators if they can host the committee: DONE, waiting for feedback. • Presentation requests on Clear Seas and WCMRC: DONE. WCMRC will be presenting in May and Clear Seas will be presenting in June. • Respond to resident about Polygon noise complaint: DONE. • Respond to UBC regarding student observers: DONE.
6. Project updates	<p>Seaspan – A project update was circulated, which indicated that the new office building location was being moved.</p> <p>Action: The committee requested the site plans showing the change in office building location. (Jeff Taylor)</p> <p>Cargill: Cargill has applied to Port Metro Vancouver to extend the construction period by one hour. In addition, they have applied to have a 72 hour period of construction. However, during the same time rail traffic will cease, which should mitigate the noise impacts. A noise monitor will be in place and hotel accommodation will be available to residents if necessary.</p> <p>Action: The committee wanted to know more about how the community will be notified and whether it will be posted in the newspaper. (Frances Tang-Graham)</p>
7. Complaints	<p>Two complaints were received from community members about the two anchorages in West Vancouver. The anchorages used to be used in only in the summer, but due to increase in trade, they are now used year-round.</p> <p>One inquiry was from a community member requesting that the port build a recreational boat launch under the Lions Gate Bridge next to the sewage treatment plant. Due to navigational concerns and the fact that this is on Metro Vancouver land, this will not be possible.</p>
8. Committee admin	<p>Ron Sanders was invited to be the vice-chair for the group.</p>

9. Other business	<p>The committee noted that there would have to be some protocol for managing expectations from community members who present, since the committee is focused on sharing information and community engagement, and does not have decision-making authorities.</p> <p>The committee felt that questions had been raised about the consultation requirements under Port Metro Vancouver's project and environmental review. More information was needed.</p> <p>Action: More information was needed on the project and environmental review process. A presentation will be organized (Frances Tang-Graham)</p>
10. Next meeting	Thursday May 5 at 5:30 pm, location TBC.

Action	Lead
Letters to be sent to thank presenters from City of North Vancouver, Stop G3, and Blue Cabin Group.	Jillian Cooke
Letter to be sent to Port Metro Vancouver regarding community concerns raised about consultation process for G3 project.	Jillian Cooke
Deferred action: send introductory letter to resident associations	Community representatives: Heather Drugge/Ian McMurdo Glen Webb/Jillian Cooke Alex Tunner/Michael Evison (Frances to follow up)
Discuss a feasibility study with Blue Cabin Group	Ian McMurdo
Site plan requested on Seaspan office building	Jeff Taylor
Information requested on consultation requirements for Cargill night time works	Frances Tang-Graham
Presentation request on Project and Environmental Review	Frances Tang-Graham

Attendance

City of North Vancouver:

Heather Drugge, Community Representative	In attendance
Ian McMurdo, Community Representative	In attendance
Larry Orr, Manager, Lands and Business Services, Community Development, City of North Vancouver	In attendance

District of North Vancouver:

Glen Webb, Community Representative	In attendance
Jillian Cooke, Community Representative	In attendance
Charlene Grant, General Manager, Corporate Services, District of North Vancouver	In attendance

District of West Vancouver:

Michael Evison, Community Representative	In attendance
Alex Tunner, Community Representative	In attendance
Kristi Merilees, Manager of Community Relations, District of West Vancouver	In attendance

Industry:

Jeanette O'Brien, Western Stevedoring - Representing Wharf Operators Association	Regrets
Dave Lucas, Western Stevedoring - Representing Wharf Operators Association	In attendance
Ron Sander, Neptune Bulk Terminals Canada - representing North Shore Waterfront Industrial Association	Regrets
Emile Scheffel, CN Representative	In attendance
Jeff Taylor, Director, Communications and Public Relations, Seaspan	Regrets

Tsleil-Waututh First Nation:

Ernie George	Regrets
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Port Metro Vancouver

Duncan Wilson, Vice President of Corporate Social Responsibility	In attendance
Frances Tang-Graham, Municipal and Community Engagement	In attendance
Naomi Horsford, Executive Municipal Liaison	Regrets

Guests

Heather Reinhold, City of North Vancouver	In attendance
Holly Cole, Stop G3	In attendance
Glen Alteen, Grunt Gallery	In attendance
Michael Jackson	In attendance
UBC engineering students (observing)	In attendance