



Concordance Table

VFPA Permit Application - Project and Environmental Review
2800 Commissioner Street

#	Section	Requirement	Description	Section Reference	Comments
1 Section 1: General Submission Requirements					
1a		Application Form			
			* A signed and completed Category C/D application form	N/A	Included in application package
1b		Application Fee			
			* Category C & D: \$2,625 includes GST	N/A	Mailed to VFPA Accounts Receivable
1c		Documentation Deposit			
			* Deposit must be submitted at the time of submission and is calculated based on 1% of construction value, or the portion of works within PMV's jurisdiction (\$1,500 minimum to \$10,000 maximum)	N/A	\$10,000 deposit mailed to VFPA Accounts Receivable
1d		Building Permit			
			* A PMV Building Permit is required prior to construction of the proposed works and must be submitted before construction (permit required for the proposed modular buildings)	N/A	Acknowledged. Building Permit application to be submitted in October 2016
1e		Contact List			
			* Provide one central contact list for all project team members, including name, title, address, and contact numbers	Appendix A, Section 2.7	
2 Section 2: Project Description Requirement					
2a		General Scope			
			* Brief background of the applicant's company and business operations in the Vancouver Gateway	Appendix A, Section 2.1 Schedule 2 - Marine Response on the West Coast	
			* Description of the Project, including the purpose, use, and project rationale	Appendix A, Section 2.2-2.6	
			* Description of the Project setting, including proximity to sensitive receptors such as schools or parks	Schedule 4 - Overview of Potential Project Effects	Section 1.1 - Proximity to Sensitive Features
			* Description of potential impacts to land, water, air, land, and adjacent community and businesses, as a result of the project	Schedule 4 - Overview of Potential Project Effects	
			* List of all studies that have been completed in support of the application	Appendix A, Section 3.0	
2b		Operations			
			* Description of the proposed capacities and throughput, including vehicular, truck, train, and marine vessel traffic, hours of operations, peak hours, and parking requirements	Appendix A, Section 2.5	
			* Description of the hours of operation of the terminal, both current and proposed, and any changes to employment expected	Appendix A, Section 2.5	
			* Description of the proposed increase in capacity of the terminal in tonnes per week, month, or year	N/A	Not applicable to the proposed project
			* Description of any potential environmental and community impacts and proposed mitigation strategies	Schedule 4 - Overview of Potential Project Effects	
2c		Construction and/or Demolition			
			* Proposed construction period (start and finish), hours, and method of construction and/or demolition	Schedule 4 - Overview of Potential Project Effects Schedule 15 - CEMP	Construction is anticipated to occur between February 2017 and April 2018
			* Description of construction staging activities	Appendix A, Section 4.5	
3 Section 3: Drawing Requirements					
3a		Location Plan			
			* Plan showing the relationship of the proposed Project to surrounding area at 1:5000 scale	Schedule 3 - Class 'A' Estimate' - Page 43	Drawing #: N-001
3b		Site Plan			
			* Lease and property boundaries, easements, and right-of-ways	Schedule 3 - Class 'A' Estimate' - Page 14	Drawing #: GN-100
			* Legal high-water mark where applicable	Schedule 3 - Class 'A' Estimate' - Page 14	Drawing #: GN-100
			* Location and dimensions of all existing and proposed buildings, structures, equipment, and marine structures	Schedule 3 - Class 'A' Estimate' - Page 9-43 Appendix A, Section 4.4	
			* Access points including roadways, driveways, parking areas, walkways, berths, gangways, and docks	Schedule 3 - Class 'A' Estimate' - Page 14	Drawing #: GN-100
			* Area of demolition or construction staging/laydown area	Appendix A, Section 4.5 Schedule 3 - Class 'A' Estimate' - Page 13-14	Drawing #: GN-006 - GN-007
3c		Buildings, Structure, and Equipment			
			* Elevations of front, rear, and two sides with dimensions	Appendix A, Section 4.4	
			* Floor levels and height above and below finished grades	Appendix A, Section 4.4	
			* Building floor plans of all storeys including door, window, and skylight locations	Appendix A, Section 4.4	
			* Roof plans with dimensions and elevations of roof parapet, mechanical, and elevator/stair housing	Appendix A, Section 4.4	
			* Finishing details and materials	Appendix A, Section 4.4	
			* Excavation depths anticipated (receiving pits, foundations, trenches for utilities, etc.), including depth of excavation required to construct any below-ground infrastructure	Appendix A, Section 4.4	
			* Signage (location, dimensions, and lighting details)	Appendix A, Section 4.6	
			* Information on site loading for foundation design criteria and any other anticipated loads	Appendix A, Section 4.4	
3d		Marine Structures			
			* Site plan specific to proposed marine works only. Identify existing marine structures and those intended to be removed or relocated or will be impacted	Schedule 3 - Class 'A' Estimate' - Page 12 & 35	Drawing #: GN-006 & S-200

		* Dimensions, and cross-sections of front, rear, and two sides of proposed marine structures including dolphins, piles, docks, piers, gangways, floats, fenders, bollards, rip rap, navigational lighting, navigation aids, ranges, dredging channels, dams, and areas to be filled, etc.	Schedule 3 - Class 'A' Estimate' - Page 26, 35-42	Drawing #: C-200, S-200 - S-207
		* Dimensions and characteristics of proposed materials	Schedule 3 - Class 'A' Estimate' - Page 35-42	Drawing #: S-200 - S-207
		* Structures in relation to the high tidal Higher High Water and Lower Low Water lines including water depth	Schedule 3 - Class 'A' Estimate' - Page 36	Drawing #: S-201
		* Plan of proposed dock facility to include location and SWL of mooring securing points	Schedule 3 - Class 'A' Estimate' - Page 40	Drawing #: S-205
		* Confirm the design vessel (maximum size that can be accommodated) at the berths on the plans	Schedule 3 - Class 'A' Estimate' - Page 10	Drawing #: GN-002
3e		Lot Grading and Utilities		
		* Separate plans showing existing and proposed utilities	Schedule 3 - Class 'A' Estimate' - Page 17	Drawing #: C-110
		* Lot grading plan showing existing/proposed paving and drainage. Separate to two plans if required for clarity	Schedule 3 - Class 'A' Estimate' - Page 18-19	Drawing #: S-120 & C-121
		* Note that oil/grit/water separators are required to be included as part of site storm water collection	Schedule 3 - Class 'A' Estimate' - Page 17	Drawing #: C-110
		* Discrete site plan showing existing/proposed fire hydrants and emergency vehicle access routes	Schedule 3 - Class 'A' Estimate' - Page 22	Drawing #: C-140
		* Proposed service connections to utilities or systems (water, sewer, storm, power, gas), both above and below ground	Schedule 3 - Class 'A' Estimate' - Page 17-19 & 22-24	Drawing #: C-110 - C-121 & C-140 - C-160
		* Provide written confirmation of which other authorities or jurisdictions will need to provide consent or conduct works to establish connections to utilities, and confirmation that capacity exists within those 3rd party networks	Appendix A, Section 4.2	
3f		Lighting Plan		
		* Lighting shown on the site plan for all proposed exterior lighting including the location, type of bulbs, orientation, and level of illuminance	Schedule 6 - Project Lighting	
3g		Parking and Access		
		* Width of proposed roadways and driveways	Schedule 3 - Class 'A' Estimate' - Page 17 & 19	Drawing #: C-110 & C-121
		* Dimensions of maneuvering areas including turning radii	Schedule 3 - Class 'A' Estimate' - Page 20-21	Drawing #: S-122 & C-123
		* Proposed employee and truck parking area with dimensioned and numbered parking stalls	Schedule 3 - Class 'A' Estimate' - Page 17	Drawing #: C-110
		* Typical cross-sections and proposed grades of all streets, and details of curbs, gutters, sidewalks, and other improvements	Schedule 3 - Class 'A' Estimate' - Page 17 & 19	Drawing #: S-110 & C-121
		* Fire access routes or lanes to be shown on a site plan	Appendix A, Section 4.7 Schedule 3 - Class 'A' Estimate' - Page 20-21	Drawing #: S-122 & C-123
3h		Vegetation Plan		
		* Existing trees and vegetation types (including listed plant species, biodiversity/species richness, invasive species types and relative abundance), landscaping, fencing, and location, quantity, and type of proposed vegetation removal (including number of trees to be removed if applicable)	Schedule 12 - Terrestrial Biophysical Survey Report	
		* Proposed vegetation mitigation plan, including a plan showing the location of replanting, the species of plants proposed (native species are strongly preferred, and may be required), fencing, invasive species monitoring and management areas and other landscape elements	Schedule 12 - Terrestrial Biophysical Survey Report	
4 Section 4: Required Studies and Reports				
4a		Geotechnical Report		
		* Description of site seismic and geological hazards	Schedule 3 - Class 'A' Estimate' - Page 70-85	
		* Description of construction measures, precautions, and corrective actions recommended for preventing structural damage and reducing the risk of terrestrial, marine, and riparian geotechnical hazards to acceptable levels	Schedule 3 - Class 'A' Estimate' - Page 70-85	
4b		Stormwater Pollution Prevention Plan		
		* Description of daily operations as they relate to storm water management, given the local climate and water capture and treatment systems	Schedule 10 - Stormwater Pollution Prevention Plan	
4c		Traffic Impact Study Report		
		* An assessment of proposed site traffic, on site circulation, traffic distribution throughout the day and impacts to adjacent and nearby roads, access/egress and storage analysis for vehicles accessing site as well as parking requirements	Appendix A, Section 2.5 Schedule 3 - Class 'A' Estimate' - Page 17	Drawing #: C-110
		* Include proposed hours of operation and staffing number and dimensioned site plan, showing circulation, buildings, new line painting, proposed rails tracks and any other proposed features	Appendix A, Section 2.5 Schedule 3 - Class 'A' Estimate' - Page 17	Drawing #: C-110
4d		Marine Traffic Report		
		* Confirmation of the design vessel range, maximum and minimum size of vessels that can be berthed as well as any other operational criteria	Schedule 3 - Class 'A' Estimate' - Page 10	Drawing #: GN-002
		* Mooring plan for design vessels at maximum and minimum size	Schedule 3 - Class 'A' Estimate' - Page 35	Drawing #: S-200
		* Analysis and report on whether the facility has sufficient navigation aids for approaches, this is to include an assessment on whether the dock is adequately lit	Schedule 5 - Navigation Impact Assessment Schedule 6 - Project Lighting	The floats have no navigational lights on them given the risk of conflict with CCG range marker to the west of the site
4e		Archaeological Potential - Preliminary Assessment		
		* Footprint and depth of ground alteration works, if proposed	Schedule 11 - Archaeological Potential - Preliminary Assessment	

		* Identify if the proposed project is situated on fill or native soil, and what the anticipated impacts to native soil may be	Schedule 11 - Archaeological Potential - Preliminary Assessment	
		* Identify if the proposed project is within 100m of potable water (historically present or currently present)	Schedule 11 - Archaeological Potential - Preliminary Assessment	
		* Location of proposed project in relation to original shoreline or river/stream bank	Schedule 11 - Archaeological Potential - Preliminary Assessment	
		* Determine if the proposed project is situated on relatively level ground	Schedule 11 - Archaeological Potential - Preliminary Assessment	
4f	Construction Environmental Management Plan			
		* Description of how the site will be managed during construction that does not result in adverse impacts to the environment, heritage resources, public (municipal, stakeholders, community), Aboriginal groups and including potential effects from limiting noise, vibration, light, dust, emissions, and odour.	Schedule 15 - CEMP	
4g	Vegetation Plan			
		* Description of topography, hydrology, soil cover, and quality	Schedule 12 - Terrestrial Biophysical Survey Report	
		* Description of current vegetation types, characteristics, and relative abundance, including native, listed, and invasive species	Schedule 12 - Terrestrial Biophysical Survey Report	
		* Description of riparian vegetation removal and details as to proposed location, species and ratio of replacement planting and include an adaptive vegetation management, monitoring, and control plan. Locations and ratios will be confirmed by PMV upon review of a complete application	Schedule 12 - Terrestrial Biophysical Survey Report	
4h	Soil Management Plan			
		* Outlines how the proponent will test for, appropriately handle, limit migration/run-off and dispose of contaminated soils	Schedule 15 - CEMP	
		* Required when dealing with properties with known or suspected contamination in the soil	Schedule 15 - CEMP	
4i	Biophysical Survey Report			
		* An assessment of species and habitats that will be affected by project activities such as infilling, vegetation removal, or shoreline modification	Schedule 12 - Terrestrial Biophysical Survey Report	
4j	Invasive Species Assessment			
		* Existing invasive species types	Schedule 12 - Terrestrial Biophysical Survey Report	
		* Mitigation plan to prevent spread of invasive species during construction	Schedule 12 - Terrestrial Biophysical Survey Report	
		* Invasive species monitoring and management plan	Schedule 12 - Terrestrial Biophysical Survey Report	
4k	Spill Prevention and Emergency Response Plan (on land and water)			
		* Emergency Response Plan as it relates to reportable spills	Schedule 9 - Spill and Emergency Response Plan	
		* Inventory of hazardous materials anticipated to be handled or stored on site during normal operations	Schedule 9 - Spill and Emergency Response Plan	
		* A description of spill prevention, containment and clean-up plan for hydrocarbon products (incl. fuel, oil, and hydraulic fluid) and any other deleterious substances using standards, practices, methods, and procedures to a good commercial standard, conforming to applicable laws	Schedule 9 - Spill and Emergency Response Plan	
		* Description of proposed employee training, emergency response communication plan, emergency procedures, spill tracking and reporting, and records of facilities inspections	Schedule 9 - Spill and Emergency Response Plan	
		* Reference to appropriate spill containment and clean-up supplies available on site at all times and that personnel working on the Project are familiar with the spill prevention, containment, and clean-up plan	Schedule 9 - Spill and Emergency Response Plan	
4l	Fire Safety Plan			
		* Describe as required - this is more of an operational plan however, a draft Plan may be useful during the review process	Appendix A, Section 4.8	
5	Section 5: Consultation Requirements			
5a	Aboriginal Groups			
		* Provide all records of previous information sharing activities, agreements, or other interactions with Aboriginal groups with respect to the proposed Project	Appendix A, Section 4.1 Schedule 8 - Communications to Aboriginal Groups	
		* Provide information on any known Aboriginal interests in the Project area	Appendix A, Section 4.1 Schedule 3 - Class 'A' Estimate - Page 178-189	
5b	Stakeholders			
		* Stakeholder list	Appendix A, Section 2.8	
5c	Community			
		* The proposed Project may have an impact on adjacent community interests. The type of consultation activities that are required to be led by the Applicant for this project include:	Schedule 7 - Project Communications Materials	
		* Notification: please include a draft notification letter in the application package	Schedule 7 - Project Communications Materials	
5d	Port Liaison Committees			

		* The proposed Project will require a presentation to the following Port Community Liaison Committees: East Vancouver Port Lands (EVPL) Liaison Group	Schedule 7 - Project Communications Materials	
		* Submit draft presentation materials (i.e. presentation, brochures, etc.)	Schedule 7 - Project Communications Materials	
Se	Draft Construction Communications Plan			
		* Brief description of the proposed Project, background, construction considerations and challenges, engagement objectives, key audiences and stakeholders, key messages, contact information and notification activities prior to construction and/or demolition	Appendix A, Section 4.3	
		* Submission of a final plan will be required at a later date determined by PMV	N/A	Acknowledged.