



ROYAL VANCOUVER YACHT CLUB

Proposed Coal Harbour Marina Expansion Project

PROJECT OVERVIEW

Your input is important. Find out how to participate in the consultation process at:
royalvan.com/CHExpansionProject

Royal Vancouver Yacht Club * 3811 Point Grey Road * Vancouver BC V6R 1B3 * Tel: 604.224.4400 * www.royalvan.com

The Royal Vancouver Yacht Club (RVYC) has submitted an application to the Vancouver Fraser Port Authority (port authority) under the Project and Environmental Review process for a proposed renewal and expansion project for RVYC's historic Coal Harbour Marina.

For the past 116 years, the Royal Vancouver Yacht Club's Coal Harbour Marina has been an iconic symbol of Coal Harbour and the postcard view of the city's picturesque waterfront. Recreational boating has played, and will continue to play, a major role in the city and within Coal Harbour.

Club members are excited about the expansion and renewal project which will greatly enhance the visual appeal of the historic RVYC Coal Harbour Marina while expanding the marina by 47 slips. More than 10 years of planning and technical studies have been completed as part of this comprehensive proposed upgrade. A Project and Environmental Review application has been submitted to the Vancouver Fraser Port Authority and is currently under review.

The Club's \$12 million expansion and renewal project for the southern portion of the marina is focused on excellence in both design and environmental sustainability.

POTENTIAL BENEFITS

- Enhance environmental protection by replacing aging infrastructure, including removal of creosote-coated piles.
- Increase boater safety for all Coal Harbour users by reconfiguring the marina to provide safer entry and exit points from RVYC. Improvements will eliminate any need for boats to reverse out of the marina.
- Expand the number of available slips to improve services for RVYC members and visiting tourists.

RVYC has a ranking of 4 out of 5 anchors from the Clean Marine BC program and this project will help the marina reach the goal of attaining the highest status within the program. Clean Marine BC is an innovative eco-certification program that recognizes boatyards, marinas, and other boating facilities for their implementation of environmental best practices.

PROJECT DETAILS

- Dismantling of old floats and 37 old boat sheds;
- Removal of 85 old creosote-treated wooden piles;
- Removal of 24 cylindrical steel piles (to be reused on-site);
- Removal of 23 H steel piles;
- Installation of 129 piles:
 - o 48 16-inch steel piles (new piles)
 - o 24 12.75-inch cylindrical steel (re-used piles)
 - o 35 12.75-inch cylindrical steel (new piles)
 - o 22 10.75-inch steel piles (new piles)
- Repositioning of existing floats, fingers and boat sheds;
- Installation of new concrete floats, fingers and corners (constructed off-site and towed to site by barge);
- Replacement of 37 new prefabricated boat sheds (constructed off-site and towed to site by barge);
- Upgrading of float utilities and safety features including the plumbing, electrical and lighting systems;
- Water lot lease to increase in size by 13.3%; and,
- Increase of 47 new moorage slips.

It is a privilege to share the waterfront with other maritime users and Royal Vancouver Yacht Club is committed to upgrades that will make a strong aesthetic and environmental statement.

CONSTRUCTION

The proposed construction period would be split into eight phases and is estimated to take approximately two years to complete:

- Phases 1 through 4 proposed construction is in the first year (August 16, 2021 to February 28, 2022)
- Phases 5 through 8 proposed construction is in the second year (August 16, 2022 to February 28, 2023)

Construction activities would include removal of piles by vibratory extraction or direct pull, installation of piles by vibratory or drop hammer from a barge, dismantling of old infrastructure, installation of new floats and sheds, including plumbing, electrical, and lighting systems.



Phase 1 - Construction of K float, along with the outer edge of the new water lot adjacent to the channel. Works will be undertaken in proximity to, but not within, the navigational channel, and may have some minor effects on marine stakeholders.

Phases 2 through 8 - Internal marina configuration. Works will have few effects on external traffic or commercial operations.

All in-water works will be conducted outside the most-risk windows (March 1 - August 15), as defined by the Department of Fisheries and Oceans Canada. The location of the marina and the project expansion (denoted in blue) are illustrated in the above map.

A Construction Environmental Management Plan (CEMP) has been prepared to address construction-related activities. RVYC will use best practices to minimize disruption and potential effects (e.g. noise, light, traffic) during construction to the neighbourhood, commercial owners and operators, tourists visiting Stanley Park, and all marine users of the waterway. Work, including pile driving, will take place during normal daytime hours (between 8 am and 5 pm), and work will not be performed on weekends or statutory holidays.

A detailed construction staging plan has been prepared to identify the types of marine equipment proposed to be used to drive the piles. Best management practices including Best Management Practices for Pile Driving and Related Operations, BC Marine and Pile Driving Contractors, will be followed to minimize potential noise and other effects. Measures associated with minimizing the effects of steel pipe pile driving and reducing potential acoustic impacts include the use of bubble curtains, pipe pile sleeve, and the use of a vibratory hammer until refusal.

TECHNICAL REVIEW

The Royal Vancouver Yacht Club has been working with the port authority to ensure that community interests are considered as part of the Project and Environmental Review (PER) process. Considerable emphasis has been placed on environmental management, light and view impact studies, along with habitat and fisheries assessments.

Our project is in the Application Review phase of the port authority's PER process. RVYC has performed technical studies and developed plans to address technical issues, community concerns, and identify mitigations under guidelines established by the PER process.

For more information and to review reports and studies, please visit royalvan.com/CHExpansionProject or portvancouver.com/RVYCExpansionProject.



FEEDBACK

The project team is seeking feedback on the proposed project and technical studies completed. Due to current restrictions on public gatherings, a public open house is not possible at this time. Our project team invites input through an online survey, and through online sessions where we will be available to answer questions. We can also take your input and questions by phone or email if participating online doesn't work for you.



Join us for an online information session:

The project team will give a short presentation followed by time to answer your questions.

Register for one of two available sessions.

Tuesday, June 16, 2020:

3:00 pm to 4:30 pm <https://attendee.gotowebinar.com/register/3496439686017051917>



Wednesday, June 24, 2020:

6:30 pm to 8:00 pm <https://attendee.gotowebinar.com/register/7978849525297160973>

Complete the online survey www.surveymonkey.com/r/CHExpansionProject

(you can also download and print a feedback form at royalvan.com/CHExpansionProject.)



Submit your questions, comments or request a follow-up from the project team by phone or email:

Email: CHExpansion@royalvan.com

Project phone: 604.224.4400

For more information about how to participate, visit royalvan.com/CHExpansionProject.

Comments provided by members of the public will be considered as part of the PER process application review. An *Application Review Consultation Summary* and an *Input Consideration Report* will be posted online both at the RVYC project website and on the port authority's website, following review and approval of these reports by the port authority.

Please provide your feedback before **Tuesday, July 7, 2020**.

STAY IN TOUCH

To receive project updates, join our database by providing your contact information (on the last page of the Project Feedback Form). Please note any personal contact information you provide to RVYC as part of the Project Feedback Form is collected and protected in accordance with the Access to Information Act and the Privacy Act. The project database allows the project team to maintain a record of contact. Your personal information will not be used for any other purpose other than to provide project updates via email and reply to comments or questions at your request.

For more than a century, Royal Vancouver Yacht Club members have shared the waterfront with others. The marina expansion and renewal project are part of the Club's continuing commitment to the community.