



Andrea MacLeod PhD, RPBio  
Director, Project and Environmental Review  
Vancouver Fraser Port Authority  
100 The Pointe, 999 Canada Place  
Vancouver, B.C. Canada V6C 3T4

June 29, 2022

Dear Ms. MacLeod,

**Re: PER No.17-113 – Reply to Staff Recommendation**

Thank you for sharing the staff recommendation on PER No.17-113, dated May 13, 2022. We have now had an opportunity to review the staff recommendation relative to our submissions and the Project and Environmental Review (PER) criteria.

For over a decade, the Board of Royal Vancouver Yacht Club (RVYC) has planned expansion to the Coal Harbour marina. For years, there has been great energy and enthusiasm in the Yacht Club about the expansion project and necessary upgrades to the marina.

We understand that VFPA's staff recommendation is that the port authority does not approve RVYC's Coal Harbour Expansion Project mainly due to Vancouver Rowing Club (VRC) input about the navigation area, questioning safety.

RVYC's view is that the staff recommendation is flawed, arbitrary and lacking in reason. Without the port's direction on the design of the navigational area, RVYC would never have applied to expand the marina. Our investment into this project was done with the original understanding that the project would be approved within 120 days as of December 12, 2018. To date, it has been almost 4 years of waiting, and over \$1m in investment in reports and consultants, with very little response received.

The project was designed to conform with specific criteria for the navigation area that was provided by VFPA on May 28, 2012, and reiterated in several correspondences, including the attached letters from Chris Bishop dated June 22, 2020 and from Peter Xotta dated December 11, 2019. These correspondences were also sent to several high ranking Federal, Provincial and Municipal political leaders. These letters from high ranking officials of the VFPA confirm that the reconfigured channel is safe for all impacted users and that the channel redesign is not a part of RVYC's permit application. Further, VFPA's "Boating Safety Guide", dated October 2021, identifies Coal Harbour as a busy port area and notes "no rowing" in that area.

In December 2018, RVYC provided a detailed review of the multiuse waterway, which is Appendix H of our application. RVYC provided this information in anticipation of

VFPA formally recognizing rowing as a permitted activity in Coal Harbour consistent with the navigational area design.

We note that RVYC works directly with the Vancouver Parks Board on matters of parking. It should be noted that RVYC does not need more parking for this project. RVYC encourages members to minimize traffic within the park and anticipates the existing parking will be adequate.

Also of note, is the RVYC marina is highly seasonal, with peak season being mid-June to Labour Day weekend. During this time, we anticipate an additional 2.5 trips per day in/out of the marina around weekends, status quo the rest of the year. Mid-July to end of August members are away for extended periods of time (2-6 weeks), and there is little traffic in/out of the marina as a result (you will find moorage mostly empty during this time). Refer to the *RVYC Input Consideration Report* – specifically on PDF page 29 items highlighted in yellow deal with vessel traffic.

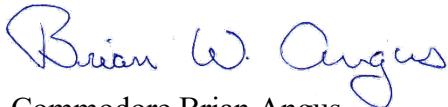
We hope that knowing this information will help in your decision regarding the project. We believe it is important to inform VFPA that if the project is not approved, RVYC membership may decide to exercise its option to pursue a judicial review.

RVYC wishes to maintain a positive relationship with VFPA into the future and we appreciate the opportunity to collaborate on this decision. It is in both our interests to work together.

If you have any questions regarding this reply, please continue to liaise directly with Captain Coal Harbour Chelsea Naylor at [captaincoalharbour@royalvan.com](mailto:captaincoalharbour@royalvan.com).

Thank you again.

Kind regards,



Commodore Brian Angus  
Royal Vancouver Yacht Club

cc.

Captain Coal Harbour Chelsea Naylor  
Vice Commodore Cedric Burgers  
Rear Commodore Jim Gould  
Honorary Solicitor, Theo Arsenault  
Project Manager, Ron Jupp  
GM, Jeff Merrin

President & CEO, Robin Silvester, [robin.silvester@portvancouver.com](mailto:robin.silvester@portvancouver.com)  
Vice President, Operations & Supply Chain, Peter Xotta, [peter.xotta@portvancouver.com](mailto:peter.xotta@portvancouver.com)

Attachments:

06222020 - Bishop letter

12112019 - Xotta Letter to VRC

Appendix-H\_RowingTechnicalMemo-PORT\_2020FEB10

B - 2021-10-15-Brochure-safe-boating-guide-Burrard-Inlet

RVYC\_Input Consideration Report\_October 2020\_with notes for CoV\_VPB