Proposed Land Use Plan Amendments:
9889 River Road, Delta
One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver
1700 No. 6 Road, Richmond
11715 Timberland Road, Surrey
# Table of Contents

1. Introduction ............................................................................................................................................. 3
2. Land Use Plan Amendment Process ................................................................................................. 6
3. Public Consultation Process ............................................................................................................... 7
   3.1 Consultation Methods and Materials ............................................................................................. 8
      3.1.1 Notification Letters .............................................................................................................. 8
      3.1.2 Newspaper Advertisements ................................................................................................. 9
      3.1.3 Social Media ........................................................................................................................ 9
      3.1.4 Online Engagement ........................................................................................................... 10
      3.1.5 Email Update ..................................................................................................................... 10
      3.1.6 Media Advisory .................................................................................................................. 10
   3.2 Public Open Houses ....................................................................................................................... 11
4. Summary of Public and Stakeholder Participation .............................................................................. 12
   4.1 Written Submissions ...................................................................................................................... 12
   4.2 Feedback Form Responses ........................................................................................................... 13
Appendix A — Consultation Materials .................................................................................................. 17
The Vancouver Fraser Port Authority’s (port authority) Land Use Plan is a policy document that provides a framework for the growth and development of federal port lands and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority’s jurisdiction.

Over the past year, we have acquired several industrial properties to protect trade-enabling industrial lands, ensuring the viability of these lands for future port uses. These purchases include four properties across the Lower Mainland, including in the Corporation of Delta, the District of North Vancouver, City of Richmond and City of Surrey, British Columbia.

We now intend to redesignate the properties from their former municipal land use designations to a port authority land use designation.

Between April 3 and June 2, 2017, we undertook a 60-day public consultation program to provide information about the proposed amendments and seek feedback from the community, which included two public open houses – one each held in Delta and North Vancouver.
Details of the properties and proposed amendments are described in Table 1 below.

**Table 1: Proposed Land Use Plan Amendments**

<table>
<thead>
<tr>
<th>Property Overview</th>
<th>Delta</th>
<th>District of North Vancouver</th>
<th>Richmond</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties</td>
<td>9889 River Road</td>
<td>One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal</td>
<td>1700 No. 6 Road</td>
<td>11715 Timberland Road</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.1 acres/0.04 ha</td>
<td>7.89 acres/3.19 ha</td>
<td>8.48 acres/3.43 ha</td>
<td>0.5 acres/0.2 ha</td>
</tr>
<tr>
<td>Current Use</td>
<td>None, currently unoccupied</td>
<td>None, currently unoccupied One industrial unit at 1440 Columbia Street remains on site</td>
<td>Industrial warehouse facility</td>
<td>Area used as part of a lumber distribution facility</td>
</tr>
<tr>
<td>Future Use</td>
<td>Any proposed developments will be required to receive permits from the port authority and conform to the “Industrial” uses in the Land Use Plan</td>
<td>Any proposed developments will be required to receive permits from the port authority and conform to the “Port Terminal” uses in the Land Use Plan</td>
<td>Existing use, no change</td>
<td>Existing use, no change</td>
</tr>
<tr>
<td>Former municipal land use designation</td>
<td>Industrial</td>
<td>Employment Zone: Industrial</td>
<td>Industrial</td>
<td>Undesignated portion of road in an industrial area</td>
</tr>
<tr>
<td>*Proposed port authority Land Use Plan designation</td>
<td>Industrial</td>
<td>Port Terminal</td>
<td>Industrial</td>
<td>Industrial</td>
</tr>
</tbody>
</table>
Figure 1: Maps of Proposed Land Use Plan Amendment Properties, April 2017

**Delta**
Proposed redesignation from “Industrial” to “Industrial”

**North Vancouver**
Proposed redesignation from “Industrial” to “Port Terminal”

**Richmond**
Proposed redesignation from “Light Industrial” to “Industrial”

**Surrey**
Proposed redesignation from “Unzoned Road” to “Industrial”
2. Land Use Plan Amendment Process

The Canada Marine Act sets out the procedural requirements for amendments, which includes a responsibility to notify and consult the public and interested individuals on all substantive amendments. These proposed amendments to the Land Use Plan also require approval from our board of directors.

To satisfy the requirements of the process laid out in the Canada Marine Act, we undertook a 60-day consultation period to seek input from the public and key stakeholders on the proposed amendments from April 3 to June 2, 2017. We reviewed and considered all feedback received during public consultation, and are preparing to make a recommendation to our board of directors to approve the proposed amendments to the Land Use Plan.

After a detailed review, the board of directors will determine its decision in the Summer of 2017. The public will be notified of the decision via newspaper advertisements, and public and stakeholder notification.

Figure 2: Land Use Plan Amendment Process
3. Public Consultation Process

Our approach to consultation consisted of providing a combination of high-tech and high-touch engagement opportunities for people to discuss the four proposed property designations and submit feedback about the proposed amendments. The 60-day consultation period was designed to engage the public and seek input on the proposed Land Use Plan amendments.

Engagement activities included:

- Two public open houses, one each in Delta and North Vancouver;
- A dedicated online information-sharing website on PortTalk (the port authority’s online engagement platform);
- A feedback form, available online and in person at the open houses; and,
- A dedicated email address and information phone line monitored during regular business hours by our staff.

Consultation materials, including information about the amendment and consultation processes, background information about the Land Use Plan, details about each of the proposed amendment sites, and a feedback form were posted online for interested parties to review and submit feedback by the consultation closing date of June 2, 2017.
3.1 Consultation Methods and Materials

In accordance with the *Canada Marine Act*'s public consultation requirements, we hosted a comprehensive public and stakeholder consultation program to seek input on the four proposed property amendments. Two public open houses were held on April 20, 2017 in Delta and April 22, 2017 in North Vancouver. The open houses were designed to encourage nearby residents and businesses, stakeholders and interested members of the public to learn about the proposed amendments, and ask questions.

We notified the public of the proposed amendments and open houses through multiple notification methods:

- Advertisements in six local newspapers to notify the public of consultation and encourage attendance at the open houses;
- Notification letters were mailed and hand-delivered to adjacent residences and businesses near the amendment sites;
- Information including details about the open houses and the feedback form was posted to a project-specific page on PortTalk, the port authority’s online engagement hub; and,
- Information updates were sent out via social media and to the interested parties database through emails.

Details of each of the methods and materials used are summarized in the following sections.

All notifications were sent out and published by the beginning of the consultation period on April 3, 2017. Additional updates were provided throughout the process through newspaper advertisements, PortTalk, social media and email, each designed to remind the public to attend the open houses and to submit their feedback prior to the end of the public consultation period. Samples of all public consultation materials are provided in the appendices.

3.1.1 Notification Letters

Notification letters providing notice of the proposed amendments and public open houses were sent to adjacent property owners, residents, businesses and port authority tenants within approximately 500 metres of each proposed amendment sites in Delta, Richmond and Surrey, and within a 1 kilometer radius of the proposed amendment site in the District of North Vancouver. The letters were hand-delivered to approximately 2,500 recipients.

To engage stakeholders in the Land Use Plan amendment process, notification letters were distributed to identified key stakeholders. Letters describing the proposed amendments at each of the sites were sent to the Corporation of Delta, District of North Vancouver, City of Richmond and City of Surrey on April 3, 2017. These letters included an invitation to attend the public open houses and to provide feedback through the online or print feedback forms.
3.1.2 Newspaper Advertisements

A newspaper advertisement providing notice to the public about the proposed amendments and details of the public open houses was placed in six local newspapers, including: the North Shore News on March 29, Surrey Now and North Delta Reporter on March 30, and Delta Optimist, Richmond News and The Province on March 31, 2017.

*An image of the advertisement is available in Appendix A.*

3.1.3 Social Media

We sent 8 tweets from @portvancouver Twitter handle, notifying the public about the consultation period and information sessions. The port authority's Twitter account has approximately 10,700 followers.

One Facebook post was also published, informing the public about the amendments and opportunities for participation.

The social media outreach achieved 9,171 total impressions by the public, and 75 link clicks.

*Samples of all social media posts are included in Appendix A.*
3.1.4 Online Engagement

A dedicated webpage for the Land Use Plan amendments was developed on PortTalk, the port authority’s online engagement portal. The PortTalk page was activated on March 29, 2017, which included basic information about the amendments and how to participate in consultation activities. The page officially launched at the start of the consultation period on April 3, 2017, which included digital copies of the consultation materials, a link to the online feedback form, and a Q&A where participants could ask questions or provide comments.

The PortTalk page was designed as an information-sharing tool for the amendment process, including a description of the proposed amendments, an online feedback form and consultation materials listed below:

- Land Use Plan Amendments Backgrounder
- Feedback Form
- Notice of Proposed Land Use Plan Amendments
- Newspaper Advertisement
- Public Open House Display Boards
- Vancouver Fraser Port Authority Land Use Plan

Reference materials from previous consultation and amendments to the Land Use Plan were available for reference in the Document Library on PortTalk.

The Land Use Plan webpage on the port authority's website was also updated with information about the proposed amendments, and directed the public to the PortTalk page as a primary engagement tool and main source of information.

3.1.5 Email Update

The Land Use Plan email database includes 1,150 subscribers. Notification emails were sent to all subscribers about the proposed amendments and public open houses on April 3, 2017.

The email was sent to notify subscribers of opportunities to participate in the public consultation initiatives, including information on the open houses, and how to participate and provide feedback during the public consultation period.

3.1.6 Media Advisory

A media advisory was sent to local media outlets on April 3, 2016, notifying them of the proposed amendments and upcoming public open houses. The advisory directed the public to the PortTalk page for additional information.

A copy of the media advisory is provided in Appendix A.
3.2 Public Open Houses

We hosted two public open houses in April 2017, which were designed to encourage nearby property owners and residents, key stakeholders and interested members of the public to attend the events, speak to port authority representatives, learn about the proposed amendments and to provide input on the proposed amendments.

Public open houses were held nearby two of the proposed amendment sites in Delta and North Vancouver. Details of the information sessions are listed below:

<table>
<thead>
<tr>
<th>Delta</th>
<th>North Vancouver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, April 20&lt;br&gt;4:00 p.m. – 7:00 p.m.&lt;br&gt;Port of Vancouver&lt;br&gt;Delta Community Office&lt;br&gt;5525A Ladner Trunk Road</td>
<td>Saturday, April 22&lt;br&gt;1:30 p.m. – 4:30 p.m.&lt;br&gt;John Braithwaite Community Centre,&lt;br&gt;Anchor Room&lt;br&gt;145 West 1st Street</td>
</tr>
</tbody>
</table>

At each session, information about the proposed amendments was provided through display boards and reference materials. Port authority staff were in attendance to discuss the amendments and answer participants’ questions, and all participants were encouraged to provide additional feedback through the seven-question online or print survey as well.

Upon arriving, participants were provided consultation materials, including an information backgrounder and a feedback form to support informed discussions about the proposed Land Use Plan amendments. Additional brochures and pamphlets containing general information about the port authority, and copies of the Land Use Plan and the Canada Marine Act were made available for reference.

Ten people attended the two public information sessions. Participants represented groups of nearby residents, business owners, a representative from Metro Vancouver, the general public, and media.

<table>
<thead>
<tr>
<th>Event</th>
<th># of Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delta</td>
<td>April 20, 2017</td>
</tr>
<tr>
<td>North Vancouver</td>
<td>April 22, 2017</td>
</tr>
</tbody>
</table>
4. Summary of Public and Stakeholder Participation

During the 60-day consultation period, there were a total of 265 participant interactions:

- 239 PortTalk page views
- 10 people attended the two public open houses
- 9 people accessed the online feedback form and three feedback forms responses were received
- 3 written submissions received from members of the public
- 3 written submissions received from key stakeholders
- 1 phone call was received by port authority staff

4.1 Written Submissions

4.1.1 Public Feedback

Throughout consultation, we received three email submissions from members of the public with feedback on the amendment process. Written submissions included questions around the designation change in Richmond and what this means to noise levels, additional information requested on the Delta property, and opposition to the proposed amendments.

4.1.2 Stakeholder Feedback

During key stakeholder consultation, we received one municipality response letter from the City of Richmond. We also received letters from Metro Vancouver and TransLink providing feedback on the Land Use Plan amendments. All three provided site-specific concerns pertaining to the future development of one or more of the sites subject to the amendments. These comments included the proximity to general urban areas, potential impacts to proposed and existing transportation initiatives, and utility concerns.

Our general considerations of these comments are that any proposed future developments will be subject to the port authority’s Project and Environmental Review (PER) process. Under this process, we will assess any proposed future development by reviewing potential impacts to the environment and communities. This includes consideration of potential traffic impacts, infrastructure impacts, other potential implications for adjacent properties and any mitigation measures that may be appropriate to the development. At this time, no development is proposed on any of the four sites.

The City of Richmond also requested that the port authority Board work with the municipality to establish a future proposed road extension, as well as greenways and cycling routes surrounding 1700 No. 6 Road. We have committed to work with the City of Richmond to gain further understanding of the proposed transportation network initiatives.

None of the stakeholders had comments regarding the proposed “Industrial” and “Port Terminal” land use designation.
### 4.2 Feedback Form Responses

Participants were encouraged to provide their input through a seven-question feedback form, which was available in person at each of the public open houses and online through PortTalk.ca.

A total of three feedback form responses were received by port authority staff during the consultation period. Detailed responses for each question are listed below.

1. **Participants were asked to provide comments and feedback on the proposed amendments for the Delta property, which is located at 9889 River Road, Delta, B.C.**

   **Our considerations for each comment are provided in the table below. (n=1)**

<table>
<thead>
<tr>
<th>Comment</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>A good acquisition as it continues to hold industrial waterfront lands for current and future use.</td>
<td>The port authority’s mandate is to facilitate Canada’s trade objectives and the purchase of these properties are to protect trade-enabling industrial lands and ensure the viability of these lands for future port uses.</td>
</tr>
</tbody>
</table>

2. **Participants were asked to provide comments and feedback on the proposed amendments for the District of North Vancouver property, which is one consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver, B.C.**

   **Our considerations for each comment are provided in the table below. (n=2)**

<table>
<thead>
<tr>
<th>Comment</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>I oppose the collection of lands to increase the port size while depriving the area of badly needed industrial lands. This area has been long established for small business and industrial use, but trying to “steal” this land away from the already shrinking industrial inventory is wrong. It should be left as industrial, and if needed in future for port use, re-evaluate it at that point.</td>
<td>The supply of industrial lands in the Lower Mainland suitable for trade and goods movement is extremely limited and is expected to be exhausted within approximately 10 years. The port authority is acquiring available industrial land to preserve it for future trade use because Canada’s trade is growing. The consolidated property in the District of North Vancouver, proposed to be designated for “Port Terminal” use, is intended to provide an opportunity for future terminal development. Any future development at this site will be subject to the port authority’s PER process.</td>
</tr>
<tr>
<td>A good acquisition that identifies, holds and protects valuable land adjacent existing terminal activity. The municipalities have not been active in identifying and protecting these lands, the port has no choice but to acquire and hold for the long term.</td>
<td>The port authority has a mandate to facilitate Canada’s trade objectives and the purchase of these properties are to protect trade-enabling industrial lands and ensure the viability of these lands for future port uses.</td>
</tr>
</tbody>
</table>
3. Participants were asked to provide comments and feedback on the proposed amendments for the Richmond property, which is located at 1700 No. 6 Road, Richmond, B.C.

Our considerations for each comment are provided in the table below. \((n=1)\)

<table>
<thead>
<tr>
<th>Comment</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>A good acquisition. There will come a time when the Fraser River is</td>
<td>The future use of the site is not yet determined. Any future development at this site will be subject to the port authority's PER process. The Fraser River is a working river that plays an important part in facilitating Canada's trade. Based on our extensive analysis, the port authority does not have any plans to deepen the Fraser River in the foreseeable future. With more intensive use of existing terminals and further development of existing industrial lands, the Fraser River will be well positioned to accommodate Canada's growing trade. The port authority will continue to ensure the safe navigation of commercial traffic along the river and the environmental protection of the river's ecosystem.</td>
</tr>
<tr>
<td>used as a freight corridor and this site could well serve to transfer</td>
<td></td>
</tr>
<tr>
<td>containerized and</td>
<td></td>
</tr>
</tbody>
</table>

4. Participants were asked to provide comments and feedback on the proposed amendments for the Surrey property, which is located at 11715 Timberland Road, Surrey, B.C.

Our considerations for each comment are provided in the table below. \((n=1)\)

<table>
<thead>
<tr>
<th>Comment</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>This is a &quot;no brainer&quot; municipal roads &quot;surrounded&quot; by port lands need</td>
<td>The port authority has a mandate to facilitate Canada's trade objectives and the purchase of these properties are to protect trade-enabling industrial lands and ensure the viability of these lands for future port uses.</td>
</tr>
<tr>
<td>to be acquired to ensure flexibility of use for current and future</td>
<td></td>
</tr>
<tr>
<td>tenants.</td>
<td></td>
</tr>
</tbody>
</table>
5. Participants were asked to provide any additional comments they may have about the proposed Land Use Plan Amendments. Our considerations for each comment are provided in the table below. (n=2)

<table>
<thead>
<tr>
<th>Comment</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The “port” is single handedly changing the face of North Vancouver without any repercussions from the community. Purchasing a sponsorship at a soccer tournament or paying for a piece of art no way makes up for the long term destruction of our community. The hard push for constant expansion is not required, and only pits the surrounds neighbourhoods against the tenants of the ports. I thing a moratorium of future land purchases and expansions is in order.</td>
<td>The supply of industrial lands in the Lower Mainland suitable for trade and goods movement is extremely limited and is expected to be exhausted within approximately 10 years. The port authority is acquiring available industrial land to preserve it for future trade use because Canada’s trade is growing. Any future development will be subject to the port authority’s PER process. As part of the review, any proposed development is assessed on potential impacts to the environment and communities.</td>
</tr>
<tr>
<td>1. It is good to see the VFPA actively acquiring land in support of current and future industrial needs.</td>
<td>1. Acknowledged</td>
</tr>
<tr>
<td>2. Given the need to protect industrial land has been known for over 15 years, it is disappointing that the Province of BC and the local municipalities are not active supporters. Our livable region will not be livable until we full integrate industrial land planning with residential and commercial land planning.</td>
<td>2. We are currently working to raise the issue of industrial land shortage with all levels of government and will continue to work with them.</td>
</tr>
</tbody>
</table>

6. Participants were asked to identify which community they live in. (n=3)
7. Participants were asked to indicate which open house they attended, if any. (n=3)

- Thursday, April 20, 2017 (Delta Community Office): 0%
- Saturday, April 22, 2017 (John Braithwaite Community Centre): 0%
- I did not attend any open houses: 100%

Participants were also encouraged to provide their contact information to join the Land Use Plan Amendments database, and receive updates on the Amendments in the future.

- One respondent indicated that they would like to join the database.
March 29, 2017

Dear Resident or Business Owner:

Re: Land Use Plan Amendments – Notice of Public Consultation

This notice is to advise you of upcoming public consultation on proposed Land Use Plan Amendments, from April 3 to June 2, 2017.

The Vancouver Fraser Port Authority (“port authority”) will be consulting on four proposed amendments to our Land Use Plan for four properties across the Lower Mainland. We intend to redesignate these properties from former municipal land use designations to a port authority Land Use Plan designation. The properties that we will be consulting on are located in Delta, the District of North Vancouver, Richmond and Surrey.

How to participate

1. Attend an open house

   Delta
   Thursday, April 20, 2017
   4:00 p.m. – 7:00 p.m.
   Port of Vancouver Delta Community Office
   5525A Ladner Trunk Road

   District of North Vancouver
   Saturday, April 22, 2017
   1:30 p.m. – 4:30 p.m.
   John Braithwaite Community Centre, Anchor Room
   145 West 1st Street

2. Visit porttalk.ca/landuseplan to learn more about the proposed Land Use Plan amendments, and read about the current Land Use Plan.

3. Submit a feedback form before Friday, June 2, 2017:
   - Online: porttalk.ca/landuseplan
   - Email: landuseplan@portvancouver.com
   - In Person: At one of our open houses

For more information about the Land Use Plan Amendments or the consultation process, contact our Project Team at (604) 665-9092 or landuseplan@portvancouver.com.

Regards,

Tegan Smith
Manager Planning and Development
Land Use Plan Amendments Project Team
The Vancouver Fraser Port Authority intends to amend the Land Use Plan to designate four industrial properties that have been acquired by the port authority over the past year. These include redesignating three properties in Delta, Richmond and Surrey to an “Industrial” designation, and one consolidated property in the District of North Vancouver to a “Port Terminal” designation.

For more information:
- email: landuseplan@portvancouver.com
- call: 604-665-9092
- Or visit porttalk.ca/landuseplan to:
  - Read the proposed amendments and Land Use Plan
  - Submit an online feedback form by June 2, 2017

HOW TO PARTICIPATE

Attend a public open house:

**Delta**
- Thursday, April 20, 4:00 p.m. – 7:00 p.m.
  - Port of Vancouver Delta Community Office
  - 5525A Ladner Trunk Road

**North Vancouver**
- Saturday, April 22, 1:30 p.m. – 4:30 p.m.
  - John Braithwaite Community Centre, Anchor Room
  - 145 West 1st Street

For more information:
- email: landuseplan@portvancouver.com
- call: 604-665-9092
Media Advisory

Media releases
Vancouver Fraser Port Authority hosts public open houses on proposed Land Use Plan amendments in Delta and North Vancouver
April 3, 2017

The Vancouver Fraser Port Authority is consulting on four proposed amendments to its Land Use Plan for industrial properties recently purchased in Delta, District of North Vancouver, Richmond and Surrey. Under the Canada Marine Act, the port authority is required to add them to its Land Use Plan by way of formal amendment.

The amendment process is set out in the Canada Marine Act and includes public notification and consultation. As part of the public consultation period from April 3 to June 2, 2017, the port authority invites the public to attend open house events on the proposed amendments.

<table>
<thead>
<tr>
<th>Date/Time</th>
<th>Location</th>
</tr>
</thead>
</table>
| Thursday, April 20, 2017 4:00 p.m. – 7:00 p.m. | Port of Vancouver Delta Community Office  
Trenant Park Shopping Centre – 5225A Ladner Trunk Road, Delta |
| Saturday, April 22, 2017 1:30 p.m. – 4:30 p.m. | John Braithwaite Community Centre, Anchor Room  
145 West 1st Street, North Vancouver |

The public can also provide feedback to the port authority before Friday, June 2, 2017 by:

- **Email**: landuseplan@portvancouver.com
- **Online**: PortTalk online feedback survey  
- **In Person**: At one of our open houses

For more information, visit: porttalk.ca/landuseplan

About the Vancouver Fraser Port Authority

The Vancouver Fraser Port Authority is responsible for the stewardship of the federal port lands in and around Vancouver, British Columbia. It is accountable to the federal minister of transport and operates pursuant to the Canada Marine Act. The Port of Vancouver is Canada’s largest, and the third largest in North America by tonnes of cargo, facilitating trade between Canada and more than 170 world economies. Located in a naturally beautiful setting on Canada’s west coast, the port authority and port terminals and tenants are responsible for the efficient and reliable movement of goods and passengers, integrating environmental, social and economic sustainability initiatives into all areas of port operations. Enabling the trade of approximately $200 billion in goods, port activities sustain an estimated 100,000 supply-chain jobs, $6.1 billion in wages, and $9.7 billion in GDP across Canada.

Media contact:

Danielle Jang  
Media Relations Advisor  
604.340.8617  
Danielle.Jang@portvancouver.com
LUP – Social Media posts

Sample Twitter posts

Facebook post
Public consultation is now closed.

From April 3 to Friday, June 2, 2017, we consulted on four proposed amendments to the Vancouver Fraser Port Authority’s Land Use Plan for industrial properties recently purchased by the port authority located in Delta, District of North Vancouver, Richmond and Surrey.

Two open houses were held during the consultation period, one in Delta on April 20, 2017 and one in North Vancouver on April 22, 2017.

Details on the properties and proposed amendments are below:

**About the Land Use Plan**

The Vancouver Fraser Port Authority manages more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver. Our mandate, as set out in the Canada Marine Act, is to facilitate Canada’s trade objectives; ensuring goods are moved safely, while protecting the environment and considering local communities. In 2014, we adopted our updated Land Use Plan, which provides a framework for development and use of port lands and waters for the next 15 to 20 years.

Our Land Use Plan includes eight different land and water designations. These designations guide the development and management of the areas within the port lands and waters, and provide clarity on long-term development for all port lands. For more information about the land and water designations, see the Land Use Plan.

**Proposed Land Use Plan Amendments**

Over the past year, the port authority has purchased these properties to preserve their industrial nature to meet Canada’s future trade needs. These purchases include industrial properties located in the following municipalities: Delta, District of North Vancouver, Richmond and Surrey.

We now intend to redesignate the properties from their former municipal land use designations to a port authority Land Use Plan designation.

Details of the properties and proposed amendments are described in the table below.
Where We Are in the Process

The Canada Marine Act sets out the procedural requirements for amendments, which includes a responsibility to notify and consult the public and interested individuals on all substantive amendments. These amendments to the Land Use Plan also require approval from our board of directors.

Land Use Plan Amendment Process:
1. Start of Consultation Period: Monday, April 3, 2017
2. 60-Day Consultation Period
3. End of Consultation Period: Friday, June 2, 2017
4. Recommendation to the Vancouver Fraser Port Authority board of directors
5. Board of directors decision on proposed substantive amendment(s)
6. Notice of Decision

How You Can Participate

Attend an open house:

*All amendments will be shown at both open houses.
1. Read about the proposed Land Use Plan Amendments
   The display boards will be available in the Document Library prior to the first open house.

2. Read about the current Land Use Plan
3. Submit a feedback form before Friday, June 2, 2017:
   - Online form
   - Email: Scan and email this form to landuseplan@portvancouver.com
   - In Person: At one of our open houses

For more information, email landuseplan@portvancouver.com or call (604) 665-9092.

How Feedback Will Be Used
Feedback received during the consultation period will be considered as part of the Land Use Plan amendment process. Once consultation is complete, the project team will provide a consultation summary report to show how feedback was considered, which will be available here on porttalk.ca/landuseplan.

To receive updates about the Land Use Plan amendment process, please subscribe to our e-newsletter.

Ask us a Question

Ask a specific question...
What is a Land Use Plan?

All Canada Port Authorities are required to have a Land Use Plan, which is a high level policy document and framework to guide the development of a port authority’s land and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority’s jurisdiction.

Our most recent Land Use Plan was issued in 2014 and was developed in consultation with more than 1,000 people, representing municipalities, Aboriginal groups, government agencies, environmental organizations, businesses, industry and members of the public.

What does the Land Use Plan include?

The Land Use Plan includes goals, policies and land use designations to guide planning in all areas across our jurisdiction and provide clarity for neighbouring communities and stakeholders on long-term development for all federal lands managed by the port authority.

Our Land Use Plan includes eight different designations for land and water, as well as implementation measures to ensure we work towards identified goals.

Why is the Land Use Plan being amended?

From time to time, the port authority purchases new lands, and these purchases require amendments to our Land Use Plan, public consultation and approval from the port authority’s board of directors. For such amendments, the Canada Marine Act sets out procedural requirements for public notice, consultation and adoption by our board of directors.

Over the past year, we have acquired industrial properties in the District of North Vancouver, Delta, Richmond, and Surrey. We are now required by the Canada Marine Act to add them to our Land Use Plan by way of an amendment and give them a port authority land use designation.

Why did the port authority buy this land?

The supply of industrial land in the Lower Mainland suitable for trade and goods movement is running out and is expected to be gone in about a decade. The port authority is buying available industrial land to preserve it for future use for trade because Canada’s trade is growing.

At the same time, we are calling for a regional discussion on land management so that land for goods movement and other uses, including agricultural use, can be preserved for future generations.

Is any of this land agricultural land?

None of the properties are in the Agricultural Land Reserve and are not agricultural land.

What is being amended?

<table>
<thead>
<tr>
<th>Property Overview</th>
<th>Delta</th>
<th>North Vancouver</th>
<th>Richmond</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties</td>
<td>9889 River Road</td>
<td>One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver</td>
<td>1700 No. 6 Road</td>
<td>11715 Timberland Road</td>
</tr>
<tr>
<td>Site area</td>
<td>0.1 acres/ 0.04 ha</td>
<td>7.89 acres/3.19 ha</td>
<td>8.48 acres/3.43 ha</td>
<td>0.5 acres/ 0.2 ha</td>
</tr>
<tr>
<td>Current use</td>
<td>None, currently unoccupied.</td>
<td>Majority of the site is unoccupied.</td>
<td>One industrial unit at 1440 Columbia Street is still operating.</td>
<td>Lumber distribution facility</td>
</tr>
<tr>
<td>Future use</td>
<td>The property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the “Industrial” uses in the Land Use Plan.</td>
<td>The majority of the property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the “Port Terminal” designated use in the Land Use Plan.</td>
<td>Existing use, no change.</td>
<td>Existing use, no change.</td>
</tr>
<tr>
<td>Former municipal land use designation</td>
<td>Industrial</td>
<td>Employment Zone: Industrial</td>
<td>Light Industrial</td>
<td>Unzoned Road</td>
</tr>
<tr>
<td>*Proposed port authority land use plan designation</td>
<td>Industrial</td>
<td>Port Terminal</td>
<td>Industrial</td>
<td>Industrial</td>
</tr>
</tbody>
</table>

What are the properties currently being used for?

The properties in Delta, Richmond and Surrey are currently being used for existing industrial or commercial purposes. The properties in the District of North Vancouver are currently unoccupied, as the previous industrial businesses on those properties have vacated.
What is the proposed designation for these new properties?

Using the terminology in our Land Use Plan, the properties in Richmond, Delta and Surrey would be designated “Industrial” and the consolidated property in the District of North Vancouver would be designated for “Port Terminal” use.

The "Industrial" designation specified by our Land Use Plan is primarily intended for light and heavy industrial activities such as warehousing, transloading facilities and ship repair to support port operations, transportation of goods and marine support services.

The "Port Terminal" designation specified by our Land Use Plan is primarily intended for deep-sea and marine terminals that handle a variety of commodities.

How will the properties be used in the future?

At this time, there are no plans to change how the lands are currently being used. Any proposals for future development would be subject to the port authority's Project and Environmental Review process and must conform to the uses permitted under the Land Use Plan.

The consolidated property in the District of North Vancouver, proposed to be designated for “Port Terminal” use, is intended to provide an opportunity for future terminal development. Any proposal for this site would need to undergo the port authority’s Project and Environmental Review process in order to proceed.

How is the public being notified?

The procedure to add new land acquisitions to a Land Use Plan and designation of lands is set out in the Canada Marine Act, section 48. This section of the Act also includes the procedure for public consultation. The port authority is required to advertise in a major newspaper and host a public meeting at least 60 days prior to adopting the plan or making substantive amendments.

As part of this process, we are hosting two public open houses, one in North Vancouver and one in Delta. The port is also advertising in local papers, notifying neighbours in the surrounding area, and sending out notifications to municipalities and stakeholders.

How can I participate?

The public comment period runs from Monday, April 3 to Friday, June 2, 2017. We encourage you to learn about the proposed amendments on our website at porttalk.ca/landuseplan. You can provide your feedback in person by attending one of the two public open houses, fill out a feedback form online, send us an email at landuseplan@portvancouver.com or call 604.665.9092.
NOTICE OF LAND USE PLAN AMENDMENTS

The Vancouver Fraser Port Authority is responsible for the stewardship of federal port lands in and around Vancouver, British Columbia. Our mandate is to facilitate Canada’s trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

We manage more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver. In 2014, we adopted our Land Use Plan, which provides a framework for development and use of port lands and waters for the next 15 to 20 years.

PROPOSED LAND USE PLAN AMENDMENTS

Over the past year, the Vancouver Fraser Port Authority has purchased several industrial properties to protect trade-enabling industrial lands, ensuring the availability of these lands for future port uses. These purchases include four properties across the Lower Mainland, including Delta, District of North Vancouver, Richmond and Surrey. Public consultation will take place from April 3 to June 2, 2017 regarding these proposed amendments.

We now intend to include them in our Land Use Plan and redesignate the properties from their former municipal land use designations with a port authority land use designation. These include the following properties:

- 9889 River Road, Delta
- One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver
- 1700 No. 6 Road, Richmond
- 11715 Timberland Road, Surrey

Delta
North Vancouver
Redesignation from “Industrial” to “Industrial”

HOW TO PARTICIPATE

Attend a public open house:

- Delta: Thursday, April 20, 4:00 p.m. – 7:00 p.m.
- North Vancouver: Saturday, April 22, 1:30 p.m. – 4:30 p.m.

All amendments will be shown at both open houses.

Visit porttalk.ca/landuseplan to:

- Read about the proposed Land Use Plan Amendments
- Read the existing Land Use Plan
- Fill out our online feedback form by Friday, June 2, 2017

HOW TO SUBMIT COMMENTS

- Fill out the feedback form by Friday, June 2, 2017 (online or hard copy)
- Email: scan and email the form to landuseplan@portvancouver.com
- By Mail: print and mail to 100 The Pointe, 999 Canada Place, Vancouver, BC, V6C 3T4
- In Person: at one of our public open houses

For more information, and to review the proposed amendments, please visit porttalk.ca/landuseplan or call 604-665-9092.
Welcome

Vancouver Fraser Port Authority
Land Use Plan Amendments
Public Open House
Our mandate is to facilitate Canada’s trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

Like all Canadian port authorities, the Vancouver Fraser Port Authority was established by the Government of Canada pursuant to the Canada Marine Act, and is accountable to the Federal Minister of Transport. We are responsible for managing federal port lands in the Port of Vancouver.

In fulfilling our mandate under the Canada Marine Act, we perform a variety of duties:

- **Safety and security** of all land and waters, in collaboration with other agencies, using technology and land and water patrols.
- **Environmental reviews and permitting** for all projects and works on port lands under the Canada Marine Act (1998) and the Canadian Environmental Assessment Act, 2012.
- **Planning** future use of port lands, long-term economic forecasting, strategic plans and performance evaluation.
- **Real estate management** including negotiation of all tenant leases and purchase and sale of holdings.
- **Transportation** operations in collaboration with all terminal operators, railroads and shippers to ensure safe and efficient goods movement throughout port lands and waters.
- **Infrastructure development** to support growth and efficient operations, including collaboration with government and others on projects beyond port lands.
- **Customer services** with trade partners around the world, demonstrating the Port of Vancouver’s competitive advantage.
- **Communication, engagement and collaboration** with port stakeholders including local, provincial, federal and international governments, local communities, trade partners, Aboriginal groups and the general public.
The Vancouver Fraser Port Authority manages more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver.

We border 16 municipalities and intersect the asserted and established traditional territories and treaty lands of several Coast Salish First Nations.

We are home to 27 major marine cargo terminals, three Class 1 railroads, and a full range of facilities and services to the international shipping community.
What is the Land Use Plan?

- Communicates our long-term land use policy directions
- Guides land use and future growth opportunities
- Assists our tenants and customers in identifying areas to locate or expand
- Facilitates coordination of land use and transportation planning
- Provides neighbouring communities with greater clarity about activities and their uses that can occur on port authority lands and waters and how community interests will be considered
- Provides Aboriginal groups with clarity about land use and activities on port authority lands and waters adjacent to their reserves and within their asserted traditional territories
- Illustrates our ability to accommodate growth in a socially, environmentally and economically responsible way

The Land Use Plan provides a framework to manage growth and development on port lands and waters over the next 15 to 20 years.
The Land Use Plan includes eight different land and water designations that guide the development and management of the areas within port lands and waters, and provide clarity on long-term development.

- **Port Terminal**
  Port Terminal areas are primarily designated for deep-sea and marine terminals, which handle a variety of commodities, including autos, breakbulk, dry bulk, liquid bulk and containers, as well as cruise passengers. These areas include uses that support shipping, transportation and the handling of goods.

- **Industrial**
  Industrial areas are primarily designated for industrial activities in support of port operations and marine support services. This includes uses that support shipping, transportation and the handling of goods, and in some cases including the manufacturing of goods.

- **Commercial**
  Commercial areas are primarily designated for commercial activities related to port or marine support services, tourism-related businesses, transportation of passengers, and the handling and storage of goods.

- **Log Storage and Barge Moorage**
  Log Storage and Barge Moorage areas are primarily designated for log storage, barge moorage and associated activities.

- **Recreation**
  Recreation areas are primarily designated for public recreational use such as parks and viewing areas. Examples include Crab Park at Portside, New Brighton Park, and the public viewing platforms on the south side of Queensborough.

- **Conservation**
  Conservation areas are primarily designated for habitat conservation, enhancement, restoration and similar uses, and may be publicly accessible. These areas are generally not intended for development.

- **Port Water**
  The Port Water designation primarily applies to open water and foreshore areas adjacent to port and non-port lands, and is generally intended for shipping, navigation and anchorages. Port Water includes the marine safety channel and navigation channel.

- **Special Study Area**
  Special Study Areas are areas that require additional study, consultation and planning to determine their future use through a Land Use Plan amendment. Until further analysis can be completed, the current use remains unchanged.
How is the Land Use Plan amended?

Every five years, we will consider if a review of the entire Land Use Plan is needed. However, from time to time, the Plan may be amended to reflect changing circumstances.

Major Amendment Process

**Start of Consultation Period**
- Newspaper ads
- Public and stakeholder notification
- Notice posted to website

**60-Day Consultation Period**
- Public open house(s)
- PortTalk website
- Feedback form

**End of Consultation Period**
- Consultation summary report
- Consideration report
- Reports to be posted on our website

**Recommendation to the Vancouver Fraser Port Authority’s board of directors**

**Board of directors decision on proposed amendment(s)**

**Notice of Decision**
- Newspaper ads
- Public and stakeholder notification
- Updated Land Use Plan posted to website

Two Types of Amendments

**Minor Amendments** may include wording revisions, technical updates, or minor designation boundary adjustments. These types of amendments do not require public consultation.

**Major Amendments** may include new land acquisitions or dispositions, changes to land use designations, or significant revisions to the Plan’s goals or policies. The Canada Marine Act sets out the procedural requirements for substantive or major amendments which includes public notification and consultation. These major amendments to the Land Use Plan also require approval from our board of directors.
Over the past year, we have acquired four properties in the Lower Mainland in: Delta, the District of North Vancouver, Richmond and Surrey.

We proposed to redesignate each property from their former municipal land use designations with a port authority land use designation.

- Delta: From “Industrial” to “Industrial”
- District of North Vancouver: From “Employment Zone: Industrial” to “Port Terminal”
- Richmond: From “Light Industrial” to “Industrial”
- Surrey: From “Unzoned Road” to “Industrial”

**Land Use Plan Goal**
The Vancouver Fraser Port Authority manages port growth and activity in support of Canada’s competitiveness and trade objectives while preparing for anticipated transitions in the global economy.

**Objective**
Ensure the availability of a land base within the region that is sufficient to support future port and port-related activities.

**Policy Direction**
Consider acquisition of sites to protect their availability for future port use, giving priority to lands that demonstrate ready access to shipping and/or transportation networks and close proximity to existing Vancouver Fraser Port Authority holdings.
Proposed Land Use Plan Amendment
9889 River Road, Delta
Proposed Land Use Plan Amendment
9889 River Road, Delta

**Site Area:**
0.1 acres/0.04 ha

**Current use:**
None, currently unoccupied

**Future use:**
The property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the “Industrial” uses in the Land Use Plan.

**Former municipal land use designation:**
Industrial

**Proposed Land Use Plan designation:**
Industrial
Proposed Land Use Plan Amendment

One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver
Proposed Land Use Plan Amendment
One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver

Site Area:
7.89 acres/3.19 ha

Current use:
Majority of the site is unoccupied.
One industrial unit remains on site (1440 Columbia Street).

Future use:
The majority of the property is currently vacant. Any proposed developments will be required to receive permits from the port authority and conform to the “Port Terminal” designated use in the Land Use Plan.

Former municipal land use designation:
Employment Zone: Industrial

Proposed Land Use Plan designation:
Port Terminal
Proposed Land Use Plan Amendment
1700 No. 6 Road, Richmond
Proposed Land Use Plan Amendment
1700 No. 6 Road, Richmond

Site Area:
8.48 acres/3.43 ha

Current use:
Industrial Warehouse Facility

Future use:
Existing use, no change

Former municipal land use designation:
Light Industrial

Proposed Land Use Plan designation:
Industrial
Proposed Land Use Plan Amendment
11715 Timberland Road, Surrey
Proposed Land Use Plan Amendment
11715 Timberland Road, Surrey

**Site Area:**
0.5 acres/0.2 ha

**Current use:**
Lumber Distribution Facility

**Future use:**
Existing use, no change

**Former municipal land use designation:**
Unzoned Road

**Proposed Land Use Plan designation:**
Industrial
How do I participate?

Visit porttalk.ca/landuseplan to:

- **Read** the proposed Land Use Plan amendments
- **Review** the current Land Use Plan
- **Submit** a feedback form
- **Subscribe** to our email updates

For more information:
email landuseplan@portvancouver.com
call (604) 665-9092
Thank you for taking the time to provide your feedback on these proposed Land Use Plan Amendments.

For more information, and to review the proposed amendments, please visit porttalk.ca/landuseplan or call 604-665-9092.

You can also complete this feedback form online at porttalk.ca/landuseplan

Over the past year, the Vancouver Fraser Port Authority has purchased several industrial properties to protect trade-enabling industrial lands, ensuring the availability of these lands for future port uses. These purchases include four properties across the Lower Mainland, including Delta, District of North Vancouver, Richmond and Surrey.

Details of the properties and proposed amendments are described in the table below.

### PROPOSED LAND USE PLAN AMENDMENTS

<table>
<thead>
<tr>
<th>Property Overview</th>
<th>Delta</th>
<th>District of North Vancouver</th>
<th>Richmond</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties</td>
<td>9889 River Road</td>
<td>One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal</td>
<td>1700 No. 6 Road</td>
<td>11/15 Timberland Road</td>
</tr>
<tr>
<td>Site area</td>
<td>0.1 acres/0.04 ha</td>
<td>7.98 acres/3.20 ha</td>
<td>8.48 acres/3.43 ha</td>
<td>0.5 acres/0.2 ha</td>
</tr>
<tr>
<td>Current use</td>
<td>None, currently unoccupied</td>
<td>None, currently unoccupied</td>
<td>One industrial unit at 1440 Columbia Street remains on site</td>
<td>Industrial warehouse facility</td>
</tr>
<tr>
<td>Future use</td>
<td>Any proposed developments will be required to receive permits from the port authority and conform to the &quot;Industrial&quot; uses in the Land Use Plan</td>
<td>Any proposed developments will be required to receive permits from the port authority and conform to the &quot;Port Terminal&quot; uses in the Land Use Plan</td>
<td>Existing use, no change</td>
<td>Existing use, no change</td>
</tr>
<tr>
<td>Former municipal land use designation</td>
<td>Industrial</td>
<td>Employment Zone: Industrial</td>
<td>Industrial</td>
<td>Undesignated portion of road in an industrial area</td>
</tr>
<tr>
<td>*Proposed port authority Land Use Plan designation</td>
<td>Industrial</td>
<td>Port Terminal</td>
<td>Industrial</td>
<td>Industrial</td>
</tr>
</tbody>
</table>

To ensure your comments are considered, please submit your feedback form before June 2, 2017.

Please provide your feedback on the following proposed amendments below.

1. **9889 River Road, Delta, B.C.**
   - Comments/feedback regarding this site: __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________

2. **One consolidated parcel adjacent to the existing Lynnterm breakbulk terminal, District of North Vancouver, B.C.**
   - Comments/feedback regarding this site: __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________
   - __________________________________________
3. 1700 No. 6 Road, Richmond, B.C.

Comments/feedback regarding this site:

________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

4. 11715 Timberland Road, Surrey, B.C.

Comments/feedback regarding this site:

________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

ADDITIONAL COMMENTS
Please provide any additional comments you may have about the proposed Land Use Plan Amendments.

5. Additional comments:

________________________________________
________________________________________
________________________________________

PLEASE TELL US ABOUT YOURSELF

6. Which community do you live in? Please check only one.

- Delta
- District of North Vancouver
- City of North Vancouver
- Richmond
- Surrey
- Ladner/Tsawwassen
- Other Lower Mainland
- Other

7. Which open house did you attend, if any? Please check all that apply.

- Thursday, April 20, 2017 (Delta Community Office)
- Saturday, April 22, 2017 (John Braithwaite Community Centre)
- I did not attend any open houses
RECEIVE LAND USE PLAN UPDATES

To subscribe to our mailing list and receive updates about the Land Use Plan, please provide us with your contact information below, and consent to email correspondence from the Vancouver Fraser Port Authority.

Full Name: _______________________________  Postal Code: __________________

Email: ____________________________________________________

☐ By checking here I consent to receive email correspondence from the Vancouver Fraser Port Authority relating to projects, events and other initiatives.

Thank you for taking the time to complete this feedback form and providing us with your feedback on the proposed Land Use Plan Amendments.

To submit your feedback form:
Online: porttalk.ca/landuseplan
In person: At an open house
By email: landuseplan@portvancouver.com
By mail: Vancouver Fraser Port Authority
Planning & Development
100 The Pointe
999 Canada Place
Vancouver, BC V6C 3T4