

Land use plan update – phase 2 engagement

What's happening in phase 2

The port authority is engaging with Indigenous groups, stakeholders and the public on phase 2 of our land use plan update. In this phase, we are sharing the updated draft land use plan, available at portvancouver.com/landuseplanengagement, for your comment. Below are highlights of the proposed draft land use plan that integrates our consideration of feedback received in phase 1. We would like your feedback on the overall draft via a short survey below. We will consider your input in this phase to assist us in finalizing the plan prior to Board of Directors' consideration of adoption this fall.

Summary of draft updates

Although there have been no significant changes to the goals or objectives, we have responded, where possible, to feedback received from Indigenous groups, stakeholders and the public through our phase 1 engagement. The proposed new material we're asking you to review is consistent with existing plan directions.

Highlights include:

- In Section 3.0, the strategic framework of the plan has been refined to provide a more comprehensive overview of our land management approach and includes:
 - Guiding components
 - Planning elements
 - Performance reporting
- In Section 5.0, we have:
 - Committed to a renewed focus on the protection and intensification of trade-enabling industrial lands, and
 - Created and updated a new sub-section for Indigenous groups.
- In Section 6.0, the goals, objectives and policy directions are aligned with our approach to managing growth and meeting our responsibilities and commitments to sustainable development. We have included several new or modified policy directions in this section and nine new implementation measures in Section 9.0 to reflect the port authority's commitment to achieving the land use plan's goals, objectives and policy directions.
- In Section 7.0, we have added flood mitigation and transportation policies under our land use policies section to permit flood mitigation measures and transportation infrastructure upgrades in all designations where compatible with the primary uses on the site.



Goal 1: Manage port growth and activity in support of Canada's competitiveness and trade objectives while preparing for anticipated transitions in the global economy

Phase 1 feedback on Goal 1 demonstrated support for increasing the overall efficiency of operations within port lands and waters through collaboration with local governments, communities and port tenants. Changes have been made to the objectives and policy directions under Goal 1 to reflect this input and provide specific direction in key areas. By exploring new and existing avenues of cooperation, the port authority will be able to ensure existing lands are operating at optimum capacity, increasing productivity and minimizing costs associated with further development of port lands, waters and adjacent areas.

New or modified policy directions:

- Policy direction 1.2.5: Consider the co-location of industrial and supportive uses that integrate multi-modal supply chain logistics
- Policy direction 1.2.6: Encourage compatible uses and development adjacent to port lands and waters to minimize potential conflicts with port activity, including appropriate site and building design measures to minimize impacts
- Policy direction 1.3.4: Leverage public and private partnerships to invest in infrastructure and facilities strategically aligned with the port authority's mandate

New implementation measures:

- Explore and pursue opportunities to ensure the long-term capacity and competitiveness of the cruise sector for the region
- Develop a climate change adaptation strategy to support and inform decision-making and reduce the potential long-term costs and impacts associated with climate change
- Address the issue of sea level rise and increased flood risks associated with climate change, including:
 - Flood hazard mapping
 - Review of flood risks to shoreline infrastructure
 - Development of a climate change adaptation strategy to mitigate impacts associated with climate change on port operations



Goal 2: Ensure the safe and efficient movement of port-related cargo, traffic and passengers throughout the region

Feedback on Goal 2 focused on the port authority ensuring the safe and efficient movement of cargo, vessels, and passengers on port lands and waters throughout the region. Changes have been made under Goal 2 to reflect this feedback, including the addition of implementation measures that encourage the evaluation and implementation of specific concepts which may help to achieve this goal, such as short sea shipping and active vessel traffic management.

New or modified policy directions:

- Policy direction 2.2.5: Support transit and transportation demand management initiatives that would increase the efficiency and capacity of the regional transportation network for the movement of goods, port workers and passengers

New implementation measures:

- Evaluate the viability of expanded short sea shipping within the gateway in collaboration with port industries, customers and transportation service providers
- Assess options regarding the implementation of active vessel traffic management to increase efficiency and fluidity in the gateway
- Develop a platform that will provide greater insights into western Canadian supply chain performance to aid industry stakeholders in optimizing port network capacity



Goal 3: Be a global leader among ports in the environmental stewardship of the lands and waters it manages

Phase 1 feedback on Goal 3 reflected strong support for a renewed focus on environmental components of sustainability. In keeping with the port authority's vision to be the world's most sustainable port, ensuring the environment and long-term viability of operations are key considerations when reviewing proposals for development within port lands and waters. Specific provisions in the form of policy directions and implementation measures have been updated or added to develop sustainable infrastructure guidelines and initiatives to help support this goal and provide explicit direction on sustainable practices.

New or modified policy directions:

- Policy direction 3.2.2: Encourage energy conservation and utilization of low-carbon technologies to support port operations and developments, and achieve reductions in air emissions
- Policy direction 3.4.3: Develop sustainable infrastructure guidelines to assist in the review of projects proposed for lands and waters managed by the port authority

New implementation measures:

- Environment-related implementation measures, including:
 - Regular inventories of port-related emissions
 - Work collaboratively to develop emissions-reductions strategy
 - Implement a portfolio of innovative programs and initiatives that promote emissions reductions and plan for the longer-term transition to clean, low-carbon energy
- Prepare and implement sustainable infrastructure guidelines for development on port lands and waters
- Collaborate internationally with ports and industry to advance innovative climate policy and initiatives such as the Northwest Ports Clean Air Strategy and World Ports Climate Action Program
- Continue to implement and monitor the port authority's habitat enhancement program, designed to offset and appropriately mitigate potential adverse impacts on fish or wildlife habitat from port activity

**Goal 4: Ensure port activity and development is a positive contributor to local communities and Indigenous groups**

Feedback on Goal 4 suggested pursuing a further strengthening of the relationships between the port authority and local and Indigenous communities. Specific policy directions and implementation measures have been added to address Indigenous issues and concerns, guiding the port authority to be conscious of the cultural importance of the lands and waters it operates in.

New or modified policy directions:

- Policy direction 4.2.4: Collaborate with Indigenous groups to explore opportunities within publicly accessible port areas to acknowledge and celebrate traditional, cultural and contemporary uses of port lands and waters by Indigenous peoples.

New implementation measures:

- Address concerns related to archaeologically significant areas, including a new measure that outlines the development of Chance Find Procedure guidelines, to ensure a consistent approach to the management of discovered archeological resources
- Explore opportunities to collaborate with Tsleil-Waututh Nation on matters of shared interest in the Indian Arm sub-area including identifying ways to raise cultural awareness of Indigenous peoples and consider, where appropriate, the development of an additional land use designation to protect key conservation areas

**Goal 5: Be a leader in communication and engagement in support of the use and development of port lands and waters**

Phase 1 feedback on Goal 5 showed broad support for more frequent communication between the port authority and regional stakeholders. Changes have been made to the land use plan to encourage the exploration of new avenues of collaboration between the port authority and local organizations that it works with.

New or modified policy directions:

- Policy direction: 5.1.6 Explore opportunities for establishing agreements with Indigenous groups to guide collaboration and engagement on matters of shared interest related to the use and development of lands and waters within the port

New implementation measure:

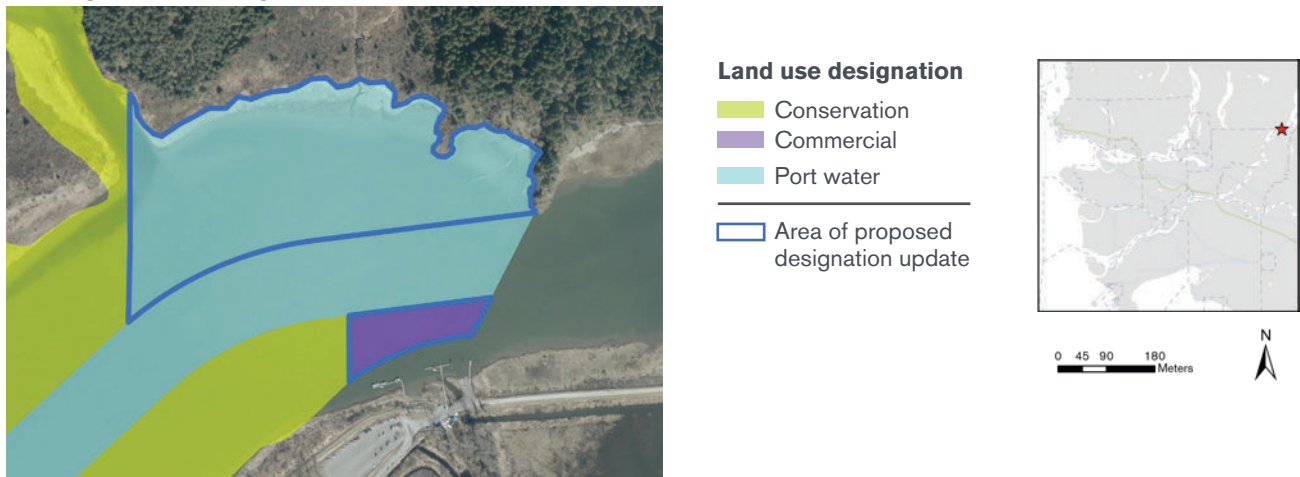
- Explore opportunities for collaboration with Tsleil-Waututh Nation on matters of shared interest in Indian Arm

Changes to land use designations

19 of the 20 proposed land use designation updates included as part of phase 1 have been incorporated in the draft land use plan. One proposed land use designation update was reconsidered based on feedback received in phase one, as illustrated below.

To view the proposed land use designation updates please refer to the Supporting Documents section. See Sections 7 and 8 in the updated draft land use plan, available at portvancouver.com/landuseplanengagement, for a breakdown of the port authority's land use planning designations and land use designation in each of our seven planning areas in Metro Vancouver.

Existing land use designation



Proposed land use designation – winter 2019



Proposed land use designation – summer 2020



Summary of phase 1 feedback

Highlights from the feedback received in phase 1 of engagement are:

- Broad support for all land use plan objectives, with the greatest support for environmental objectives
- Acknowledgment of the shortage of port-related industrial land, and support for preservation and intensification of existing industrial land
- General support for the range of objectives and policy directions in the existing plan
- Desire for continued or increased collaboration, community and Indigenous consultation and awareness-raising efforts about port authority activities
- Suggestions to investigate opportunities for financial partnerships with the private sector/industry
- Suggestions to explore the viability of short sea shipping and other modes of transportation that reduce the number of trucks on municipal roads or provide options for employees who commute to and from industrial lands
- Encouragement to expand current work with Indigenous groups and develop government-to-government partnerships
- Concern about the potential loss of farm and agricultural land and wildlife habitat to industrial uses
- Concern about sustainability and general environmental impacts to local residents from port activity, including emissions/pollution from port activities
- Support for exploring green technology as well as best practices in engineering and design standards, and response to sea level rise
- Support for more opportunities for the public and municipalities to provide feedback through improved and more varied engagement methods

Project timeline



Background

The Vancouver Fraser Port Authority is a federal agency that, on behalf of all Canadians, is responsible for the stewardship of the lands and waters that make up the Port of Vancouver. The port authority's mandate is to enable Canada's trade objectives, ensuring goods are moved safely while protecting the environment and considering local communities. This includes advancing environmental initiatives, and conducting project and environmental reviews of works and projects proposed for port lands and waters.

The *Canada Marine Act* requires that all port authorities have a land use plan. The Vancouver Fraser Port Authority's land use plan describes its long-term land use policy directions and its commitment to accommodate future trade growth in a socially, environmentally and economically responsible way.

This current plan provides a framework to guide existing and future development of the lands and waters the port authority manages for the next 15 to 20 years.

The plan includes:

- Land and water designations, each with a specific intent and list of uses
- Goals, objectives and policy directions to communicate and guide strategic planning and development decisions
- Implementation measures and monitoring to demonstrate the port authority's commitment to acting on the directions established in the plan

For more information

Please visit portvancouver.com/landuseplanengagement, call 604.665.9092 or email landuse.plan@portvancouver.com