PORT of vancouver	VANCOUVER FRASER PORT AUTHORITY PROJECT AND ENVIRONMENTAL REVIEW REPORT AND PERMIT
PER No.:	**19-138**
Tenant:	**GP Canada Gypsum Holding ULC**
Project:	**Georgia Pacific Gypsum Board Plant Demolition**
Project Location:	**12509 116th Avenue, Surrey BC**
Vancouver Fraser Port Authority SID No.:	**SUR330-00800F-001**
Land Use Designation:	**Industrial**
Applicant/Permit Holder:	**GP Canada Gypsum Holding ULC**
Category of Review:	**B**
Date of Approval:	**March 11, 2020**
Date of Expiry:	**March 31, 2021**

1 INTRODUCTION

The Vancouver Fraser Port Authority (the port authority), a federal port authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. The port authority accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the Permit) documents the port authority's project and environmental review of PER No. 19-138: Georgia Pacific Gypsum Board Plant Demolition (the Project) proposed by GP Canada Gypsum Holding ULC (the Applicant).

This project and environmental review was carried out to address the port authority's responsibilities under the *Canada Marine Act*, and to meet the requirements of the *Impact Assessment Act*, as applicable. The proposed Project is not considered a "designated project" under the *Impact Assessment Act* and an impact assessment as described in the *Impact Assessment Act* is not required. However, the port authority authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 82 of *Impact Assessment Act* requires federal authorities to assure themselves that projects will not likely cause significant adverse environmental effects. This review provides that assurance. In addition, the port authority considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the application along with supporting studies, assessments and consultations carried out or commissioned by the Applicant, as well as other information provided by the Applicant. In addition, this project and environmental review considered other information available to the port authority and other consultations carried out by the port authority. A full list of information sources germane to the review is provided in the following pages of this report.

This Permit is the authorizing document allowing the Applicant to proceed with the Project subject to the listed project and environmental conditions.

2 PROJECT DESCRIPTION

Georgia Pacific Canada Gypsum Holding ULC is vacating their site at 12509 116th Avenue, Surrey. As part of their lease agreement exit requirements, the Applicant is proposing, to demolish various structures at the site, approximately 4,130 m^2 of which is within the Vancouver Fraser Port Authority's jurisdiction. The project area is an industrial site where the former gypsum board plant operated from approximately 1926 to the 2010s. Proposed works include the demolition of all upland structures to slab on grade, as well as the demolition of a conveyer system located on a dock that extends into the Fraser River. The wharf, the wharf storage building and docking

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structure are to remain, however the conveyor belt, the belt's supporting structure and related hopper are to be demolished and removed from site.

In this project permit, the Project means the physical activities authorized by the port authority to be carried out pursuant to **PER No. 19-138**, as described below.

2.1 Proposed Works

- Demolition and removal of:
  - a portion of the upland plant building (approx. 1460 m^2)
  - a portion of the upland paper shed (approx. 150 m^2)
  - a portion of the upland rock shed (approx. 340 m^2)
  - the upland used oil storage shed (approx. 60 m^2)
  - the upland millwright and electrical shop (approx. 440 m^2)
  - the upland maintenance trailer and spare parts building (approx. 340 m^2)
  - the upland fuel and tote storage (approx. 150 m^2)
  - the conveyer system (approx. 150m^2) that is connected to the plant building and extends over the dock.

- Decommissioning and capping of utilities

Asbestos containing material is known to be present at the Project site and a qualified abatement contractor will perform the removal of all asbestos containing materials. Subsequent disposal will be to a landfill approved to accept asbestos waste.

It is anticipated that the Project-related traffic will include approximately 310 loads or truck trips over the course of the proposed three-month work period .

The proposed works are expected to take place during regular port authority construction hours (Monday to Saturday between 7am and 8pm, excluding holidays) and it is anticipated that demolition would occur over a three-month period from March to June, 2020).

Estimated project cost is $750,000 for the entire project.

3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following port authority departments have undertaken and completed a review of these works and confirm that the proposal meets their requirements, subject to the listed project and environmental conditions.

☒ Planning	☒ Environmental Programs	☒ Engineering
☒ Indigenous Consultation	☒ Public Engagement	☒ Transportation

4 INDIGENOUS CONSULTATION

The port authority has reviewed the proposed works and determined that adverse impacts to Indigenous or Treaty rights are not expected.

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5 NOTIFICATIONS

5.1 Adjacent Tenant Notification

The proposed Project was assessed by the port authority to have potential impacts to adjacent tenant interests. A notification letter was sent to Canadian National Railway Company (CN Rail) on March 3, 2020, notifying them of the proposed Project. No response was received from CN Rail. The Applicant confirmed that a use agreement "CN Work Permit" has been obtained for site access through the CN Railway crossing located on the southwest portion of the site.

6.3 Public Engagement

To meet requirements of section 86 of the *Impact Assessment Act*, the port authority posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry to provide the public 30 calendar days to comment on the project and provide community knowledge.

5.2 Summary of Public Engagement

No comments were received from the public at the close of the 30 calendar day public comment period.

The proposed Project was assessed by the port authority to have minimal or no potential impacts to community interests in the surrounding area either during construction or once the project is completed. Therefore, no construction notification is required.

6 INFORMATION SOURCES

The port authority has relied upon the following sources of information in its review of the Project.

- Application form and materials submitted by the Applicant on December 5, 2019 and updates submitted on January 15 and 19, 2020.
- All Project correspondence with Cameron Kulak and Erin O'Brien (Tetra Tech Canada Inc.) from July 8, 2019 to March 9, 2020.
- All plans and drawings labelled PER No.19-138 - A to C
- "Utility Termination Plan - Revised", January 10, 2020, Tetra Tech Canada Inc.

7 ENVIRONMENTAL REVIEW DECISION

In completing the project and environmental review, the port authority has reviewed and taken into account relevant information available on the proposed project and has considered any adverse impact that the project may have on the rights of the Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the project. We conclude that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

(on behalf of) ANDREA MACLEOD
MANAGER, ENVIRONMENTAL PROGRAMS

March 11, 2020
DATE OF DECISION

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8 CONCLUSION

In completing the project and environmental review, the port authority concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project has appropriately addressed all identified concerns.

PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 19-138 is approved by:

ORIGINAL COPY SIGNED

CHRIS BISHOP
MANAGER, PLANNING

March 12, 2020
DATE OF APPROVAL

9 PROJECT AND ENVIRONMENTAL CONDITIONS

The port authority has undertaken and completed a review of the Project in accordance with the *Canada Marine Act* and Section 5 of the Port Authorities Operations Regulations and, as applicable, Section 82 of the *Impact Assessment Act*.

If at any time the [name of Permit Holder] working on behalf of [name of tenant] (the Permit Holder) fails to comply with any of the project and environmental conditions set out in the project permit (the Permit) below, or if the port authority determines that the Permit Holder has provided any incomplete, incorrect or misleading information in relation to the Project, the port authority may, in its sole and absolute discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.

Pursuant to Section 29 of the *Port Authorities Operations Regulations*, the port authority may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to the port authority at any time in relation to the potential adverse environmental and other effects of the Project.

The following are the minimum conditions that must be followed by the Permit Holder to mitigate potential or foreseeable adverse environmental and other effects.

All port authority Guidelines and Record Drawing Standards referenced in this document can be located at: https://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-guidelines/.

No.	GENERAL CONDITIONS
1.	The Permit Holder must have a valid lease, licence, or access agreement for the Project site prior to accessing the Project site or commencing construction or any other physical activities on the Project site. This Permit shall in no way limit any of the Permit Holder's obligations, or the port authority's rights, under such lease, licence, or access agreement.
2.	The Permit Holder shall at all times and in all respects, comply with and abide by all applicable statutes, laws, regulations and orders from time to time in force and effect, including all applicable environmental, labour and safety laws and regulations.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that the port authority has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.

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4.	The Permit Holder shall indemnify and save harmless the port authority in respect of all claims, losses, costs, fines, penalties or other liabilities, including legal fees, arising out of: (a) any bodily injury or death, property damage or any loss or damage arising out of or in any way connected with the Project; and (b) any breach by the Permit Holder of its obligations under this Permit.	
5.	The Permit Holder is responsible for locating all existing site services and utilities including any located underground. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of the port authority, that result from construction and operation of the Project.	
6.	The Permit Holder shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with applicable standards and specifications set out in the sections above entitled Project Description and Information Sources. The Permit Holder shall not carry out any other physical activities unless expressly authorized by the port authority.	
7.	The Permit Holder shall cooperate fully with the port authority in respect of any review by the port authority of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by the port authority. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit.	
8.	The Permit Holder shall review the Permit with all employees, agents, contractors, licensees and invitees working on the Project site, prior to such parties participating in any construction or other physical activities on the Project site. The Permit Holder shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with this Permit.	
9.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.	
10.	Unless otherwise specified, the Permit Holder shall provide all plans, documents, and notices required under this Permit to the following email address: **per@portvancouver.com** and referencing **PER No.19-138**.	
11.	Unless otherwise specified, all plans, schedules, and other Project-related documentation that the Permit Holder is required to provide under this Permit must be to the port authority's satisfaction.	
12.	The port authority shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.	
13.	The Permit Holder must maintain and retain any records associated with, or produced by, actions or activities undertaken to achieve compliance or that indicate non-compliance with project permit conditions. These records must be made available at the request of the port authority.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	**SUBMISSION TIMING (business days)**
14.	The Permit Holder shall submit signed and sealed drawings for proposed demolition works and methodology plan approved by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities
	CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	
15.	The Permit Holder shall notify the port authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	

16.	All general construction and physical activities related to the Project shall be conducted from **Monday to Saturday** between the hours of **7:00 am and 8:00 pm**. No construction and physical activities shall take place on Sundays or holidays. To modify these hours the Permit Holder must submit a plan, describing proposed activities and additional mitigation, to VFPA's satisfaction no less than 20 business days prior to the desired start date.	
17.	The Permit Holder shall notify the port authority within two business days of any complaints received from the community and stakeholders during construction and indicate how the Permit Holder has responded to such complaints.	
18.	The Permit Holder shall remove all utilities from the project site, both underground and aboveground as noted in the Utility Termination Plan dated January 10, 2020. At locations of connection to municipal work (i.e., at property lines), the abandoned utilities shall be capped.	
19.	The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder. Any updates to the plan must be submitted for review to VFPA's satisfaction	
20.	No in-water works or activities below the top of bank shall be conducted as part of the Project.	
21.	The Permit Holder shall not dewater excavations unless a dewatering plan has been reviewed and accepted by VFPA.	
22.	Without limiting the generality of permit condition #2, the Permit Holder shall not, directly or indirectly: (a) deposit or permit the deposit of a deleterious substance of any type in water frequented by fish in a manner contrary to Section 36(3) of the Fisheries Act; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the Fisheries Act.	
23.	The Permit Holder may place temporary construction trailers on the Project site while this Permit remains in effect, provided such trailers meet all of the criteria set out in the port authority's Temporary Construction Trailer Criteria, available at: *https://www.portvancouver.com/development-and-permits/building-permits/*. Should one or more of the criteria not be met, a port authority Building Permit is required.	
	CONDITIONS – UPON COMPLETION	**SUBMISSION TIMING (Business Days)**
24.	The Permit Holder shall notify the port authority upon completion of the Project.	Upon substantial completion
25.	The Permit Holder shall provide record drawings in accordance with the port authority's Record Drawing Standards (available at: http://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-guidelines/), in both AutoCAD and Adobe (PDF) format to the port authority, including a Project site plan that clearly identifies the surveyed location of remaining above and belowground utilities.	Within 40 business days of completion
26.	The Permit Holder shall provide photos of terminated utilities along with a site reference plan identifying all locations.	Within 40 business days of completion
27.	The Permit Holder shall confirm that the Project was carried out within the approved area by providing to the port authority digital photographs of the Project site both before and after demolition of the Project.	Within 40 business days of completion
The port authority reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to the port authority.		

LENGTH OF PERMIT VALIDITY
The Project must be completed no later than **March 31, 2021** (the Expiry Date).
AMENDMENTS
• Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to the port authority for consideration of an amendment to this Permit. • For an extension to the Expiry Date, the Permit Holder must apply in writing to the port authority no later than 30 days prior to that date. **Failure to apply for an extension as required may, at the sole discretion of the port authority, result in termination of this Permit.**

CONTACT INFORMATION

Vancouver Fraser Port Authority
100 The Pointe, 999 Canada Place
Vancouver BC V6C 3T4 Canada

Project & Environmental Review
Tel.: 604-665-9047
Fax: 1-866-284-4271
Email: PER@portvancouver.com
Website: www.portvancouver.com

After normal business hours:

In the event of any land or marine construction incidents or concerns related to works carried out on-site under this permit, please contact the 24/7 Port Operations Centre 604-665-9086. In the event of an emergency requiring 'First Responders', please call 911 first.

COPY

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PER #19-138

Geogia Pacific Gypsum Board Plant Demolition

Project Location

VFPA Boundary

Vancouver Fraser Port Authority: This drawing has been reviewed by Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This Permit in no way denotes design, engineering, or structural approval or endorsement.

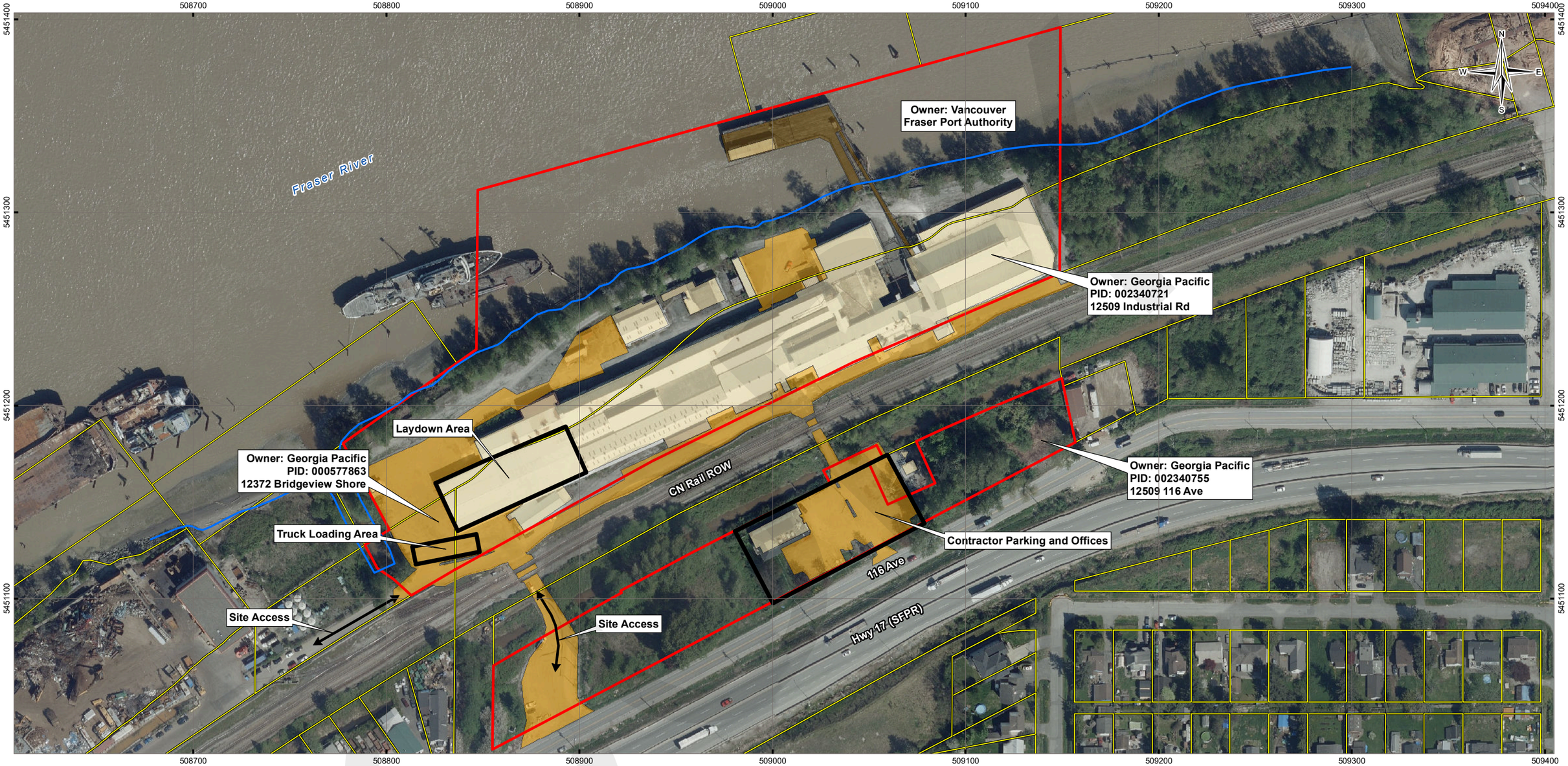
N

0 30 60 120 Meters

PORT of vancouver

Date: March 02, 2020

Service Layer Credits: Orthos2019:



LEGEND

- Site Access
- Laydown Area
- Building
- Dock
- Pavement Area
- Subject Property
- Parcel Boundary
- High Water Mark (2015)

NOTES
Base data source:
Parcels from City of Surrey Open Data.
Imagery form City of Surrey (2018).

STATUS
ISSUED FOR REVIEW

GEORGIA PACIFIC DEMOLITION AND PROPERTY DIVESTURE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN 12509 116 AVE, SURREY, BC

Site Plan

PROJECTION	DATUM	CLIENT
UTM Zone 10	NAD83	Georgia-Pacific LLC

Scale: 1:2,000
40 20 0 40
Metres

FILE NO.
VENW03311-02_FigA_SitePlan.mxd

OFFICE	DWN	CKD	APVD	REV
Tt-VANC	SL	BB	CK	0

DATE	PROJECT NO.
November 27, 2019	ENV.VENW03311-02

TETRA TECH

Figure A

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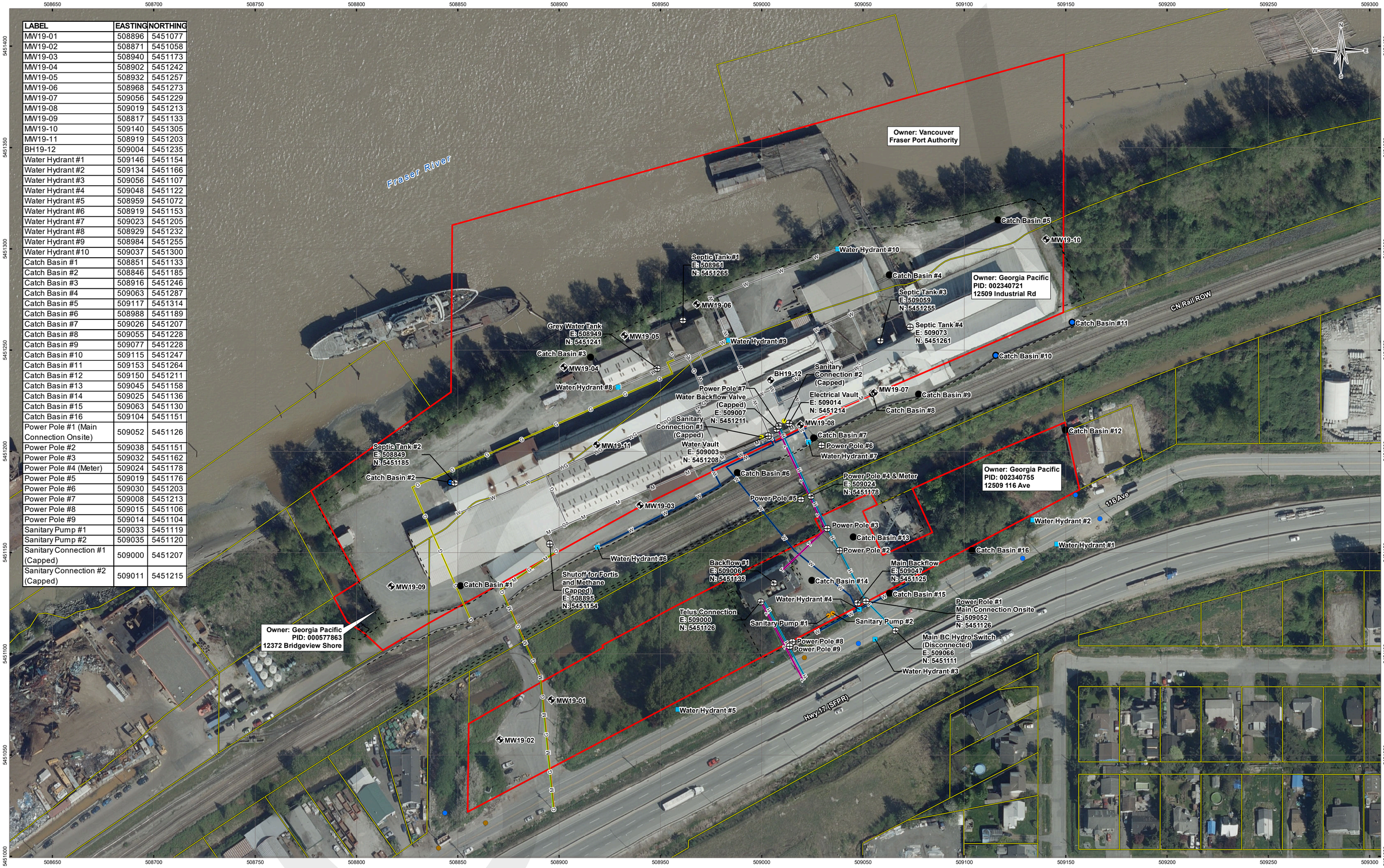
LABEL	EASTING	NORTHING
MW19-01	508896	5451077
MW19-02	508871	5451058
MW19-03	508940	5451173
MW19-04	508902	5451242
MW19-05	508932	5451257
MW19-06	508968	5451273
MW19-07	509056	5451229
MW19-08	509019	5451213
MW19-09	508817	5451133
MW19-10	509140	5451305
MW19-11	508919	5451203
BH19-12	509004	5451235
Water Hydrant #1	509146	5451154
Water Hydrant #2	509134	5451166
Water Hydrant #3	509056	5451107
Water Hydrant #4	509048	5451122
Water Hydrant #5	508959	5451072
Water Hydrant #6	508919	5451153
Water Hydrant #7	509023	5451205
Water Hydrant #8	508929	5451232
Water Hydrant #9	508984	5451255
Water Hydrant #10	509037	5451300
Catch Basin #1	508851	5451133
Catch Basin #2	508846	5451185
Catch Basin #3	508916	5451246
Catch Basin #4	509063	5451287
Catch Basin #5	509117	5451314
Catch Basin #6	508988	5451189
Catch Basin #7	509026	5451207
Catch Basin #8	509055	5451228
Catch Basin #9	509077	5451228
Catch Basin #10	509115	5451247
Catch Basin #11	509153	5451264
Catch Basin #12	509150	5451211
Catch Basin #13	509045	5451158
Catch Basin #14	509025	5451136
Catch Basin #15	509063	5451130
Catch Basin #16	509104	5451151
Power Pole #1 (Main Connection Onsite)	509052	5451126
Power Pole #2	509038	5451151
Power Pole #3	509032	5451162
Power Pole #4 (Meter)	509024	5451178
Power Pole #5	509019	5451176
Power Pole #6	509030	5451203
Power Pole #7	509008	5451213
Power Pole #8	509015	5451106
Power Pole #9	509014	5451104
Sanitary Pump #1	509033	5451119
Sanitary Pump #2	509035	5451120
Sanitary Connection #1 (Capped)	509000	5451207
Sanitary Connection #2 (Capped)	509011	5451215



LEGEND

- Monitoring Well
- Sanitary Connection
- Sanitary Pump
- Sanitary Manhole
- Storm Manhole
- Water Hydrant
- Catch Basin
- Other Key Feature
- BC Hydro Line (approximate)
- Telus Line (approximate)
- Fortis Gas Line (previously abandonded; approximate)
- Fortis Gas Line (disconnected; approximate)
- Fortis Gas Line (to be removed; approximate)
- Methane Line (disconnected; approximate)
- Methane Line (to be removed; approximate)
- Water Line (approximate)
- Water Line (to be removed; approximate)
- Perimeter Fence/Wall
- Subject Property
- Parcel Boundary

NOTES
*All locations are approximate.

Base data source:
Parcels from City of Surrey Open Data.
Imagery form City of Surrey (2018).

STATUS
ISSUED FOR REVIEW

GEORGIA PACIFIC DEMOLITION AND PROPERTY DIVESTURE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
12509 116 AVE, SURREY, BC

Service Termination Site Plan

PROJECTION	DATUM	CLIENT
UTM Zone 10	NAD83	Georgia-Pacific LLC

Scale: 1:1,200
20 10 0 20
Metres

TETRA TECH

FILE NO.				
VENW03311-02_Fig1_Utilities.mxd				
OFFICE	DWN	CKD	APVD	REV
TI-VANC	SL	XXX	EOB	0
DATE	PROJECT NO.			
January 10, 2020	ENW.VENW03311-02			

Figure 1

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