

PER No.:	18-074
Tenant:	City of North Vancouver
Project:	Kings Mill Park Shoreline and Habitat Improvements
Project Location:	Shoreline adjacent to Harbourside Drive in North Vancouver
Vancouver Fraser Port Authority SID No.:	CNV061
Land Use Designation:	Port Terminal and Conservation
Applicant/Permit Holder:	City of North Vancouver
Category of Review:	B
Date of Approval:	April 27, 2020
Date of Expiry:	December 31, 2023

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. 18-074: Kings Mill Park Shoreline Habitat Work (the Project) proposed by Concert Properties on behalf of City of North Vancouver (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

Concert Properties on behalf of City of North Vancouver propose to conduct shoreline and habitat work along a 670 metre section of the shoreline at Harbourside Drive in North Vancouver. The shoreline works are proposed as part of the Harbourside Waterfront Development project to develop a mixed-use commercial and residential community. The shoreline works are proposed for flood protection improvements, marine habitat enhancements, and integration of the shoreline with the upland development. Shoreline works include the construction of five rocky reef headlands with four pocket beaches constructed between the headlands. The headlands will make use of existing riprap and serve to protect the pocket beaches from erosion and enhance marine habitat. A new sheet

pile wall is proposed, east of Fell Avenue, to upgrade and support the existing lock block wall. The existing stormwater outfall and headwall will be upgraded and extended to align with the eastern most rocky headland.

The upland Harbourside Waterfront Development project including mixed-use commercial and residential development, construction of pocket beaches, and installation of a sheet pile wall are located on municipal lands and is outside of port authority managed lands. The rocky reef headlands and upgrades to the existing stormwater outfall are within Federal port authority managed lands and waters and are therefore included in the scope of this review

In this project permit, the Project means the physical activities authorized by the port authority to be carried out pursuant to **PER No. 18-074**, as described below.

2.1 Proposed Works

The proposed works include construction of five rocky headlands, the upgrade and extension of the existing stormwater outfall, and additional rip-rap placed along an approximate 100 meter long section of MacKay Creek. The five rocky headlands are proposed to be constructed along the foreshore at approximately 100 m spacing to provide protection to pocket beaches installed between headlands. To install rocky headlands and pocket beach, approximately 13,100 m³ of materials will be excavated from the shoreline and intertidal area. Clean fill materials will be brought to site to construct the headlands and beaches; estimated volumes of fill material include 5,700 m³ of cobble/gravel/sand, 3,100 m³ of rip rap and 3,000 m³ of filter material.

Large woody debris and backshore vegetation plantings will be integrated into the crest and upper slope of the headland for additional shoreline protection and habitat value. Landscaping and vegetation planting is proposed to occur following construction in late 2022 to early 2023.

Kings Mill Walk Park is proposed to be used for construction staging and laydown of materials and equipment.

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.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Planning | <input checked="" type="checkbox"/> Environmental Programs | <input checked="" type="checkbox"/> Engineering |
| <input checked="" type="checkbox"/> Marine Operations | <input checked="" type="checkbox"/> Public Engagement | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Indigenous Consultation | | |

4 INDIGENOUS CONSULTATION

The port authority has reviewed the proposed works and determined that adverse impacts to Indigenous or Treaty rights are not expected. However, the port authority did notify Squamish Nation of the proposed project.

5 EXISTING POLICIES OR GUIDELINES

The Project area is designated as “Port Terminal” (adjacent to Burrard Inlet) and “Conservation” (adjacent to MacKay Creek) in the port authority Land Use Plan (2014). The proposed use of the area designated as Port Terminal as flood mitigation infrastructure is considered appropriate under the provision that the headlands will not be accessible to the public and are not proposed as an extension of the upland park. The Applicant has committed to adding signage, planting and landscape fencing that will inform and educate the public about the working harbour and sensitive habitat. Signage is required under condition 44 of the Permit to notify members of the public regarding the purpose of the headlands and to discourage recreational use.

The proposed use of the area designated as Conservation is considered appropriate.

Subject to the implementation of the requirements of condition 44 of the Permit, the Project is considered to be compliant with the Land Use Plan.

6 NOTIFICATIONS

6.1 Municipal Notification

The proposed Project was assessed by the port authority to have potential impacts to municipal interests. A notification letter was sent to the City of North Vancouver on March 4, 2020, notifying them of the proposed Project. The City of North Vancouver did not provide any comments.

6.2 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 Burrard Yacht Club and Seaspan ULC on March 4, 2020, notifying them of the proposed Project. Burrard Yacht Club and Seaspan ULC did not provide any comments.

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. No public comments were received during this time.

The proposed Project was assessed by the port authority to have potential impacts to community interests during construction. These include potential impacts such as the closure of a public park and recreational area, and noise and dust from the proposed construction activities.

As a result, the Permit Holder is required to send a construction notice to adjacent residents and businesses identified on the map below in the City of North Vancouver, B.C. The notification area is within approximately 400 m from the project site. The construction notice shall be distributed by the Permit Holder at least 10 business days prior to the start of the works. The Permit Holder is also required to install construction signage in a mutually agreed location at least 10 business days prior to the start of works. These requirements are set out in conditions No. 16 to 19 in the permit.

Map of notification area



7 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 behalf of the tenant on January 27, 2020
- All Project correspondence from month, day, year to month, day year
- All plans and drawings submitted for PER No.18-074
- “Project Description Harbourside Waterfront Development Foreshore-1”, December 9, 2019, Golder Associates Ltd.
- “Construction and Environmental Management Plan”, November 1, 2019, Golder Associates Ltd.
- “Harbourside Waterfront Municipal Servicing Design Brief”, October, 2019, Creus Engineering Ltd.
- “Forshore Works, Harbourside Development Project, North Vancouver British Columbia – Archaeological Overview Assessment”, September 11, 2019, Golder Associates Ltd.
- “Phase I and II Environmental Site Assessment Harbourside Waterfront Development – Foreshore 1, North Vancouver, BC”, October 2, 2019, Golder Associates Ltd.
- Letter titled “Dredging Analysis for Harbourside Waterfront Development, North Vancouver, B.C. “, November 28, 2019, Golder Associates Ltd.
- Letter titled “Geotechnical Assessment Report for Harbourside Phase 1 Foreshore North Vancouver, B.C. “, December 11, 2019, GeoPacific Consultants Ltd.
- Letter titled “Concert Properties Harbourside: Coastal Engineering and Flood Protection – Conceptual Design Memorandum“, November 28, 2019, Golder Associates Ltd.
- Letter titled “PER 18-074 Kings Mill Walk Park shoreline and habitat work“, January 20, 2020, City of North Vancouver

8 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

ANDREA MACLEOD
MANAGER, ENVIRONMENTAL PROGRAMS

April 27, 2020

DATE OF DECISION

9 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. 18-074 is approved by:

ORIGINAL COPY SIGNED

ANDREA MACLEOD
MANAGER, ENVIRONMENTAL PROGRAMS

April 27, 2020

DATE OF APPROVAL

10 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 Permit Properties (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.
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.18-074 .
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 works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities
15.	At least two days prior to commencing construction or any physical activities, the Permit Holder shall notify the Harbour Master and VFPA Environmental Programs, email: Harbour_Master@portvancouver.com and EnvironmentalPrograms@portvancouver.com.	2 business days before commencing construction or any physical activities
16.	The Permit Holder shall provide a draft construction notice to the port authority's satisfaction in accordance with the port authority's Public Consultation Guidelines.	20 business days before commencing construction or any physical activities
17.	The Permit Holder shall distribute an approved construction notice to residents and businesses to an area to the port authority's satisfaction. The Permit Holder shall notify the port authority when such distribution has been completed.	10 business days before commencing construction or any physical activities
18.	The Permit Holder shall provide a draft construction sign to the port authority's satisfaction in accordance with the port authority's Public Consultation Guidelines.	20 business days before commencing construction or any physical activities
19.	The Permit Holder shall install the approved construction sign in a mutually agreed location and notify that port authority of installation.	10 business days before commencing construction or any physical activities
20.	The Permit Holder shall submit a construction communications plan and public engagement plan to the port authority for information prior to construction work commencing.	10 business days before commencing construction or any physical activities
21.	Prior to the commencement of any vessel-related activities, the Permit Holder shall contact Canadian Coast Guard (CCG) Marine Communications and Traffic Services (MCTS), (email: NAVWARN.MCTSPrinceRupert@innav.gc.ca ; Phone: 250-627-3070) regarding the issuance of a Navigational Warning (NAVWARN) to advise the marine community of potential hazards associated with the Project.	As per Coast Guard requirements

<p>22.</p>	<p>The Permit Holder must submit a marine construction and staging plan, including the following, for VFPA review and approval:</p> <ul style="list-style-type: none"> (a) staging and construction areas; (b) dates and hours of operations; (c) description of activities taking place; (d) participating equipment and vessels (dimensions must be included); (e) Detailed mooring arrangement of barges; (f) Detailed lighting schematic; (g) Proposed plan to implement and mitigate the potential for barges to break free from moorage; (h) method of preferred communication; and (i) special requests and/or additional information. <p>The Permit Holder shall carry out the Project in accordance with the marine construction and staging plan, including any subsequent amendments approved by VFPA.</p>	<p>30 business days before commencing any vessel-related activities</p>
CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
<p>23.</p>	<p>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, except for those works that are required to be conducted during appropriate tides. 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.</p>	
<p>24.</p>	<p>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.</p>	
<p>25.</p>	<p>The Permit Holder shall remove all abandoned utilities from the project site, both underground and aboveground. At locations of connection to municipal work (i.e., at property lines), the abandoned utilities shall be capped.</p>	
<p>26.</p>	<p>The Permit Holder shall ensure that an appropriately qualified archaeological monitor be on the Project site at all times during ground disturbing activities with the potential to intrude into native soils.</p>	
<p>27.</p>	<p>If the Permit Holder encounters, expects to encounter, or should expect to encounter an actual or potential archaeological resource, the Permit Holder shall:</p> <ul style="list-style-type: none"> a) Immediately stop any activities that may disturb the archaeological resource or the site in which it is contained (Site); b) Not move or otherwise disturb the archaeological resource or other remains present at the Site; c) Stake or flag the Site to prevent additional disturbances; and, d) Immediately notify the port authority by email and phone. 	
<p>28.</p>	<p>The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder, and any subsequent updates to the plan completed to VFPA’s satisfaction.</p>	
<p>29.</p>	<p>The Permit Holder shall carry out the Project in accordance with mitigation measures outlined in the Fisheries and Oceans Canada’s Letter of Advice.</p>	
<p>30.</p>	<p>Without limiting the generality of permit condition #2, the Permit Holder shall not, directly or indirectly:</p> <ul style="list-style-type: none"> (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 <i>Fisheries Act</i>; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the <i>Fisheries Act</i>. 	

31.	<p>The Permit Holder shall not permit sediment, sediment-laden waters, or other deleterious substances to enter the water during the Project. The Permit Holder shall carry out all physical activities in a manner that prevents induced sedimentation of foreshore and near shore areas and induced turbidity of local waters, and the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment. The Permit Holder shall manage turbidity in compliance with the following water quality criteria:</p> <p>(a) when background is less than or equal to 50 nephelometric turbidity units (NTU), induced turbidity shall not exceed 5 NTU above the background values; and</p> <p>(b) when background is greater than 50 NTU, induced turbidity shall not exceed the background values by more than 10% of the background value.</p> <p>For the purposes of this condition, "background" means the level at an appropriate adjacent reference site (as determined to the satisfaction of VFPA) that is affected neither by physical activities at the project site, nor sediment-laden or turbid waters resulting from physical activities at the project site.</p>
32.	<p>The Permit Holder shall immediately cease work and notify VFPA if the Permit Holder has reasonable grounds to believe that the Project has harmed fish or fish habitat, including observation of distressed, injured, or dead fish. The Permit Holder shall not resume work until authorized by VFPA.</p>
33.	<p>The Permit Holder shall not permit barges or other vessels used during the Project to ground on the foreshore or river/seabed or otherwise disturb the foreshore or river/seabed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.</p>
34.	<p>The Permit Holder shall not disturb the river/seabed outside the Project site.</p>
35.	<p>The Permit Holder shall repair and/or remediate any damage or erosion resulting from disturbance to the intertidal foreshore during the Project.</p>
36.	<p>Rip rap shall be clean and free of fines and shall be lowered through the water column and deposited near the river/seabed and not dumped or deposited from above or near the water surface.</p>
37.	<p>The Permit Holder shall use an environmentally clean excavator bucket. The bucket and any portion of the excavator arm that will be in contact with or near the water shall be cleaned of any residual hydrocarbons or other contaminants prior to the start of works.</p>
38.	<p>Without limiting the generality of permit condition #2, if suspect contaminated materials are encountered, the Permit Holder shall contain, test and dispose of such materials at appropriate licensed off-site facilities and maintain records of off-site disposal. VFPA shall be notified of such activities and provided relevant documentation upon completion.</p>
39.	<p>Air emissions from vehicle/equipment exhaust, dust and vapours shall be minimized and managed to avoid effects on and off the Project site. More detailed guidance is available in Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities prepared for Environment Canada (Cheminfo Services Inc. March 2005).</p>
40.	<p>Prior to commencing construction or any physical activities, the Permit Holder shall have in place a spill prevention, containment and clean-up plan for hydrocarbon products (including fuel, oil and hydraulic fluid) and any other deleterious substances. Appropriate spill containment and clean-up supplies shall be available on the Project site at all times and all personnel working on the Project shall be trained on the spill prevention, containment and clean-up plan. The Permit Holder shall carry out the Project in accordance with the spill prevention, containment and clean-up plan.</p>
41.	<p>The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.</p>

42.	During upland construction activities, the Permit Holder shall not conduct refueling or maintenance activities on non-road equipment within 30 metres of any waterbody, or in an area where run-off may potentially reach surface waterbodies. Fuel and other hydrocarbon inventories shall not be stored in such areas, temporarily or otherwise.	
43.	During any vessel-related activities, the Permit Holder shall: <ul style="list-style-type: none"> a) Position vessels and equipment associated with the Project in such a manner so as not to obstruct line of sight to navigational aids or markers; b) Exhibit the appropriate lights and day shapes at all times; c) Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary; d) Be familiar with vessel movements in areas affected by the Project. e) Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations; and, f) During night hours, unless working 24 hours per day, ensure that the rig and associated equipment is moored outside the navigation channel and lit in accordance with all applicable regulations. 	
CONDITIONS – PRIOR TO OPERATION		
44.	The Permit Holder shall install and maintain signage, completed to the port authority's satisfaction, to discourage public access and use of the headlands.	
CONDITIONS – UPON COMPLETION		SUBMISSION TIMING (Business Days)
45.	The Permit Holder shall notify the port authority upon completion of the Project.	Upon substantial completion
46.	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 location of works.	Within 40 business days of completion
47.	The Permit Holder must send their as built drawings to the Database Information Office of the CHS at chsdatacentre@dfo-mpo.gc.ca or contact (250) 363-6360 to arrange for the relevant Canadian Hydrographic Service charts to be updated. VFPA's Marine Operations department must be carbon copied into the request (navigation.review@portvancouver.com).	Within 30 business days of project 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 December 31, 2023 (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.