PORT of vancouver | Vancouver Fraser Port Authority

November 25, 2021

Lukas Thiessen
Project Manager, Land Development
Beedie
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

Dear Lukas Thiessen:

Re: **Vancouver Fraser Port Authority – Project Permit PER No. 19-074**
Fraser Mills Foreshore Improvements – Amendment 01
Expiry Date – Extension

Vancouver Fraser Port Authority (the port authority) has received a request from Beedie on behalf of Beedie Fraser Mills LP (the Permit Holder), to amend the Expiry Date of Project Permit PER No. 19-074 from December 31, 2022 to December 31, 2024. The port authority understands that the request is a result of delays in finalizing a lease agreement.

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

As part of our review, the port authority considered additional information provided in the following supporting documents:

- Request for amendment from Beedie, October 4, 2021.
- All correspondence with Beedie from October 1, 2021 to October 18, 2021

To meet the requirements of the *Impact Assessment Act*, the port authority posted a description of the requested amendment and notice of public participation to the Canadian Impact Assessment Registry. At the close of the 30-calendar day public comment period, no comments were received. We determined that adverse impacts to Aboriginal or Treaty rights are not expected and we also considered the factors set out in section 84. We concluded that the requested amendment is not likely to cause significant adverse environmental effects.

Accordingly, the port authority authorizes an amendment to Project Permit PER No. 19-074 to extend the expiry date; the Expiry Date for this permit is now **December 31, 2024**.

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This amendment has been assigned Amendment PER No. 19-074-01. Thank you for your cooperation throughout our review. Should you have any questions regarding this approval, please contact Deborah Renn at 604-665-9561 or Deborah.Renn@portvancouver.com.

Yours truly,

ORIGINAL COPY SIGNED

Chris Bishop
Manager, Project & Environmental Review
Vancouver Fraser Port Authority

cc Deborah Renn, Land Use Planner, Planning & Development, Vancouver Fraser Port Authority

encl Project Permit PER No. 19-074

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PORT of vancouver	VANCOUVER FRASER PORT AUTHORITY PROJECT AND ENVIRONMENTAL REVIEW REPORT AND PERMIT
PER No.:	**19-074**
Tenant:	**Beedie Fraser Mills LP**
Project:	**Fraser Mills Foreshore Improvements**
Project Location:	**Fraser Mills Waterfront, 2 King Edward Street, Coquitlam, BC**
Vancouver Fraser Port Authority SID No.:	**COQ332**
Land Use Designation:	**Industrial**
Applicant/Permit Holder:	**Beedie Fraser Mills LP**
Category of Review:	**B**
Date of Approval:	**December 14, 2020**
Date of Expiry:	**December 31, 2022**

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. 19-074: Fraser Mills Foreshore Improvements (the Project) proposed by Beedie Fraser Mills LP (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, 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

Beedie Fraser Mills LP are proposing foreshore improvements to an approximately 800 metre length of waterfront on the north side of the Fraser River in Coquitlam, known as Fraser Mills. The proposed works within port authority jurisdiction include landscape improvements and landscaping, storm water improvements, and changes to the existing wharf. The proposed upland residential development (the Fraser Mills Waterfront Village development site), is within the jurisdiction of the City of Coquitlam, and does not form part of this review.

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The proposed landscape works along the foreshore include the installation of sections of an asphalt pathway, a one metre high wooden fence along the top of the rip rap bank, and plantings. Also proposed are improvements to an alluvial fan at the location of the historic confluence of Como Creek and the Fraser River, to create a storm water outfall. These works include general clearing and grubbing, as well as excavation of existing rip rap and historic fill down to approximately 4.5 metres from existing grade, and construction of a drainage channel lined with a granular filter/bedding layer, topped with infilled riprap and boulders. Habitat planting is proposed along the east and west banks of the alluvial fan outfall.

Improvements are also proposed to an existing wharf structure within the project area. These works include the replacement of the existing timber deck with a new timber deck, handrail and lighting, and the installation of a 91 metre long sheet pile wall.

In this project permit, the Project means the physical activities authorized by the port authority to be carried out pursuant to **PER No. 19-074**, as described below.

2.1 Proposed Works

- Landscape Improvements
  - Installation of an approximately 1 metre tall wooden fence along the water-side of the public pathway, with a compacted gravel and concrete base
  - Installation of sections of a 4 metre wide asphalt pathway adjacent to the wharf, including compacted granular base material and sub-base
  - Landscape planting and placement of growing medium
- Wharf Improvements
  - Removal of lock block perimeter barricade
  - Removal of the existing timber deck (89 metres long x 14.63 metres wide x 0.30 metres deep)
  - Removal of paired steel beam deck keepers
  - Installation of additional shim plates between the W610 pile cap and Ø610 pipe piles
  - Installation of stiffener plates in the W610 pile cap
  - Installation of a 91 metre long sheet pile wall with weep holes and a coping beam along the top edge
  - Modifications to existing stringers and braces, and installation of new braces
  - Installation of a new timber deck (89 metres long x 15.24 metres wide x 0.11 metres deep) and handrail around the wharf perimeter
  - Installation of lighting stanchions
  - Installation of an electrical conduit hook up
- Alluvial Fan Outfall (stormwater improvements)
  - Removal of debris, clearing and grubbing within the limits of the alluvial fan outfall
  - Removal of existing rip rap
  - Excavation of historic fill to approximately 4.5 metres deep
  - Installation of an amenity drainage channel, lined with a granular filter/bedding layer topped with infilled riprap and boulders and blended into the existing rip rap bank.
- Habitat Planting
  - Clearing, grubbing and removal of invasive species
  - Planting of habitat material, and placement of growing media and habitat features (logs)
  - Maintenance of existing plants, including pruning and clearing of blackberry bushes

Construction activities will take place from the land. The alluvial fan outfall works can only be carried out during low tide, therefore construction work may need to be carried out outside of regular construction hours.

The improvements to the wharf require a building permit; an application should be submitted to the port authority for review.

Estimated project cost is $5,750,000 and the anticipated construction timeline is Spring/Summer 2021 to Summer/Fall 2021.

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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

☒ Marine Operations ☒ Public Engagement

4 INDIGENOUS CONSULTATION

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

5 EXISTING POLICIES OR GUIDELINES

The Project area is designated as “Industrial” in the port authority Land Use Plan (2020). The foreshore improvement works do not represent a change in use of the site, and any future development of the site would require a separate project and environmental review. The intended use of the wharf is as a public amenity for gathering and seating at the water’s edge. Public wharves are a conditional use for an industrial designation under the port authority Land Use Plan (2020).

The water surrounding the wharf and along the foreshore is also designated industrial. Industrial land is in very short supply across the Metro Vancouver region due to a high rate of conversion to non-industrial uses. Despite this, the demand for industrial land continues to grow. In order to protect the industrial land and water in this area for future industrial uses, the following conditions have been added:

Condition 14 requires that the wharf not be used to facilitate access to the water for recreational or commercial boating, or water sport activities, in order to protect future industrial uses and support public safety.

Condition 46 requires that the Permit Holder install and maintain the fencing alongside the public pathway prior to opening the area to the public, to discourage public access to the water and support public safety.

The Project is therefore 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 Coquitlam on October 8, 2020, notifying them of the proposed Project. No comments were received from the City of Coquitlam.

Development applications are currently under review by the City of Coquitlam in respect to the proposed development of the upland and amendments to the Waterfront Village Neighbourhood Plan. The Applicant is responsible for ensuring that the upland application to the City of Coquitlam is in alignment with the foreshore works assessed by the port authority. Should any amendments to the foreshore proposals take place further to review by the City of Coquitlam, an amendment application should be submitted to the port authority for further assessment, as required.

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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 Balaclava Holdings Ltd., Pacific Custom Log Sorting Ltd. and Timberwest Forest Company on October 8, 2020, notifying them of the proposed Project. No comments were received from Balaclava Holdings Ltd., Pacific Custom Log Sorting Ltd. or Timberwest Forest Company .

6.3 Public Engagement

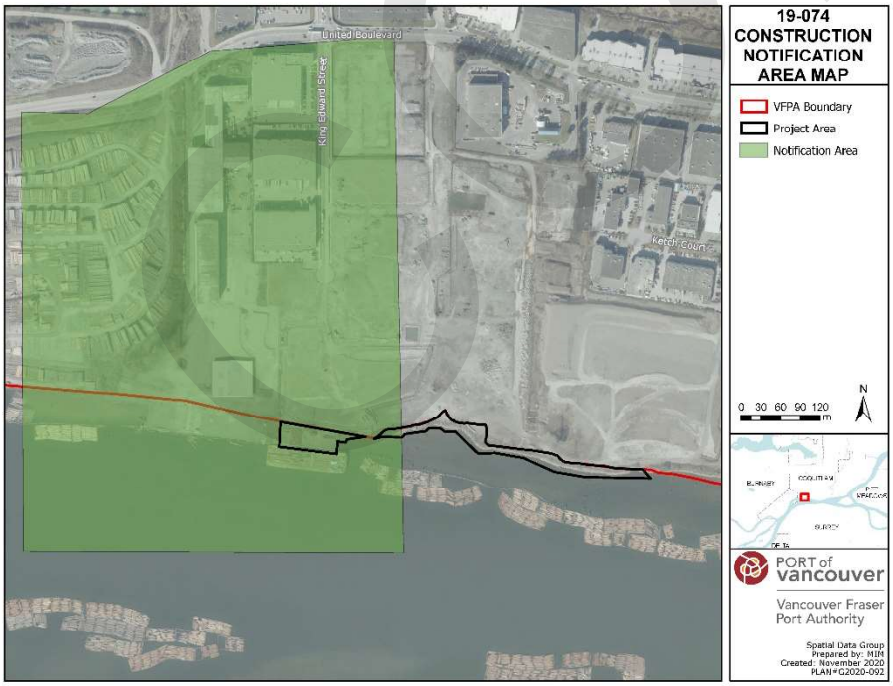
To meet requirements of section 86 of the *Impact Assessment Act*, the port authority posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry to provide the public 30 calendar days to comment on the project and provide community knowledge. The comment period ran from September 24 to October 23, 2020. At the close of the 30 calendar day public comment period, no comments were received from the public.

The proposed Project was assessed by the port authority to have minimal or no potential impacts to community interests in the surrounding area once the project is completed. Therefore no community consultation was required to be conducted by the Applicant.

The proposed Project was assessed by the port authority to have potential impacts to community interests during construction. These include potential impacts such as noise from proposed construction activities, specifically the sheet pile driving.

As a result, the Permit Holder is required to send a construction notice to adjacent residents and businesses as indicated on the map below. The notification area is within approximately 400 m of 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. This is set out in **conditions No. 16 and 17** in the permit.

Map of notification area



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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 June 12, 2020, and all subsequent submissions of materials.
- All Project correspondence from June 12, 2020 to November 20, 2020
- All plans and drawings labelled PER No.19-074-A to L

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.

Lisa McCuaig

Digitally signed by Lisa McCuaig
Date: 2020.12.14 18:05:09 -08'00'

December 14, 2020

LISA MCCUAIG
MANAGER, ENVIRONMENTAL PROGRAMS

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. 19-074 is approved by:

December 14, 2020

CHRIS BISHOP
MANAGER, PLANNING

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 Beedie Fraser Mills LP (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, including the attached plans and drawings numbered **PER No. 19-074-A to L**. 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.19-074**.

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11.	Unless otherwise specified, all plans, schedules, and other Project-related documentation that the Permit Holder is required to provide under this Permit, and any subsequent updates, 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.	
14.	The wharf shall not be used to facilitate access to the water for recreational or commercial boating, or water sport activities.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	**SUBMISSION TIMING (business days)**
15.	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 in both AutoCAD and Adobe (PDF) format.	5 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 a construction notice to residents and businesses to an area. This shall be completed 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.	For buildings, structures and proposed interior changes to buildings that are reviewable under the National Building Code and National Fire Code, the Permit Holder shall apply for a port authority Building Permit.	40 business days before commencing construction or any physical activities
19.	If there is potential to affect birds and/or their active nests and eggs, the Permit Holder shall conduct nest surveys. For any nests identified in surveys, a qualified environmental professional shall confirm that the nest is not occupied by a species protected at that time of year under applicable legislation. To reduce the risk of Project-related harm, the Permit Holder should avoid certain physical activities during the general bird breeding season, which falls between April 1 and July 31, or outside of this time span if occupied nests are present.	Immediately prior to activities with the potential to affect birds and/or their active nests and eggs.
20.	The Permit Holder shall submit a construction environmental management plan to the port authority's satisfaction. The Permit Holder shall carry out the Project in accordance with the construction environmental management plan, and any subsequent updates, to the port authority's satisfaction	30 business days prior to the start of construction or any physical activities
	CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	
21.	The Permit Holder shall notify the Port Authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site) by email: PER@portvancouver.com.	

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22.	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 outside these hours or on Sundays or holidays except as follows: **Alluvial fan outfall works may be conducted 24 hours a day, 7 days a week, as necessary, to accommodate the need to carry out works at low tide. No construction works shall occur during statutory holidays.** Hours for all other activities shall not be modified without prior approval of the port authority. To request permission to conduct activities outside these hours, the Permit Holder must submit a complete amendment application no less than 30 business days prior to the desired start date.
23.	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.
24.	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.
25.	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.
26.	If the Permit Holder encounters, expects to encounter, or should expect to encounter an actual or potential archaeological resource, the Permit Holder shall: 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 (PER@portvancouver.com; 604-665-9047)
27.	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*.
28.	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: (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 (b) when background is greater than 50 NTU, induced turbidity shall not exceed the background values by more than 10% of the background value. For the purposes of this condition, “background” means the level at an appropriate adjacent reference site (as determined to the satisfaction of the port authority) 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.

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29.	The Permit Holder shall carry out all upland activities in a manner that prevents the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment. Sediment and erosion control measures shall be implemented prior to the start of ground disturbance activities and should meet or surpass the standards outlined in the 1992 Fisheries and Oceans Canada (DFO) "Land Development Guidelines for the Protection of Aquatic Habitat".
30.	There shall be no in-water works during the fisheries sensitive period from March 1 to June 15, inclusive, unless otherwise approved in writing by DFO or the port authority. The port authority shall be notified of any DFO exemptions allowing works within the fisheries sensitive period.
31.	The Permit Holder shall immediately cease work and notify the port authority 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 the port authority.
32.	The Permit Holder shall not disturb the riverbed outside the Project site.
33.	The Permit Holder shall repair and/or remediate any damage or erosion resulting from disturbance to the intertidal foreshore during the Project.
34.	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.
35.	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.
36.	No dredging shall be conducted as part of the Project. Any proposals to dredge shall be the subject of a separate application to the port authority.
37.	The Permit Holder shall manage invasive plants in a manner that prevents their spread. Invasive plants and potentially affected materials, such as soil, shall be appropriately contained, collected and disposed of.
38.	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.
39.	The Permit Holder shall contain and collect debris and waste material in the immediate working area within the Project site. The Permit Holder shall dispose of waste material at suitable upland locations and maintain records of off-site disposal.
40.	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. The port authority shall be notified of such activities and provided relevant documentation upon completion.
41.	The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.
42.	During upland construction activities, the Permit Holder shall not conduct refuelling 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.

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43.	Without limiting the generality of permit condition #2, materials brought onto the project site to be used for backfilling, site preparation, or other uses shall be from sources demonstrated to be clean and free of environmental contamination, invasive species and noxious weeds. The Permit Holder shall maintain records to verify this.	
44.	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).	
45.	All non-road diesel equipment in use within port authority jurisdiction shall be reported as required under the Non-Road Diesel Equipment Program (http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/).	
	CONDITIONS – PRIOR TO OPENING THE AREA FOR PUBLIC ACCESS	
46.	The Permit Holder shall install and maintain the fencing alongside the public pathway to discourage public access to water, which is designated Industrial by the port authority under the VFPA Land Use Plan (2020).	
	CONDITIONS – UPON COMPLETION	**SUBMISSION TIMING (Business Days)**
47.	The Permit Holder shall notify the port authority upon completion of the Project.	Upon substantial completion
48.	The Permit Holder shall provide record drawings in accordance with the port authority's Record Drawing Standards (available at: https://www.portvancouver.com/wp-content/uploads/2020/01/VFPA-Record-Drawing-Standards-version-2-3.pdf), 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

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, 2022** (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 40 business 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

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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.

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PER #19-074

Fraser Mills Foreshore Improvements

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 62.5 125 250 Meters

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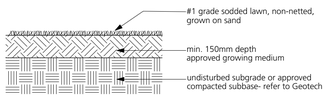
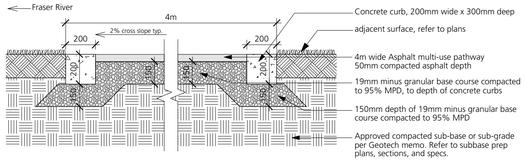
Date: September 25, 2020

Service Layer Credits: Orthos2019:



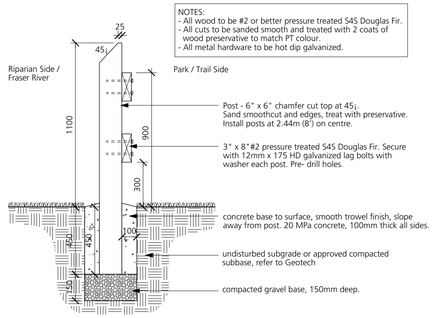
1 - Sodded Lawn

NOTES:
- All asphalt paving work to conform to Municipal Master Specifications (MMCD) Section 32 12 16 - Asphalt Paving.
- Asphalt to conform to Sieve Designation Upper Course #2 as per MMCD Specifications.
- Refer to contract drawings for exact location and width of pathways.
- Ensure positive drainage away from path and finish grade adjacent to path.
- Contractor is responsible for all asphalt testing.
- Contractor is responsible for testing positive drainage of all asphalt surfacing by flooding path with water in the presence of the Contract Adminstrator. Areas of ponding will be repaired as per specifications.



2 - Asphalt Multi-Use Trail

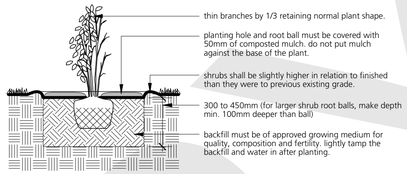
NOTES:
- All wood to be #2 or better pressure treated S4S Douglas Fir.
- All cuts to be sanded smooth and treated with 2 coats of wood preservative to match PT colour.
- All metal hardware to be hot dip galvanized.



3 - Wood Fence

NOTES:

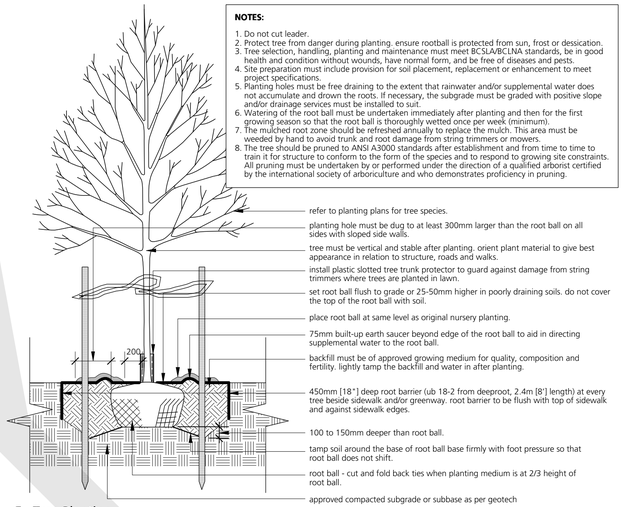
1. Min. root spread to be in accordance with "american standards for nursery stock."
2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. prune all damaged, diseased, or weak limbs and roots.
3. Cleanly prune all damaged root ends.
4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
5. Do not allow roots to dry out during installation process.
6. Soak roots in water overnight before planting.



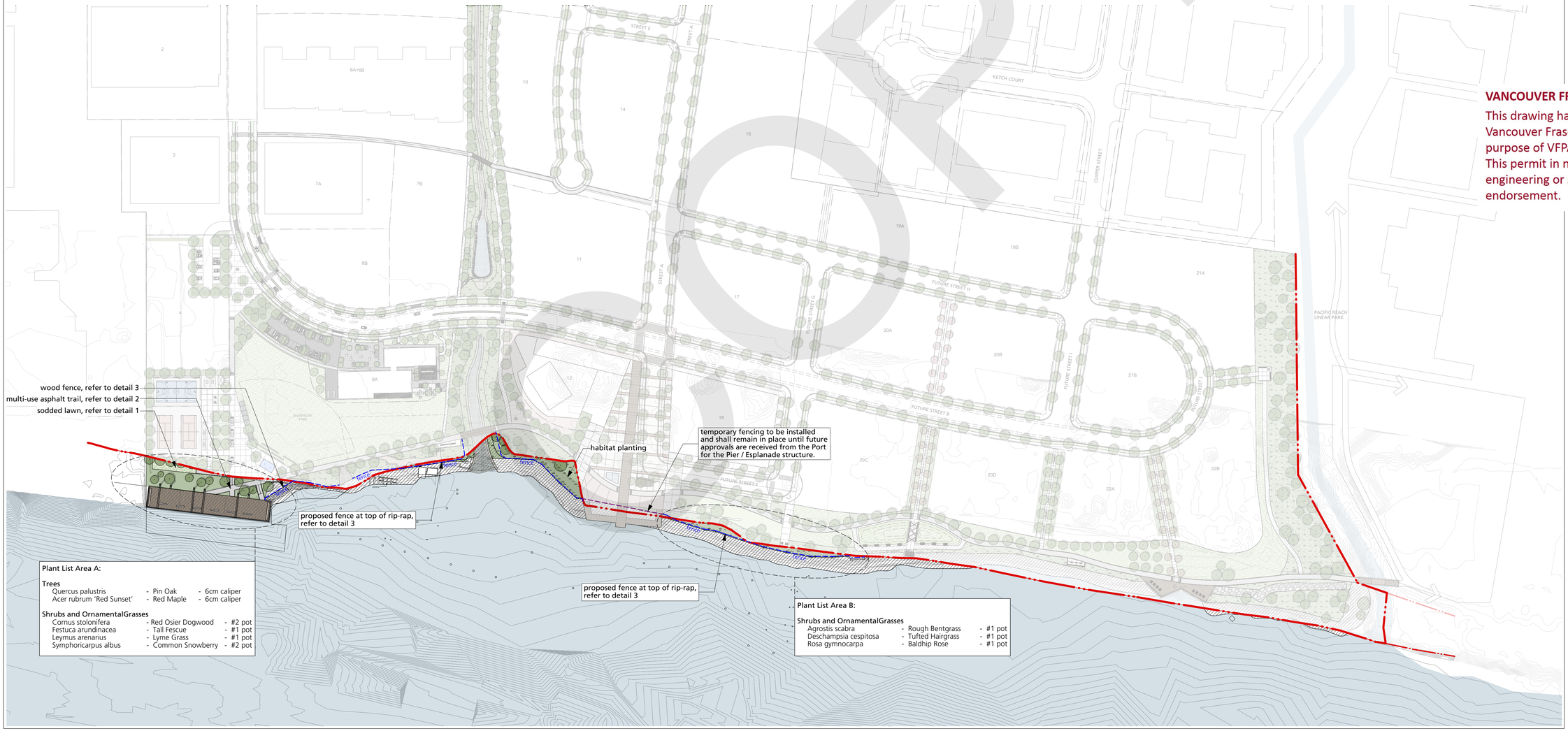
4 - Shrub Planting

NOTES:

1. Do not cut leader.
2. Protect tree from danger during planting. ensure rootball is protected from sun, frost or dessication.
3. Tree selection, handling, planting and maintenance must meet BCSLA/BCLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the international society of arboriculture and who demonstrates proficiency in pruning.



5 - Tree Planting



Plant List Area A:

Trees

Quercus palustris	- Pin Oak	- 6cm caliper
Acer rubrum 'Red Sunset'	- Red Maple	- 6cm caliper

Shrubs and OrnamentalGrasses

Cornus stolonifera	- Red Osier Dogwood	- #2 pot
Festuca arundinacea	- Tall Fescue	- #1 pot
Leymus arenarius	- Lyme Grass	- #1 pot
Symphoricarpus albus	- Common Snowberry	- #2 pot

Plant List Area B:

Shrubs and OrnamentalGrasses

Agrostis scabra	- Rough Bentgrass	- #1 pot
Deschampsia cespitosa	- Tufted Hairgrass	- #1 pot
Rosa gymnocarpa	- Baldhip Rose	- #1 pot

VANCOUVER FRASER PORT AUTHORITY

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P+A
Landscape Architecture
Site Planning

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Revision No.		Date
2	Issued for Review	2020/09/09
1	Issued for Review	2020/06/04

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Client:
Beedie Living

Project Title:
Fraser Mills Foreshore Improvements

Drawing Title:
Landscape Plan

Project North:

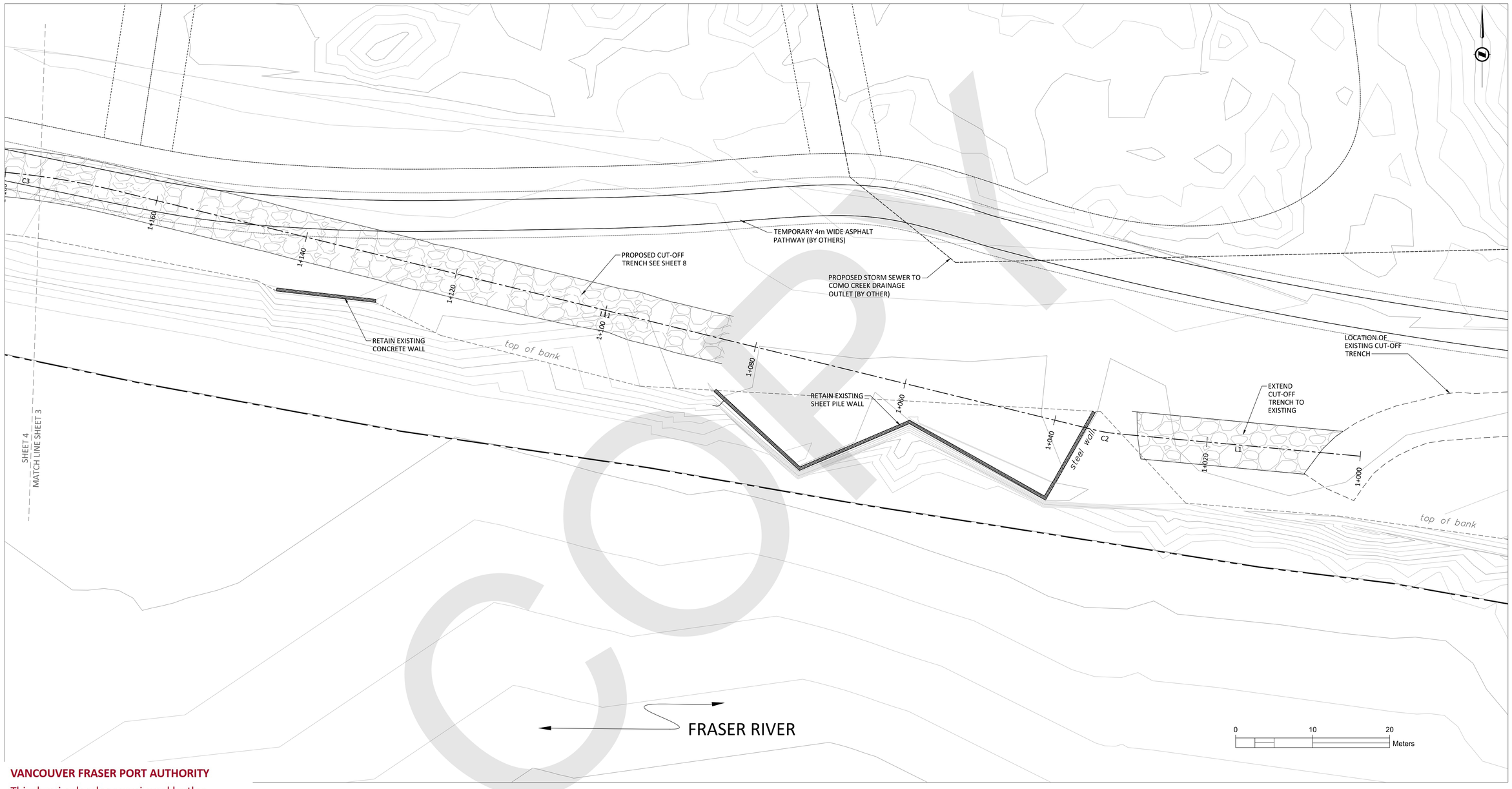
Drawn By: JP

Checked By: RB

Scale: 1:1500

Job No.: 17-079

Sheet No.:
L-1.0



PLAN VIEW
1:250

LEGEND:
- PROPOSED RIPRAP
- ROUND BOULDERS
- BEEDIE PROPERTY BOUNDARY

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5	2020-02-20	ISSUED FOR REVIEW
6	2020-03-13	ISSUED FOR REVIEW

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DRAWING INFORMATION	
DATE	19 Mar 2020
DESIGNED BY	SNX/JDK
DRAWN BY	PRF/CZZ/BXH
CHECKED BY	MSG
SHEET SIZE	D (22" x 34")

FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

SITE PLAN (1 OF 5)

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-03
SHEET NUMBER	3
REVISION	6

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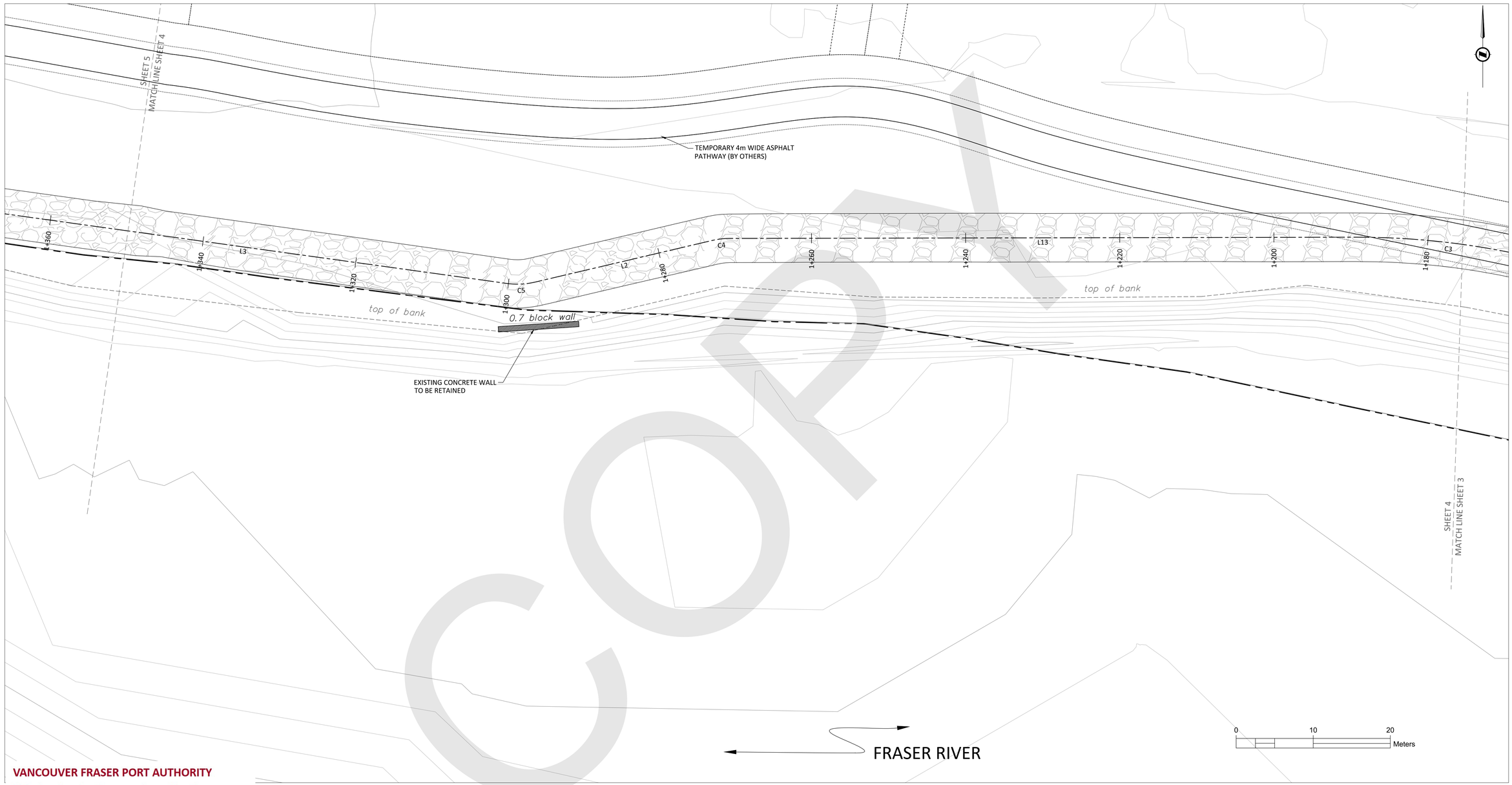

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PLAN VIEW
1:250

LEGEND:
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BEEDIE PROPERTY BOUNDARY

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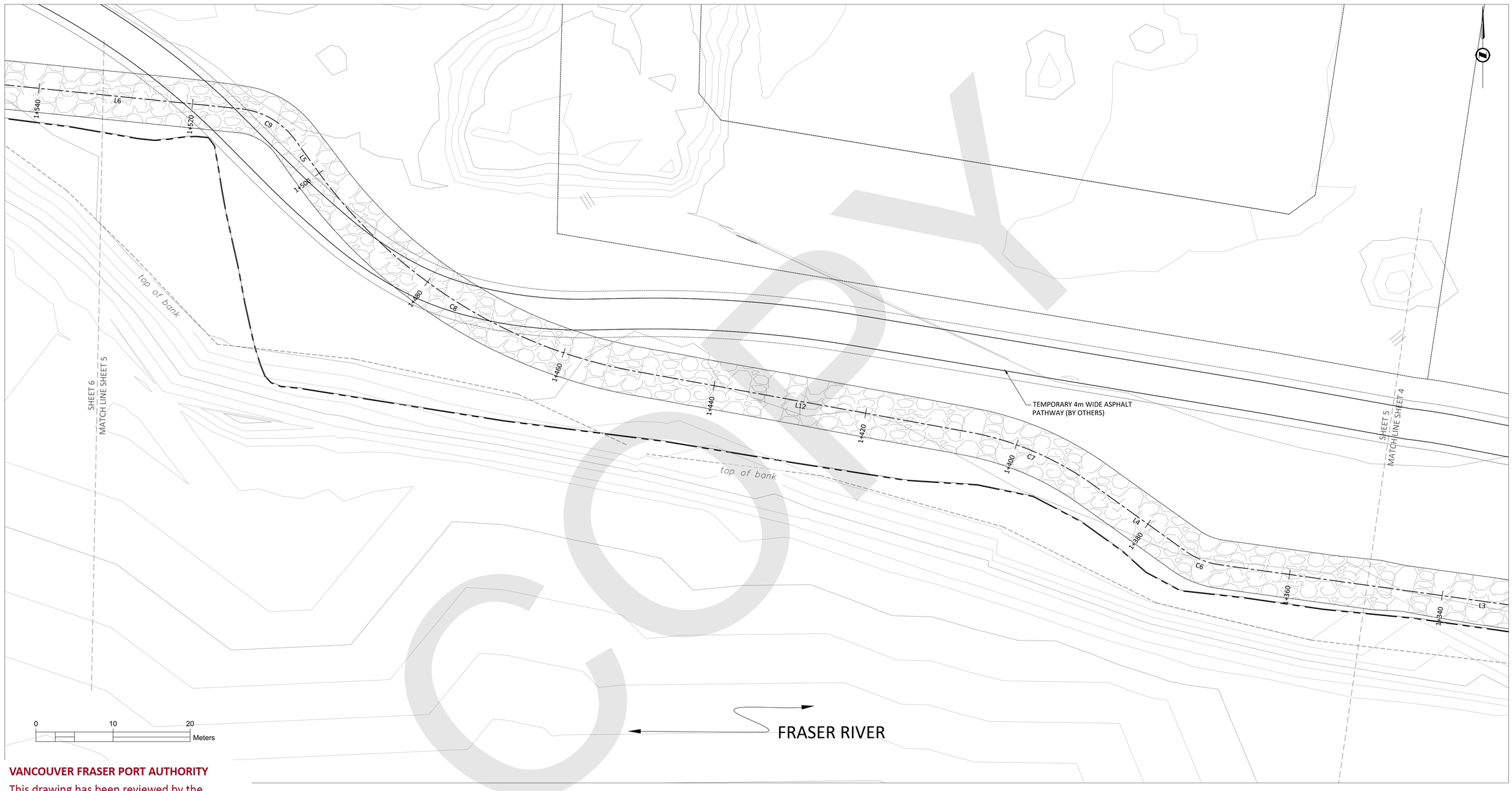
FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

SITE PLAN (2 OF 5)

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-04
SHEET NUMBER	4
REVISION	6



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PLAN VIEW
1:250

LEGEND:
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FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

SITE PLAN (3 OF 5)

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-05
SHEET NUMBER	5
REVISION	6

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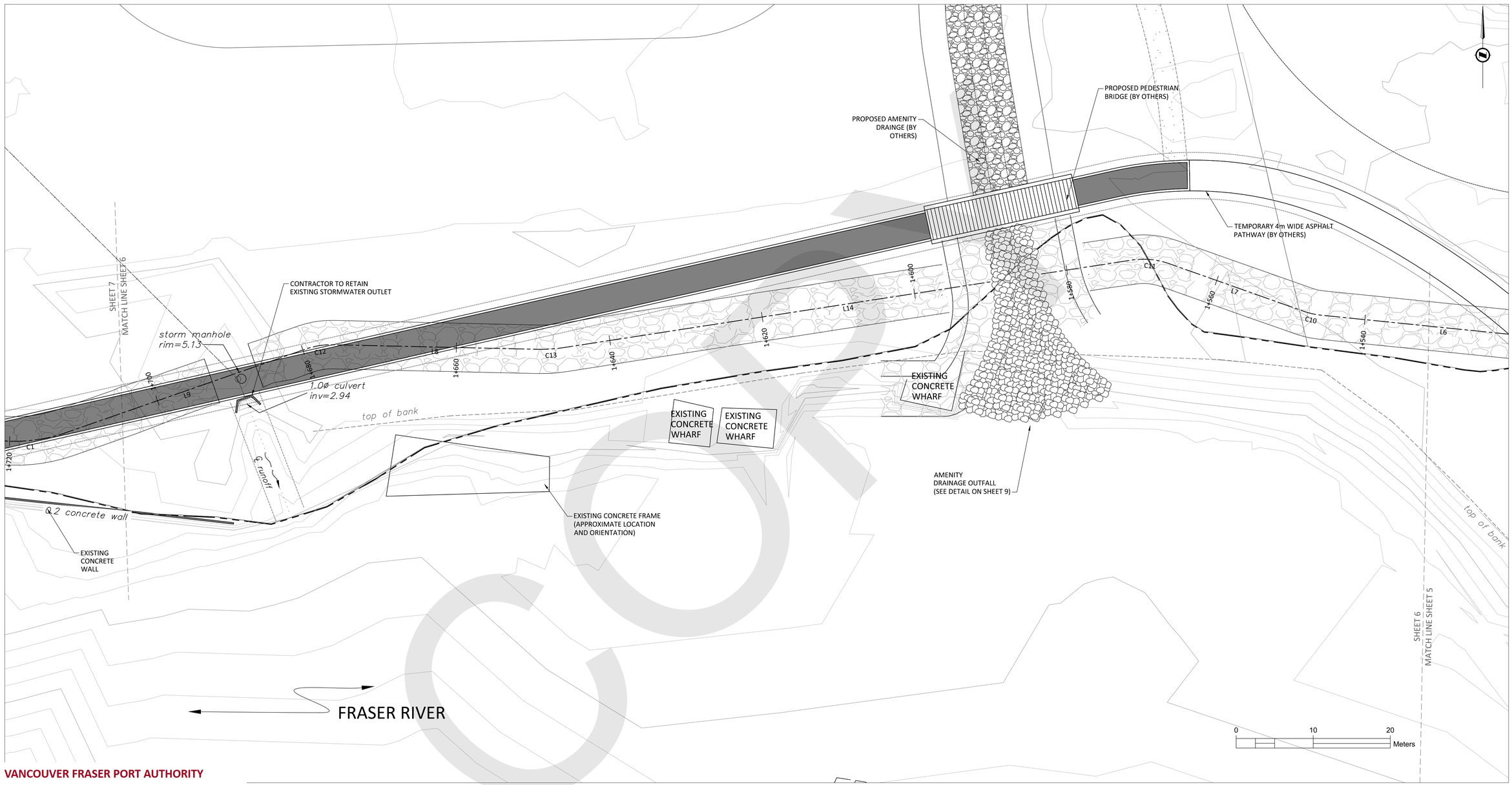

PLAN VIEW
1:250

LEGEND:
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FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

SITE PLAN (4 OF 5)

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-06
SHEET NUMBER	6
REVISION	6

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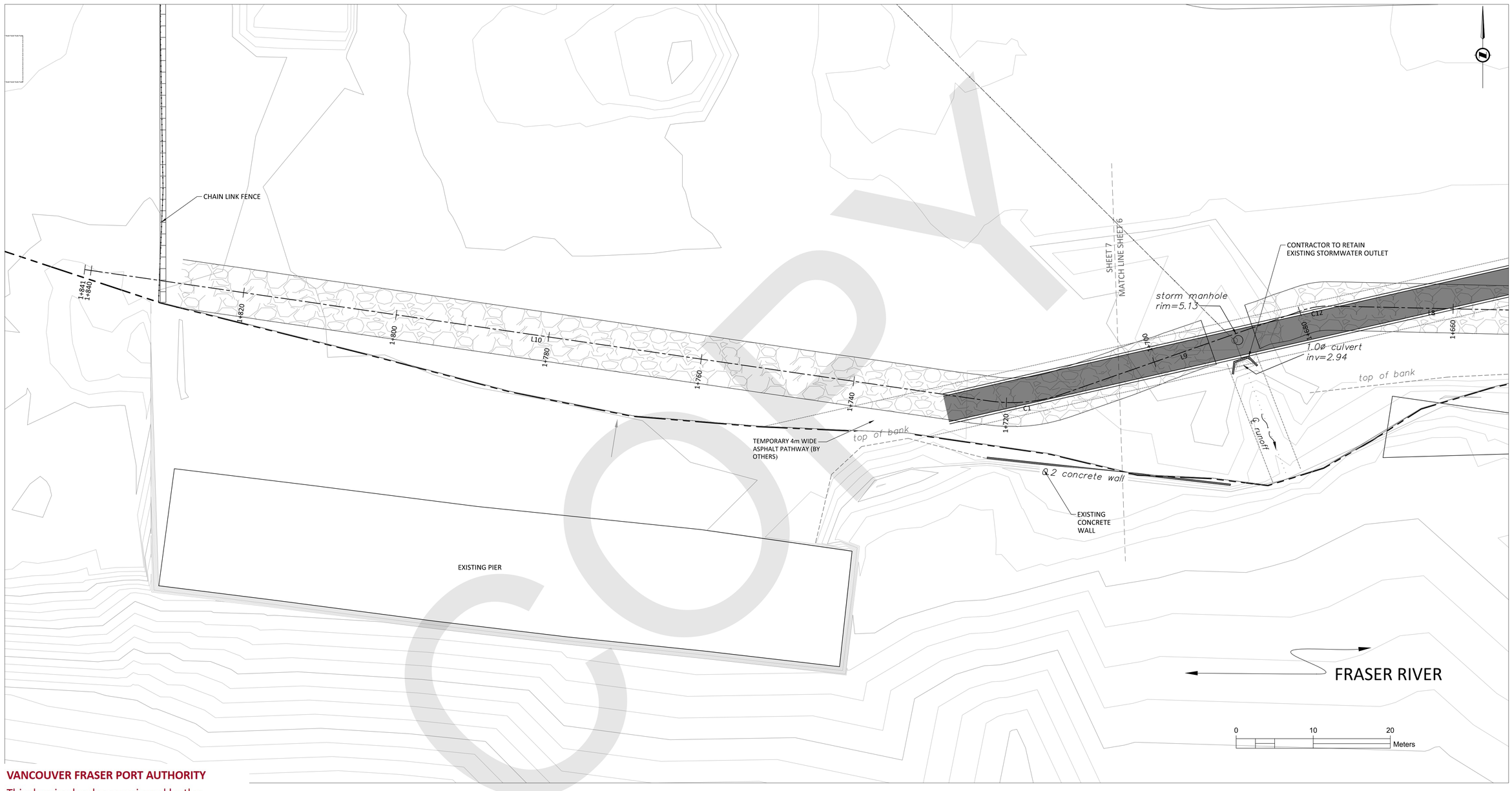

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PLAN VIEW
1:250

LEGEND:
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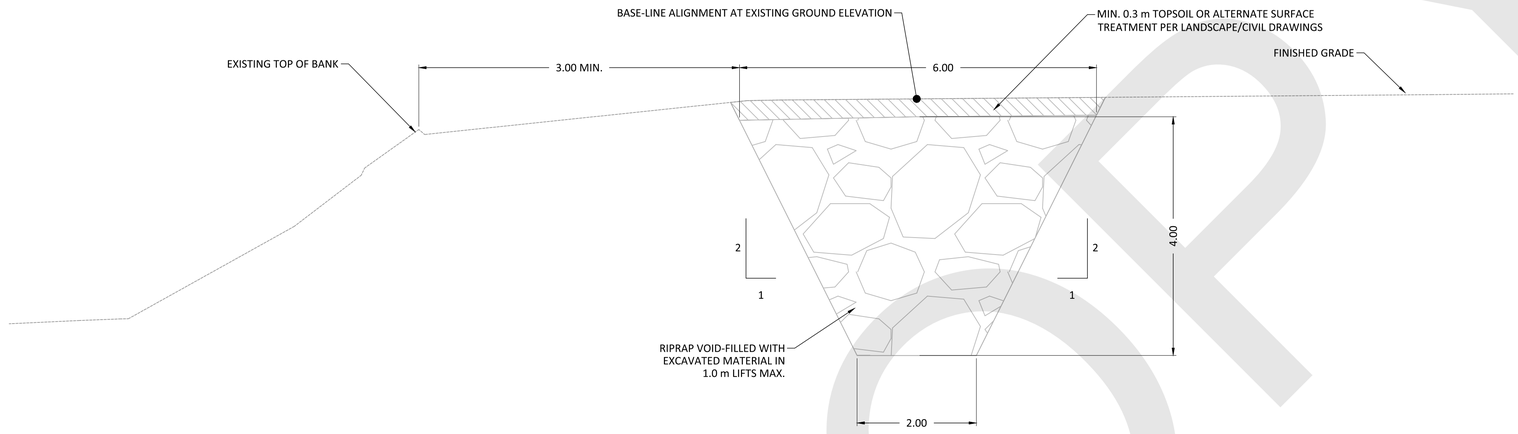
FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

SITE PLAN (5 OF 5)

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-07
SHEET NUMBER	7
REVISION	6



CUT-OFF TRENCH, TYPICAL SECTION
1:50

STATIONS:
- **1+003 TO 1+030**
- **1+084 TO 1+578**
- **1+596 TO 1+687**
- **1+693 TO 1+828**

BASELINE ALIGNMENT

Number	START STA.	START E.	START N.	LENGTH	RADIUS	AZIMUTH	END STA.	END E.	END N.
L1	1+000.00	510812.29	5452397.63	31.70		275° 16' 54.95"	1+031.70	510780.72	5452400.55
C2	1+031.70	510780.72	5452400.55	2.95	20.00		1+034.65	510777.81	5452401.03
L11	1+034.65	510777.81	5452401.03	130.51		283° 44' 17.52"	1+165.16	510651.04	5452432.03
C3	1+165.16	510651.04	5452432.03	24.17	100.00		1+189.33	510627.09	5452434.89
L13	1+189.33	510627.09	5452434.89	81.29		269° 53' 13.83"	1+270.62	510545.80	5452434.73
C4	1+270.62	510545.80	5452434.73	2.29	10.00		1+272.91	510543.54	5452434.46
L2	1+272.91	510543.54	5452434.46	23.62		256° 46' 53.29"	1+296.53	510520.54	5452429.06
C5	1+296.53	510520.54	5452429.06	3.68	10.00		1+300.22	510516.88	5452428.89
L3	1+300.22	510516.88	5452428.89	68.90		277° 53' 23.58"	1+369.12	510448.63	5452438.35
C6	1+369.12	510448.63	5452438.35	4.84	10.00		1+373.96	510444.17	5452440.13
L4	1+373.96	510444.17	5452440.13	14.80		305° 38' 32.15"	1+388.76	510432.15	5452448.75
C7	1+388.76	510432.15	5452448.75	17.68	40.00		1+406.45	510416.00	5452455.60
L12	1+406.45	510416.00	5452455.60	44.05		280° 18' 55.52"	1+450.50	510372.66	5452463.49
C8	1+450.50	510372.66	5452463.49	49.78	65.00		1+500.28	510331.58	5452489.41
L5	1+500.28	510331.58	5452489.41	4.96		324° 11' 51.57"	1+505.24	510328.68	5452493.44
C9	1+505.24	510328.68	5452493.44	8.45	10.00		1+513.69	510321.58	5452497.54
L6	1+513.69	510321.58	5452497.54	31.98		275° 47' 12.72"	1+545.67	510289.76	5452500.76
C10	1+545.67	510289.76	5452500.76	2.39	10.00		1+548.07	510287.43	5452501.28
L7	1+548.07	510287.43	5452501.28	18.50		289° 29' 58.47"	1+566.57	510269.99	5452507.46
C11	1+566.57	510269.99	5452507.46	4.93	10.00		1+571.50	510265.13	5452507.92
L14	1+571.50	510265.13	5452507.92	74.52		261° 14' 22.17"	1+646.02	510191.48	5452496.57
C13	1+646.02	510191.48	5452496.57	3.51	20.00		1+649.53	510187.98	5452496.34
L8	1+649.53	510187.98	5452496.34	26.49		271° 17' 07.25"	1+676.01	510161.50	5452496.93
C12	1+676.01	510161.50	5452496.93	3.58	10.00		1+679.59	510157.99	5452496.38
L9	1+679.59	510157.99	5452496.38	33.00		250° 46' 51.43"	1+712.60	510126.82	5452485.51
C1	1+712.60	510126.82	5452485.51	9.59	20.00		1+722.19	510117.36	5452484.61
L10	1+722.19	510117.36	5452484.61	118.65		278° 16' 00.11"	1+840.84	509999.95	5452501.67

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DRAWING INFORMATION	
DATE	19 Mar 2020
DESIGNED BY	SNX/JDK
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CHECKED BY	MSG
SHEET SIZE	D (22" x 34")

FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

TYPICAL SECTION AND LAYOUT DATA

PROJECT NUMBER	3002005
DRAWING NUMBER	3002005-001-08
SHEET NUMBER	8
REVISION	6

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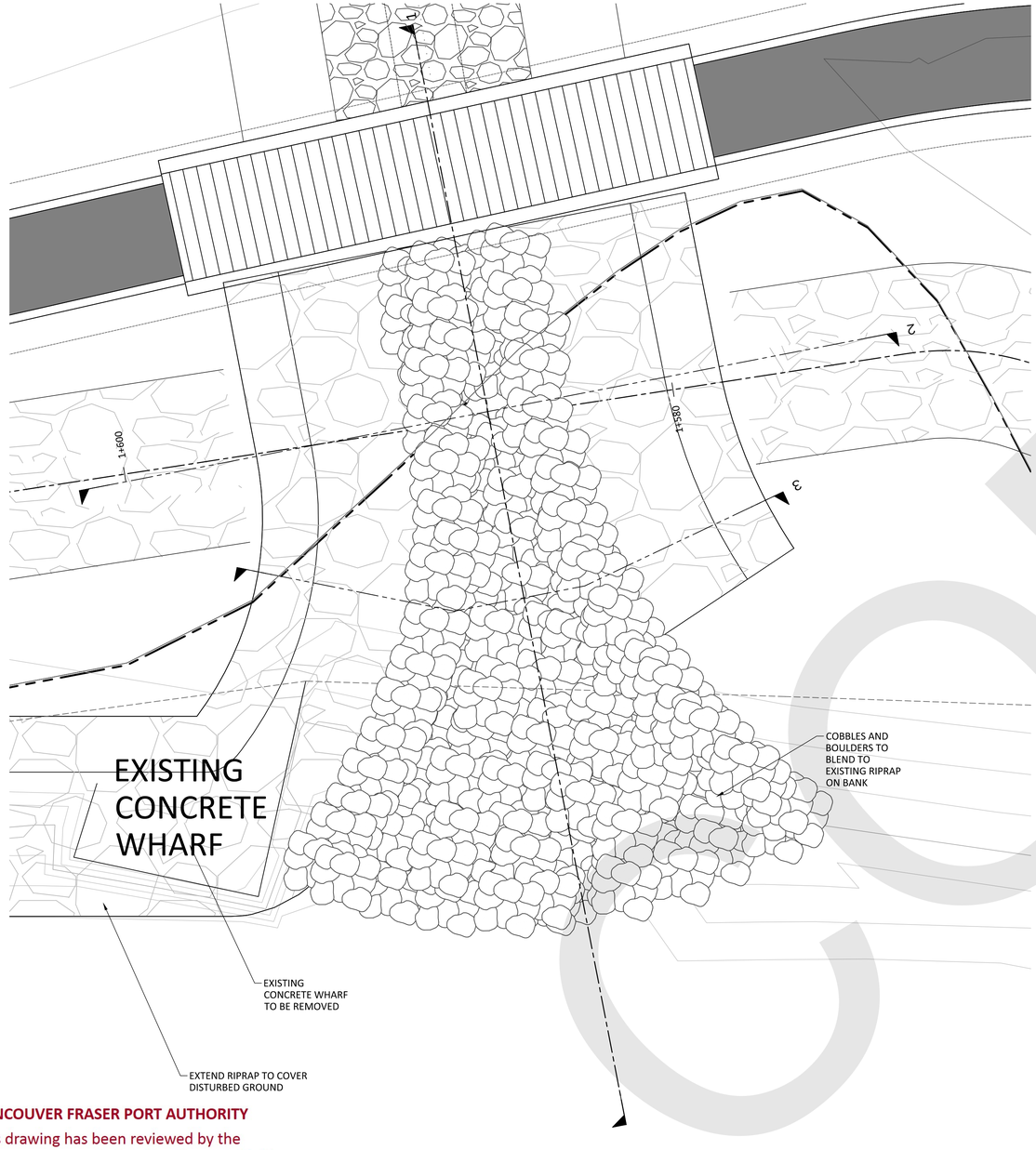
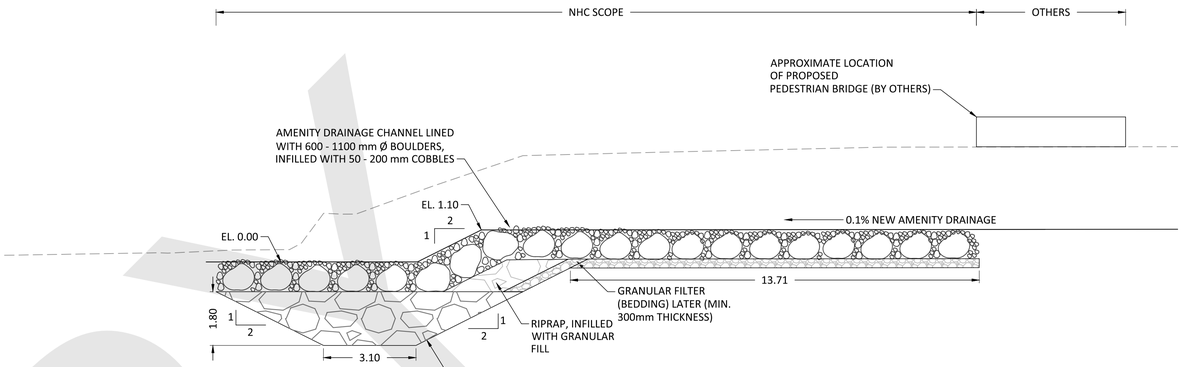


PLAN VIEW
1:100



SECTION 1
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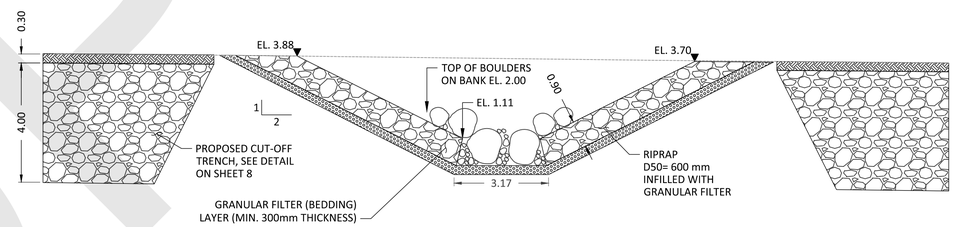

SECTION 2
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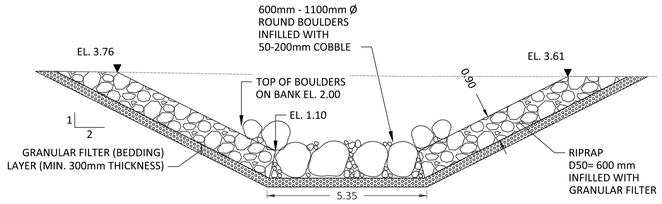

SECTION 3
1:100

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FRASER MILLS DEVELOPMENT
EROSION PROTECTION DETAILED DESIGN

AMENITY DRAINAGE DETAILS

PROJECT NUMBER	3002005
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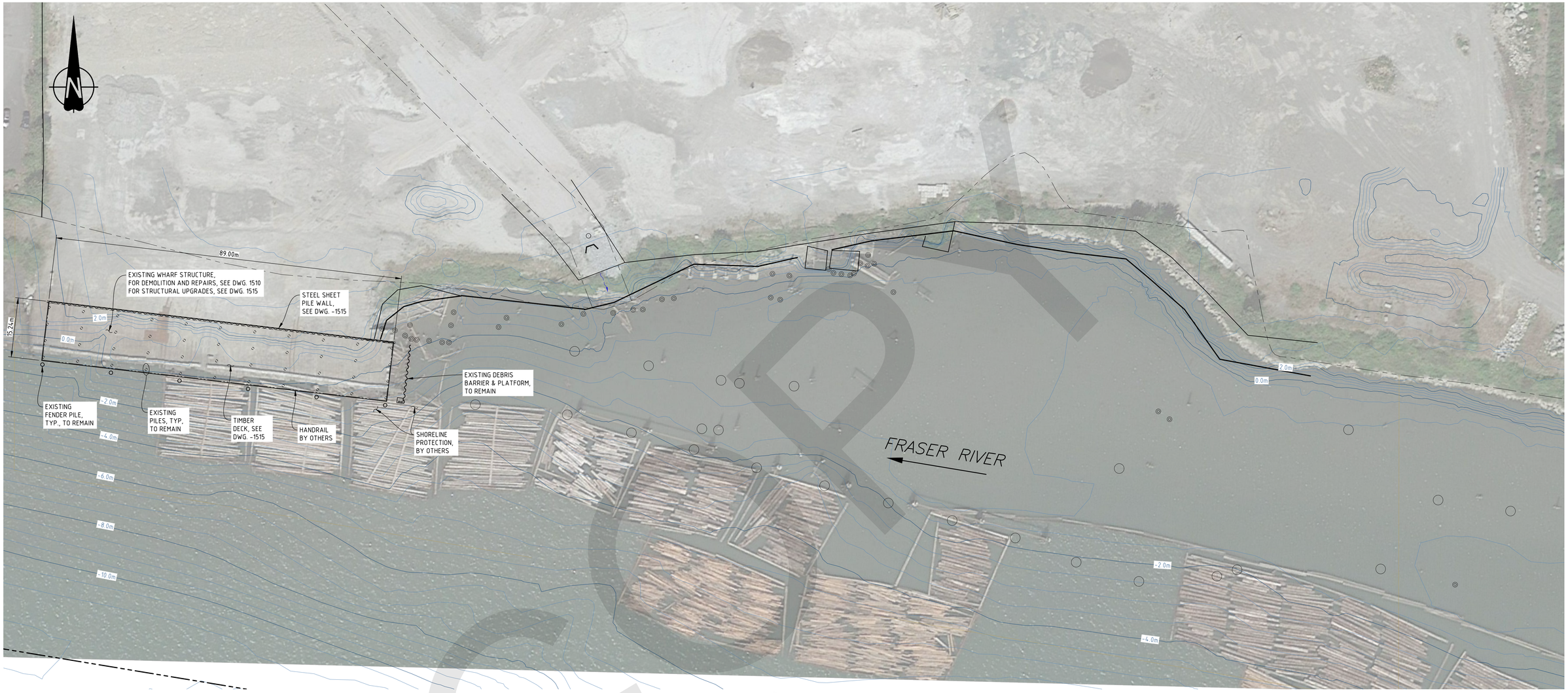
SHEET NUMBER	9
REVISION	6



PLAN
1:500

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Last Saved: Jul. 09/20 5:51pm

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1:500

NOTES:

1. FORESHORE HYDROGRAPHIC SURVEY CONDUCTED BY NHC ON FEBRUARY 13, 2006.
2. LAND SURVEY CONDUCTED BY PAPOVE PROFESSIONAL LAND SURVEYING INC ON JANUARY 25, 2018.
3. CONTROL POINTS AND COORDINATE SYSTEM (TO COME).
4. CONTOUR ELEVATIONS ARE TO GEODETIC DATUM.

REV	DATE (DD-MMM-YY)	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
B	09-JUL-20	ISSUED FOR PERMIT	AAL	-	HL	-	AMT	-		
A	01-JUN-18	ISSUED FOR 60% CLIENT REVIEW	AAL	-	HL	-	AMT	-		

D SHEET | SCALE | SHOWN

OneWay to zero harm

WORLEYPARSONS PROJECT No
307071-01261

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER
FRASER MILLS

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Advisian
WorleyParsons Group

BEEDIE (FRASER MILLS) LP
WHARF
GENERAL ARRANGEMENT

DRG No 307071-01261-00-MA-DGA-1505
REV B

LOCATION: \\WORLEYPARSONS.COM\CA\DATA\YVR\307071\01261_BDG_FRSRMLLMS\11_DRAWINGS\15_1_AND_E\02_MARINE\307071-01261-00-MA-DGA-1505.DWG
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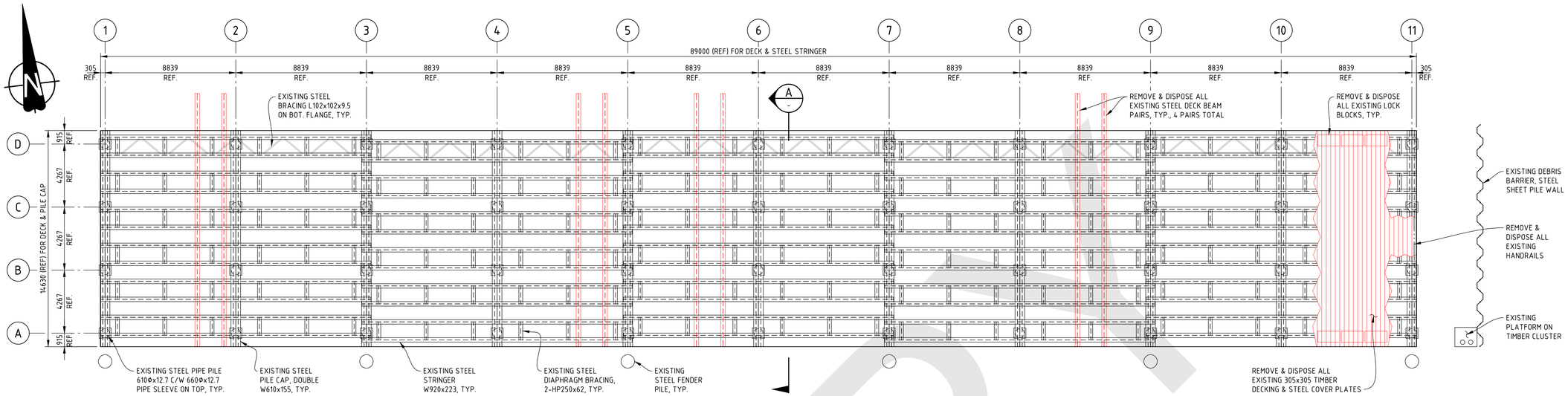
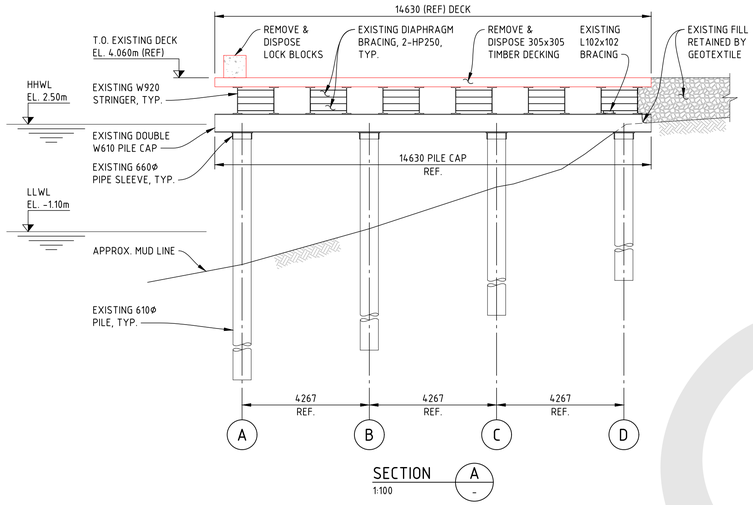
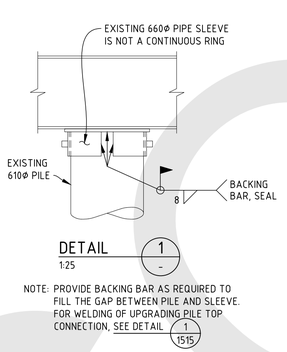


PLAN - EXISTING WHARF
1:150

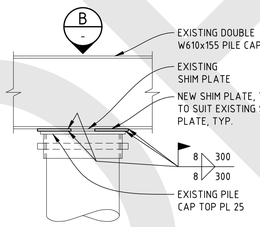


SECTION A
1:100

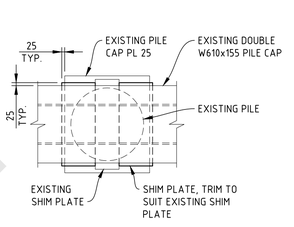


DETAIL 1
1:25

NOTE: PROVIDE BACKING BAR AS REQUIRED TO FILL THE GAP BETWEEN PILE AND SLEEVE. FOR WELDING OF UPGRADING PILE TOP CONNECTION, SEE DETAIL 1 (1515)



DETAIL 2
1:25



SECTION B
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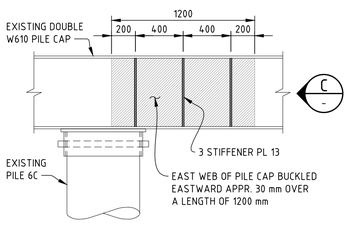
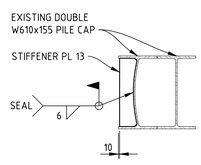


DETAIL 3
1:25



SECTION C
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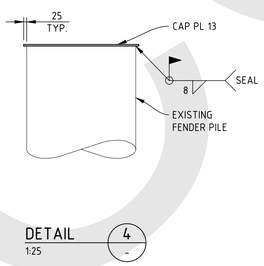

DETAIL 4
1:25

REPAIR LIST

LOCATION	DAMAGE DESCRIPTION	REPAIR ACTION
PILE TOP SLEEVE 4A	PILE SLEEVE IS NOT A CONTINUOUS RING	WELD PIPE SLEEVE TO PILE, SEE DETAIL 1
PILE TOP SLEEVE 8A	PILE SLEEVE IS NOT A CONTINUOUS RING	WELD PIPE SLEEVE TO PILE, SEE DETAIL 1
PILE TOP SLEEVE 8B	PILE SLEEVE IS NOT A CONTINUOUS RING	WELD PIPE SLEEVE TO PILE, SEE DETAIL 1
PILE TOP SLEEVE 5C	PILE CONNECTION PIN IS NOT INSERTED COMPLETELY THROUGH THE PILE	INSERTED CONNECTION PIN COMPLETELY THROUGH THE PILE
PILE TOP SLEEVE 10C	PILE IS MISSING THE CONNECTION PIN	PROVIDE 51Φ PIN SAME AS THE OTHER EXISTING PIN
GENERAL PILE TOP SLEEVE ASSEMBLIES TO PILE CAP CONNECTION	MULTIPLE PILE TOP SLEEVE ASSEMBLIES WERE SHIMMED AT THE PILE TO PILE CAP CONNECTION WITH STEEL SHIMS THAT WERE WELDED TO THE TOP SLEEVE ASSEMBLY AND PILE CAP	FIELD IDENTIFY ALL PILE TOP ASSEMBLY TO PILE CAP CONNECTIONS WITH SHIM PLATES; PROVIDE NEW SHIM PLATES; WELD PILE TOP ASSEMBLIES TO SHIM PLATES AND SHIM PLATES TO PILE CAPS, SEE DETAIL 2
PILE CAP 6C	EAST WEB OF PILE CAP HAS BUCKLED EASTWARD APPROXIMATELY 30 mm OVER A LENGTH OF 1,200 mm	PROVIDE 3-STIFFENDER PL 13 @ 400 O/C OVER LENGTH OF 1200 ZONE, SEE DETAIL 3
GENERAL FENDER PILES	FOUR FENDER PILES ARE MISSING TOP CAP PLATES	FIELD IDENTIFY FENDER PILES MISSING CAP PLATES; PROVIDE NEW CAP PLATES, SEE DETAIL 4

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Jun. 19/18 3:14pm

NOTES:

1. FOR GENERAL NOTES, SEE DWG. 307071-01261-00-MA-DGA-1501.

VANCOUVER FRASER PORT AUTHORITY

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REV	DATE (DD-MMM-YY)	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
B	09-JUL-20	ISSUED FOR PERMIT	HL	-	HL	-	AMT	-		
A	01-JUN-18	ISSUED FOR 60% CLIENT REVIEW	HL	-	HL	-	AMT	-		

D SHEET | SCALE SHOWN

OneWay to zero harm

WORLEYPARSONS PROJECT No
307071-01261

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

FRASER MILLS

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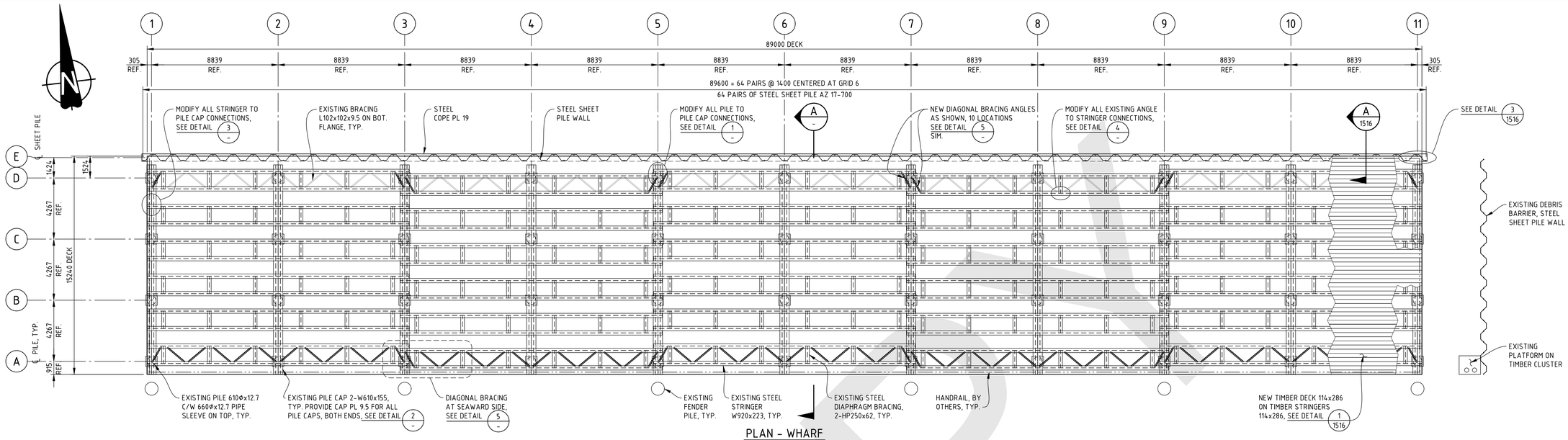
Advisian WorleyParsons Group

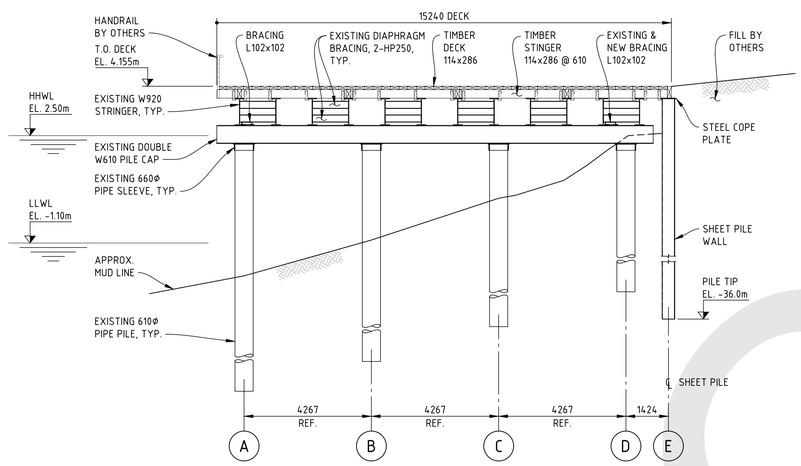
BEEDIE (FRASER MILLS) LP
WHARF
DEMOLITION AND REPAIRS
PLAN AND DETAILS

DRG No 307071-01261-00-MA-DGA-1510 | REV B

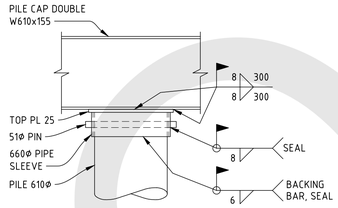
LOCATION: \\WORLEYPARSONS.COM\CA\DATA\YVR\307071\01261_BDG_FRSRMILLMS\1T_DRAWINGS\15\307071-01261-00-MA-DGA-1510, 1515, 1516.DWG
USER NAME: hong.liang
PLOT DATE & TIME: 9/7/2020 5:55:39 PM
SAVE DATE & TIME: 19/6/2018 3:14:36 PM



PLAN - WHARF
1:150

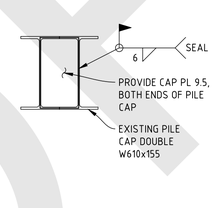


SECTION A
1:100

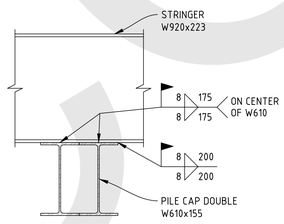


DETAIL 1
1:25

NOTE: PROVIDE BACKING BAR AS REQUIRED TO FILL THE GAP BETWEEN PILE AND SLEEVE. SEE NOTES 2 FOR WELDING REQUIREMENTS.

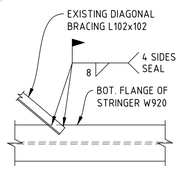


DETAIL 2
1:25



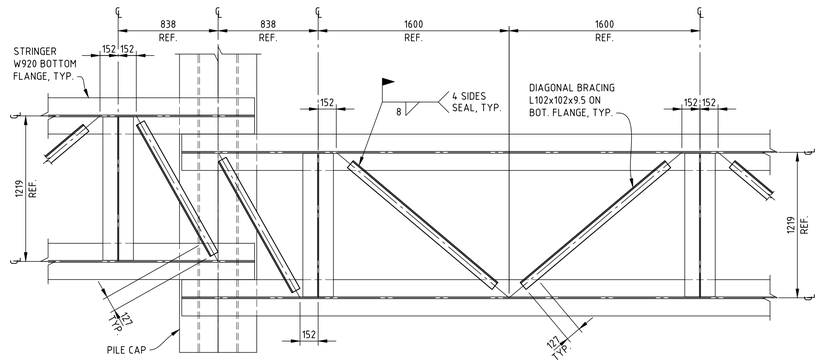
DETAIL 3
1:25

NOTE: SEE NOTES 2 FOR WELDING REQUIREMENTS.



DETAIL 4
1:25

NOTE: SEE NOTES 2 FOR WELDING REQUIREMENTS.



DETAIL 5
1:25

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Jun. 19/18 3:14pm

NOTES:

1. FOR GENERAL NOTES, SEE DWG. 307071-01261-00-MA-DGA-1501.
2. CONTRACTOR TO EXAMINE AND REPAIR THE EXISTING WELDING IF REQUIRED, AND ADD EXTRA WELDS TO MEET THE DESIGN REQUIREMENTS SPECIFIED IN DETAILS 1, 3 AND 4.

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D SHEET | SCALE SHOWN

OneWay to zero harm

WORLEYPARSONS PROJECT No
307071-01261

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER
FRASER MILLS

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Advisian
WorleyParsons Group

BEEDIE (FRASER MILLS) LP
WHARF
STRUCTURAL UPGRADES
PLAN AND DETAILS

DRG No 307071-01261-00-MA-DGA-1515
REV B

LOCATION: \\WORLEYPARSONS.COM\CA\DATA\YVR\307071\01261_BDG_FRSRMLLMS\11_DRAWINGS\11_AND_E\02_MARINE\307071-01261-00-MA-DGA-1510, 1515, 1516.DWG
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