



PORT of
vancouver

Vancouver Fraser
Port Authority

Engagement Summary Report

Commissioner Street Road and Rail Realignment Project
Permit amendment request for Commissioner Street Road
Realignment component

February 2021

Canada

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Acknowledgement

Thank you to everyone who provided feedback as part of the engagement for the permit amendment request for the Commissioner Street Road and Realignment component of the Commissioner Street Road and Rail Project. We appreciate your time and value your input. Your feedback allowed us to learn about your concerns relating to the amendment to the construction permit, and how we can work together to find a way forward on this important project.

We would also like to thank you for your patience and flexibility as we navigate the circumstances caused by COVID-19 and adapt our engagement process to keep everyone safe while still providing meaningful engagement opportunities.

About the Vancouver Fraser Port Authority

The Vancouver Fraser Port Authority is the federal agency, which, on behalf of all Canadians, is responsible for the stewardship of the lands and waters that make up the Port of Vancouver. Our mandate is to enable Canada's trade objectives, ensuring goods are moved safely through the Port of Vancouver while protecting the environment and considering local communities. We are accountable to the federal minister of transport.

Our vision

For the Port of Vancouver to be the world's most sustainable port

Our mission

To enable Canada's trade objectives, ensuring safety, environmental protection and consideration for local communities

Our values

- Accountability
- Collaboration
- Continuous improvement
- Customer responsiveness



Our definition of a sustainable port

We believe a sustainable port delivers economic prosperity through trade, maintains a healthy environment, and enables thriving communities through meaningful dialogue, shared aspirations, and collective accountability.

About the project

The Commissioner Street Road and Rail Realignment Project is underway in coordination with Canadian Pacific Railway (CP) to help increase the cargo capacity of port terminals on the south shore of Burrard Inlet in preparation for growth of Canadian trade. The project includes:

- Removing the old Columbia Containers grain silo (complete)
- Building new retaining walls
- Relocating and building new utilities
- Realignment Commissioner Street and adding traffic lanes near Columbia Containers to improve traffic flow
- Installing additional rail track (led by CP) to increase rail capacity



These improvements will:

- Improve port truck movements and traffic flows
- Improve access to terminal facilities for commercial traffic
- Enable safe and efficient access to port lands for employees and service providers
- Provide land for rail track expansion, supporting trade growth and more local and national jobs

As part of the project, the port authority purchased the old Columbia Containers grain silo and demolished it in early 2020. The road realignment component work is scheduled to begin in February 2021, with project completion expected in spring 2022. The rail work is scheduled to begin in early 2022 and is expected to be completed by late 2023/early 2024.

The project is funded by the port authority and the Government of Canada through the [National Trade Corridors Fund](#).

About the permit amendment request

The request to conduct some construction activities outside of regular work hours requires an amendment to the project's construction permit. This request was submitted through the port authority's Project and Environmental Review process at the end of November 2020.

The amendment to the project permit is required because construction of this project is within the corridor impacted by the construction activities for the Centerm Expansion Project and South Shore Access Project. The area is narrow and complex, presenting a number of challenges for construction and users of port roads. To address these challenges, the project construction team needs to be able to work during extended hours and on Sundays.

Construction activities

If the permit amendment request is approved, night works will take place mainly in the eastern half of the project (along Commissioner Street, north of the CP tracks, between Slocan Street and Renfrew Street). Other works that will take place include underground utility work, overhead and underground infrastructure installations, electrical work, retaining wall construction and asphalt paving, as well as sanitary sewer relocation.

The permit amendment request was to allow some construction between 8:00 p.m. and 7:00 a.m., Monday to Sunday, from February to July 2021, as needed. During this period, we expect the work will generate noise and some light from the project site, so we will implement noise and light reduction measures, including the following:

- Shrouding stationary equipment to contain the noise
- Conducting activities that may result in more noise, such as excavation using a vacuum truck (hydrovac), in the early hours of the night shift (5:00 to 8:00 p.m.)
- Facing lights on construction site away from residences
- Using silent pumps during the bypass pumping for Metro Vancouver sanitary sewer relocation activities
- Ensuring all noticeable noise (such as white noise back up beepers on equipment) is well within 70 dBA as per WorkSafeBC construction guidelines

Project and Environmental Review requirements

As part of its review process, and following the recommendation from the East Vancouver Port Lands committee, the port authority requested that the project team provide additional notification to residents and businesses in the project area, as well as give the public an opportunity to offer feedback on the permit amendment request.

Feedback on the permit amendment request was submitted directly to the port authority through our community feedback line (community.feedback@portvancouver.com) between December 14, 2020 and January 6, 2021.

Impact Assessment Registry notice requirements

As required by the *Impact Assessment Act* and the PER process, the port authority posted a notice of intent to the Canadian Impact Assessment Registry on November 27, 2020.

The public was also able to submit feedback through the [Canadian Impact Assessment Registry website](#) until December 26, 2020. No comments were submitted from the public during this period.

Summary of engagement

In support of the permit amendment request, the project team undertook engagement with and notification to residents living in close proximity to the project, in particular residents of Burrardview. The feedback gathered through this engagement process is summarized below and will be used to inform the construction management plan, should the amendment be approved.

Level of public participation

Based on our understanding of community concerns, the project team determined that the level of engagement for this permit amendment request is “consult” on the [International Association for Public Participation](#) (IAP2) spectrum of public participation. Under the “consult” category, the IAP2 endeavors to keep the public informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

Liaison committee engagement

Two virtual meetings were held in early December 2020 to engage port authority community liaison committees in the project area. The purpose of the meetings was to provide an update on the project, including information on the permit amendment request and how to provide feedback.

- **South Shore Community Liaison Committee (SSCLC):** On December 1, 2020, the project team provided an update on the project, including advance notice of the construction commencing and the amendment request under review.

- **East Vancouver Port Lands (EVPL) committee:** On December 8, 2020, the project team provided an update on the project and sought input from the committee on the construction management plan and notification to residents.

Public comment period

Between December 14, 2020 and January 6, 2021, the port authority held a public comment period for the permit amendment request for the project. The public was invited to share feedback by emailing or calling the port authority through the community feedback line.

A total of nine responses were received during the public comment period. All public comments were from residents on Wall Street in Vancouver, B.C.

Feedback from residents related to noise and light impacts, timing of consultation, and project timing and duration. Residents also provided feedback on railway activity, which falls outside of the port authority's jurisdiction. See the table below outlining all concerns, and the project team's responses to topics raised.

No public feedback was received on the Impact Assessment Registry website.

Notification activities

On December 14, 2020, notification letters were hand delivered to 250 residents in the Burrardview area, including building complexes in the designated notification area (see **Appendix A**). The notification letter can be found in **Appendix B** and included the following information:

- Overview of the project
- Area map or other renderings/images (with labels) showing the location of the work
- General timelines and work hours
- Amendment request and the project need
- Potential construction impacts and mitigations (noise, light, dust, traffic)
- How to provide feedback and how it will be used
- Contact information
- Link to the project webpage
- Link to sign up to new project newsletter

Because of the close proximity to the Centerm Expansion Project and South Shore Access Project, the project also provided notification of the permit amendment request in the December 2020 Centerm Expansion Project [newsletter](#). This newsletter is sent monthly to 548 recipients, is posted to the project website and was distributed to both the South Shore Community Liaison Committee and the East Vancouver Port Lands committee.

Project website

The project website page was updated to include information on the permit amendment, including the following:

- Notification letter to residents
- [Presentation delivered to East Vancouver Port Lands committee](#) on December 8, 2020

The East Vancouver Port Lands committee requested that the presentation be posted on the project website page, and the presentation was posted after redacting project details that are not shared publicly.

Consideration of public input

The table below outlines the input received through the public comment period and committee engagement, as well as the project team's response to the feedback gathered.

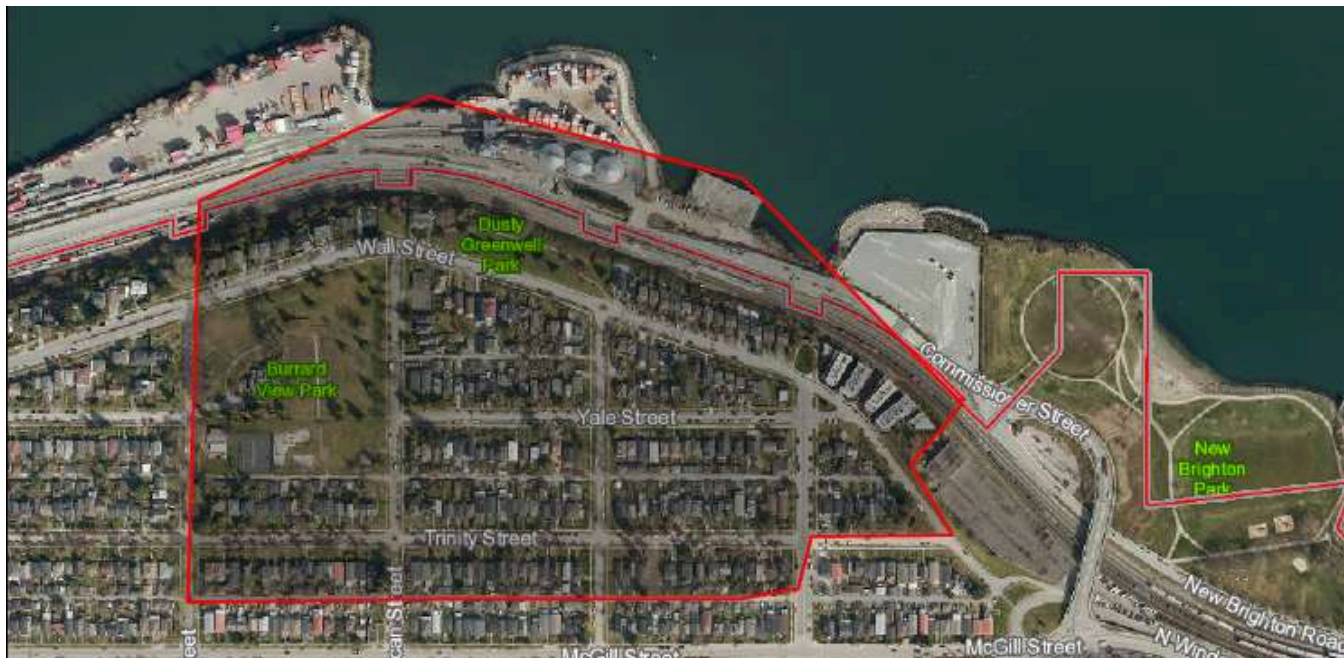
Comment	Source of input	Project team response
<p>Noise impacts</p> <ul style="list-style-type: none"> Concern regarding noise impacts 	<ul style="list-style-type: none"> Public comment period Committee meetings 	<p>We are taking measures to reduce noise as much as possible. The project team will ensure that noisy activities (such as excavation using a vacuum truck, or hydrovac) will be performed in the early hours of the evening shift (5:00 to 8:00 p.m.).</p> <p>Noticeable noise such as white noise back up beepers on equipment, excavation and material handling trucks working on pipe laying and backfilling will be well within 70 dBA as per WorkSafeBC construction guidelines for work activities.</p> <p>The contractor will use silent pumps during the bypass pumping for Metro Vancouver sanitary sewer relocation activities.</p> <p>The project team is also committing to limiting the nightshift and Sunday works as much as possible. It is anticipated that Sunday works will be planned for the first three months of the expected duration. It is anticipated that nightshift works and Sunday works will be planned for the second three months duration. This timeline is subject to approval of the contractors detailed schedule.</p> <p>The project team will prepare detailed schedules identifying nightshift works and Sunday works, and will provide notification to liaison committees and residents in advance of expected nightshift works.</p> <p>In addition, the project team will use port authority noise monitoring stations already located in the area to assess baseline noise levels during night and on Sunday. This will enable the project team to evaluate if acceptable noise thresholds are crossed during our work. The contractor will also implement additional noise monitoring measures on the project.</p>
<p>Light impacts</p> <ul style="list-style-type: none"> Concerns regarding light impacts 	<ul style="list-style-type: none"> Public comment period Committee meetings 	<p>The project team will ensure that lights are located on the track side of Commissioner Street, and that the lights will face away from residences.</p>
<p>Air quality impacts</p> <ul style="list-style-type: none"> Concerns regarding pollution and air quality impacts 	<ul style="list-style-type: none"> Public comment period 	<p>There are no anticipated impacts related to air quality as part of this project.</p>
<p>Noise impacts</p> <ul style="list-style-type: none"> Concern about noise from cars during shift changes 	<ul style="list-style-type: none"> Public comment period 	<p>The project team passed your concern to our operations team and to Vancouver Police Department staff, as they enforces traffic in that area</p>

<p>Vibration impact</p> <ul style="list-style-type: none"> Concern about the idling trains 	<ul style="list-style-type: none"> Public comment period Committee meetings 	<p>This is outside of port authority jurisdiction. Concerns around train noise should be directed to CP at cpr.ca/en/contact-us/general-contact-form .</p>
<p>Concerns around additional rail tracks</p>	<ul style="list-style-type: none"> Public comment period 	<p>A section of the proposed rail tracks is on CP land, and not in our jurisdiction. For the rail track section on our land, the new rail tracks are being installed north (closer to the water) of the current rail tracks.</p>
<p>Concern regarding the vegetation removal</p> <ul style="list-style-type: none"> Concern regarding the vegetation removal 	<ul style="list-style-type: none"> Public comment period Committee meetings 	<p>Approximately 28 trees will be removed during construction, and they will be replaced with different types of plants in accordance with the EVPL landscaping guidelines prepared by the port authority planning and development department.</p>
<p>Quality of life</p> <ul style="list-style-type: none"> Concern that the project will negatively impact residents' quality of life 	<ul style="list-style-type: none"> Public comment period 	<p>We recognize that port activity, including construction activities, may have an impact on residents. While there is a need to for some construction activities to take place outside of regular work hours, the road works construction will not be continuous 24 hours a day, seven days a week for six months. It is anticipated that Sunday works will be planned for the first three months of the expected duration. It is anticipated that nightshift works and Sunday works will be planned for the second three months duration. This timeline is subject to approval of the contractors detailed schedule.</p> <p>We are taking measures to reduce noise and light impacts as much as possible. Additionally, the project team will prepare detailed schedules identifying nightshift works and Sunday works, and will provide notification to liaison committees and residents in advance of expected nightshift works.</p> <p>The project team will ensure advance communication with the community prior to works beginning. This will include notification letters and web updates. A project newsletter providing project updates will also be distributed as needed.</p>
<p>Public consultation and communications</p> <ul style="list-style-type: none"> Interest in receiving project updates and questions regarding the timing of public notification Public consultation timeline, and consulting during December 	<ul style="list-style-type: none"> Public comment period Committee meetings 	<p>The project team sought feedback from the East Vancouver Port Lands committee on its communication with residents at the December 8, 2020 meeting.</p> <p>In response to feedback gathered from the committee, the project team hand-delivered 250 notification letters to residents in the Burrardview area. Additionally, the project team established a project-specific newsletter, at the request of the committee, that will be distributed as the project progresses.</p> <p>As per guidelines set by the regulator, the project team provided the public with a three week public comment period. The project team made a decision to inform the community as early as possible when the permit amendment request was made to PER, and provided</p>

		<p>three weeks for the public to send us their feedback on the permit amendment request.</p> <p>The project team will continue to provide updates to the residents in the area and liaison committees as the project progresses.</p>
<p>Permitting process</p> <ul style="list-style-type: none"> • Interest in understanding the permitting process 	<ul style="list-style-type: none"> • Public comment period 	<p>A representative from the port authority’s planning and development department attended the South Shore Community Liaison Committee meeting on December 1, 2020 and the East Vancouver Port Land committee meeting on December 8, 2020 to provide an overview of the permitting process.</p>
<p>Project need and timeline</p> <ul style="list-style-type: none"> • Concern about the project’s planning, project rationale and timeline 	<ul style="list-style-type: none"> • Public comment period 	<p>The need for additional rail track for storage and movement was first considered when the port authority undertook the South Shore Corridor Improvements Project (including construction of the Powell Street and Stewart Street overpasses), which were completed in 2013.</p> <p>However, installing new rail track along Commissioner Street required the removal of the existing grain elevator at Columbia Containers. Before that could be done, Columbia Containers needed to upgrade its existing terminal and build a new grain elevator. Columbia Containers received the permit for the new grain trans-loading facility and silos in 2015 and have completed construction. Columbia Containers’ work to upgrade their facility is now complete, which allows the port authority to take the next steps toward completing realignment of the road and rail.</p> <p>The construction for this project is in the same area as construction activities for the Centerm Expansion Project and South Shore Access Project. The area is narrow and complex, presenting a number of challenges for construction and users of port roads. To address these challenges, the project construction team needs to be able to work during extended hours and on Sundays.</p>

Appendix A

Notification area map



Appendix B

Notification letter



December 14, 2020

Re: Commissioner Street Road and Rail Realignment Project amendment request

Dear resident,

The port authority is writing to notify you that the Commissioner Street Road and Rail Realignment Project has submitted a request to conduct some construction activities outside of regular work hours.

As a Canada Port Authority, we have a mandate to ensure the Port of Vancouver is ready for Canada's growing trade. One of the ways we do this is by investing in and building essential infrastructure that connects consumers and businesses with the global marketplace, ensuring the supply of important and essential goods right across the country. As we respond to the extraordinary circumstances of COVID-19, the port remains open for business, and we continue our work to deliver on critical trade-enabling projects such as the Commissioner Street Road and Rail Realignment Project.

About the Commissioner Street Road and Rail Realignment Project

This project is underway in coordination with Canadian Pacific Railway (CP Rail) to help increase the cargo capacity of port terminals on the south shore of Burrard Inlet in preparation for growth in Canadian trade. The project includes:

- Removing the old Columbia Containers grain silo (complete)
- Building new retaining walls
- Relocating and building new utilities
- Realigning Commissioner Street and adding traffic lanes near Columbia Containers to improve traffic flow
- Installing additional rail track (led by CP Rail) to increase rail capacity

These improvements will:

- Improve port truck movements and traffic flows
- Improve access to terminal facilities for commercial traffic
- Enable safe and efficient access to port lands for employees and service providers
- Provide land for rail track expansion, supporting trade growth and more local and national jobs

The project is funded by the port authority and the Government of Canada through the [National Trade Corridors Fund](#).

Amendment request

The request to conduct some construction activities outside of regular work hours requires an amendment to the project's construction permit. This request was submitted through the port authority's Project and Environmental Review process at the end of November. As part of the review process, we posted the notice of intent to the Canadian Impact Assessment Registry on November 27, 2020.

Why an amendment is needed

The amendment to the project permit is required because construction of this project is in the same area as construction activities for the Centerm Expansion Project and South Shore Access Project. The area is narrow and complex, presenting a number of challenges for construction and users of port roads. To address these challenges, the project construction team needs to be able to work during extended hours and on Sundays.

Construction activities

If the permit amendment request is approved, night works will take place mainly in the eastern half of the project (along Commissioner Street, north of the CP Rail tracks, between Slocan Street and Renfrew Street). Other works that will take place include underground utility work, overhead and underground infrastructure installations, electrical work, retaining walls construction and placing asphalt pavement, as well as sanitary sewer relocation.

What to expect

If the permit amendment request is approved, some construction will be done between 8:00 p.m. and 7:00 a.m., Mondays to Sundays from late January 2021 to July 2021, as needed. During this period, we expect the work will generate noise and some light from the project site, so we will implement noise and light reduction measures, including the following:

- Shrouding added to stationary equipment to contain the noise
- Activities that may result in more noise, such as excavation using a vacuum truck (hydrovac), to be done in the early hours of night shift (5:00 p.m. to 8:00 p.m.)
- Lights on construction site to face away from residences
- Silent pumps will be used during the bypass pumping for Metro Vancouver sanitary sewer relocation activities
- All noticeable noise (such as white noise back up beepers on equipment) will be well within 70 dB as per WorkSafeBC construction guidelines

How to provide feedback on the proposed permit amendment

Feedback on the permit amendment request can be submitted directly to the port authority through our community feedback line (community.feedback@portvancouver.com) until January 6, 2021.

The public is also welcome to submit feedback through the Canadian Impact Assessment Registry website (<https://iaac-asic.gc.ca/050/evaluations/proj/80856>) until December 26, 2020.

Stay informed

Sign up for our new newsletter to be notified of project activities and updates: portvancouver.com/commissioner

Project map



We will continue to inform the community of project updates through mail drops, our website, and a new project newsletter.

Please send any questions you may have about the project to our project team at community.feedback@portvancouver.com, or we encourage you to sign up for an email newsletter to receive updates on this project at portvancouver.com/commissioner.

Thank you for your patience while we complete this important work.

Sincerely,

Vancouver Fraser Port Authority