



PORT of  
**vancouver**

Vancouver Fraser  
Port Authority

## Sterling Shipyard Remediation and Infill Project

East Vancouver Port Lands and Liaison Committee

October 6, 2021

# Agenda

## Introductions

## Project overview

- Site history
- Site conditions
- Project scope and activities

## Proposed offsetting

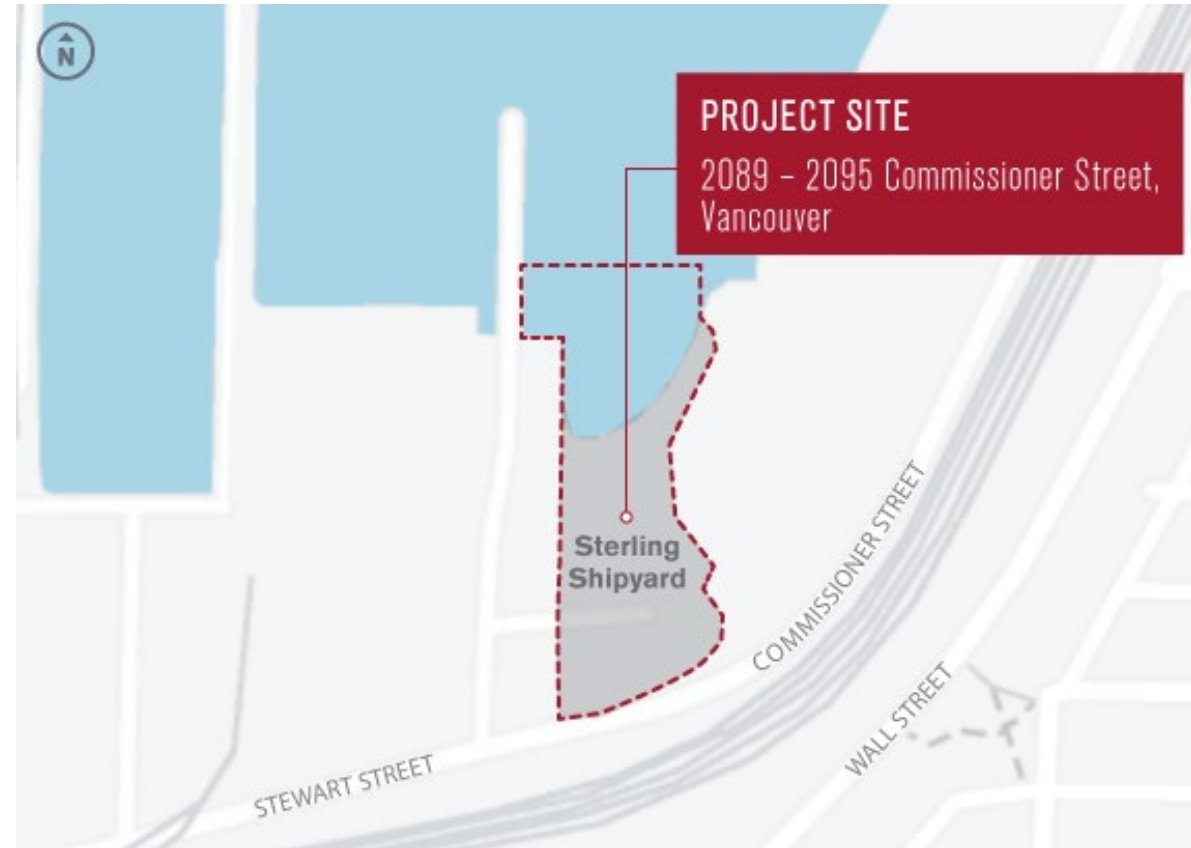
## Proposed public engagement approach

## Permitting and schedule

## Questions and next steps

# Project overview

- Remedial excavation and infilling project located at 2089 – 2095 Commissioner Street, Vancouver
- Subsurface soil is contaminated due to historic industrial activity and requires excavation to address the environmental risk
- Once the contaminated soil is removed, the intertidal area will be backfilled with engineered fill to create a combined 1.1 hectares of new port industrial land
- Port authority is overseeing this project, which will help continued economic growth amidst an industrial land shortage in the region



# Site history

Project site is contaminated due to historic industrial activity in the first half of the 20<sup>th</sup> century:

- **1922:** Most infilling complete
- **1946:** End of sawmill operations
- **1946–1986:** Sterling Shipyards
- **1979–2002:** City of Vancouver works yard
- **1994–2013:** Marco Marine Containers
- **2009–present:** Vacant



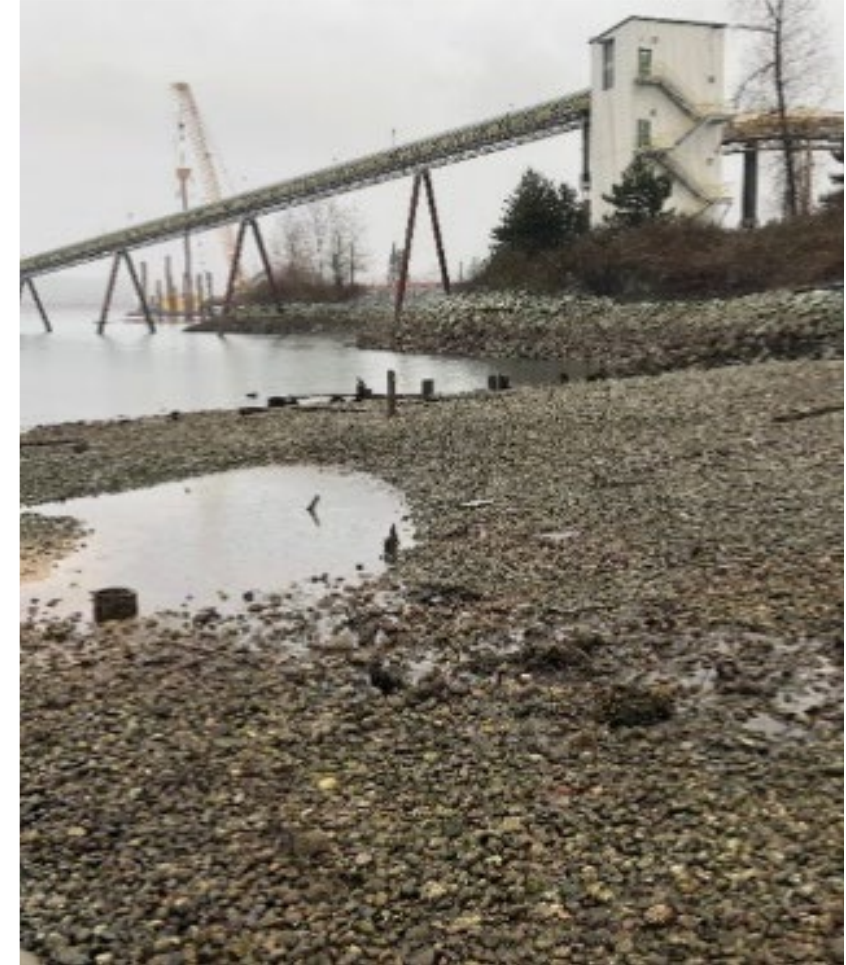
# Site conditions

- Environmental investigations identified site contamination across the site:
  - Debris
  - Wood waste
  - Metals
  - Hydrocarbons



# Project scope and activities

- Removal of approximately 11,300 cubic metres of contaminated materials to a depth of 3 – 4 metres from a 0.5-hectare intertidal area
- Placement of engineered fill in the intertidal area, with a surface layer of gravel to facilitate drainage
- Install a rock berm wall at the north end of the site to contain the fill
- Clearing, grubbing and grading of 0.6-hectares of vacant upland
- Construction of onsite habitat offsetting through the development of a reef and vegetation planting zone to meet Fisheries and Oceans Canada requirements



# Potential impacts and mitigations

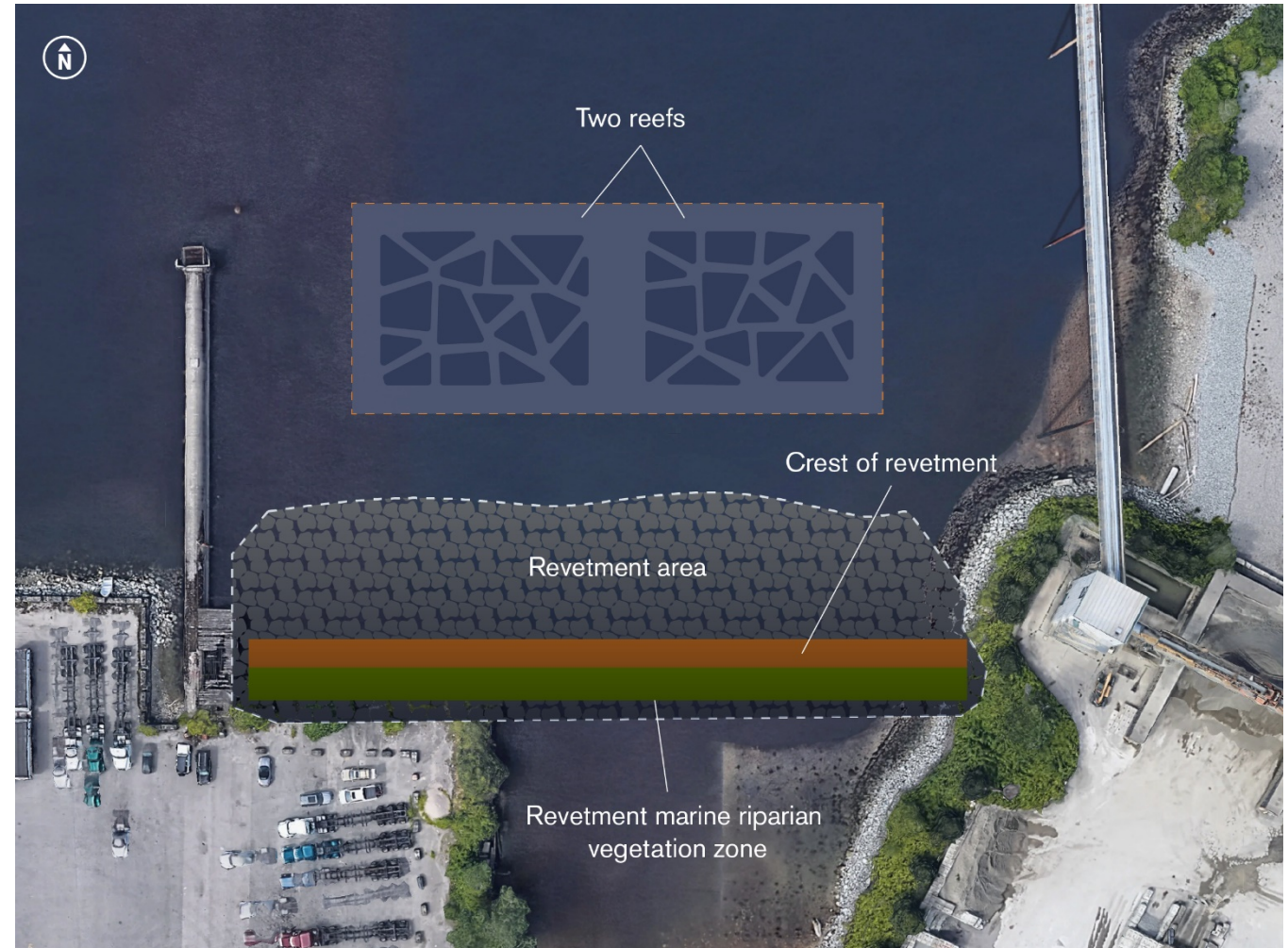
The following mitigations will be in place to limit community impacts

- Construction undertaken during standard work hours (Monday - Saturday, 7:00 am – 8:00 pm)
  - Tidally dependent work will require permitting and community notification
- Excavated material will be placed on a poly liner and covered when not in use and at night to prevent blow/run off
- Dust suppression (water) will be used when dry or windy
- Construction vehicles will be in good working order and idling will not be allowed
- Hauling trucks will be covered, loads will be optimized and wheel washing stations employed
- Rocks will be placed, not dumped, to build the rock berm wall



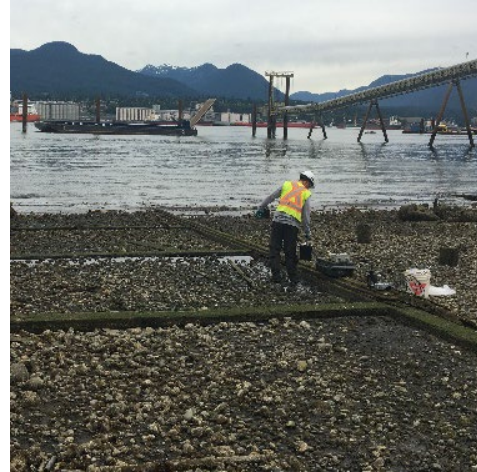
# Proposed offsetting

- Two artificial reefs are proposed to be installed in the subtidal zone to provide structural habitat for:
  - fish refuge and spawning
  - algae and mobile and encrusting invertebrates
  - seaweed/kelp
- Marine riparian vegetation zone is also proposed behind the top edge of the revetment, will include numerous species of grasses, sedges, shrubs and trees



# Permitting

- Project and Environmental Review (PER) permit – Category C
  - Will include stakeholder and Indigenous consultation as well as public engagement opportunities
- *Fisheries Act* Authorization for proposed onsite offsetting



# Proposed public engagement – approach 1

- Notification:
  - direct mail drops to residents near the project area
  - newspaper advertisement in *The Vancouver Sun*
- Project website for the public to read about the project, complete a feedback form
- Website content would include a project overview, and information on:
  - site history and current conditions
  - project need and scope
  - proposed construction methodology and timelines
  - proposed offsetting plan
  - permitting and next steps

# Proposed public engagement – approach 2

- Notification:
  - direct mail drops to residents near the project area
  - newspaper advertisement in *The Vancouver Sun*
- Online open house: presentation, facilitated Q&A session with project team in real time
  - Feedback received during this online event would be included in engagement summary report
  - Online open house (on Zoom webinar) would be recorded and posted on the project website
- Project website for the public to read about the project, complete a feedback form
- Website content would include a project overview, and information on site history, project need and scope, proposed construction methodology and timelines, etc.

# Feedback received during public engagement period

- Feedback received will be considered by the project team in the refinement and finalization of project planning
- Comments will be compiled and summarized in an engagement summary report
- Report will include:
  - Key themes of feedback
  - Statistics on participation
  - Details on methods of notification and engagement
- A consideration report which includes the project team's answers to questions and comments received may be developed

# Schedule

Item	Proposed timing
Technical assessments, preliminary design and early engagement with Indigenous groups	<i>Complete</i>
Project and Environmental Review (PER) permit application	Summer – winter 2021
Engagement period – 25-business day comment period	Fall – winter 2021/2022
PER decision	Winter 2021/2022
Construction start	Spring 2022
Construction complete	Early 2023



## Questions and next steps