



May 27, 2021

Dean Giles
Columbia Containers Ltd.
2775 Commissioner Street
Vancouver, BC V5K 1A1
dgiles@columbiacontainers.com

Dear Dean Giles:

Re: Columbia Containers Ltd. request to increase container stacking height

Vancouver Fraser Port Authority (the port authority) has received a request from you on behalf of Columbia Containers Ltd. to authorize a permanent increase in the container stacking height in the western depot empty container yard at 2775 Commissioner Street. The request is to allow stacking up to six standard containers high. The port authority understands authorization for the increase in stacking height has been requested to allow for increased empty container storage capacity at the site, which would allow for efficiencies in container and truck movements.

Container stacking in the subject site is currently restricted to five high (47.5 feet/14.5 meters in height) by Policy H8 in the East Vancouver Port Lands Area Plan 2007 (EVPL Plan). The EVPL Plan permits the consideration of structure heights (buildings) up to 55 feet / 16.8 metres within the same area, due to the fact that the residential community to the south (Area 3 in the EVPL Plan) is on an escarpment. The EVPL Plan also considers that view impacts from containers differ from that of buildings as their view impacts change as containers are not fixed, and may frequently be moved.

The port authority has undertaken and completed a review of the request, applying the processes and principles set out in the EVPL Plan. As part of this review, Columbia Containers Ltd. was able to present the proposal at a meeting of the EVPL and solicit their input. As part of our review, the port authority considered the information provided in the following supporting documentation:

- Letter: Columbia Containers Request for Stacking Increase, Dean Giles, Columbia Containers Ltd., November 25, 2020
- Memo: Geotechnical Comments on Bearing Capacity, Kevin Bodnar, GeoPacific Consultants Ltd., February 1, 2021
- Report: View Assessment Report, LOCI Landscape Architecture + Urban Design Inc., May 2021
- Presentation: Columbia Containers Request for Stacking Increase, Dean Giles, Columbia Containers Ltd., April 7, 2021
- East Vancouver Port Lands Area Plan, Vancouver Fraser Port Authority, City of Vancouver, Burrardview Community Association, 2007
- All correspondence with Burrardview Community Association from April 7, 2021 to May 11, 2021
- All correspondence with Dean Giles, Columbia Containers Ltd., from November 25, 2020 to May 12, 2021

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The port authority hereby authorize Columbia Containers Ltd. to permanently increase the container stacking height in the western depot empty container yard at 2775 Commissioner Street to six standard containers high. The following restrictions apply:

- Authorization to stack containers six high is only applicable to Columbia Containers western depot (the empty container yard, shown as Area 3 in the EVPL Plan)
- Standard containers measuring 8.5 feet high shall not be stacked more than six containers high (51 feet, or 15.5 meters)
- High cube containers measuring 9.5 feet high shall not be stacked more than five containers high (47.5 feet, or 14.5 meters)

We thank you again for presenting this request at the East Vancouver Port Lands Liaison Committee meeting on April 7, 2021, and for providing the requested information which allowed both the port authority and the Committee to consider the proposal.

Should you have any questions regarding this approval, please contact Tim Blair, Supervisor Planning, at 604 665-9378, email Tim.Blair@portvancouver.com.

Yours truly,

Vancouver Fraser Port Authority



Peter Xotta
Vice President, Planning and Operations

cc Jennifer Natland, Director, Planning and Development, Vancouver Fraser Port Authority
Naomi Horsford, Director, Community and Government Relations, Vancouver Fraser Port Authority
Tim Blair, Supervisor, Planning, Vancouver Fraser Port Authority
Andrea Kwasnicki, Public Engagement Advisor, Vancouver Fraser Port Authority