



PORT of  
vancouver

Vancouver Fraser  
Port Authority

VANCOUVER FRASER PORT AUTHORITY  
PROJECT AND ENVIRONMENTAL REVIEW  
REPORT AND PERMIT

PER No.:	21-083
Tenant:	Pacific Heliport Services Ltd.
Project:	Vancouver Harbour Heliport Ramp Replacements
Project Location:	455 West Waterfront Road, Vancouver, BC
Vancouver Fraser Port Authority SID No.:	VAN042
Land Use Designation:	Port Terminal
Applicant/Permit Holder:	Pacific Heliport Services Ltd.
Category of Review:	B
Date of Approval:	July 14, 2021
Date of Expiry:	July 31, 2023

## 1 INTRODUCTION

The Vancouver Fraser Port Authority (the “Port Authority”), a federal Port Authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. The Port Authority accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the “Permit”) documents the Port Authority’s project and environmental review of PER No. 21-083: Vancouver Harbour Heliport Ramp Replacements (the “Project”) proposed by Pacific Heliport Services Ltd. (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 the *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

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 21-083**, as described below.

Pacific Heliport Services Ltd. proposes to replace two deteriorating helipad access ramps (i.e., the east and the west ramps) with new wider steel ramps. The proposed new west access ramp will be approximately 3 m wide, 32 m in length, and 4.25 m in height, and designed to provide pedestrian access and occasional access to small snow removal vehicles. The proposed new east access ramp will be approximately 2.1 m wide, 32 m in length, and 4.25 m in height, and designed to provide access to pedestrians and small golf cart type vehicles. In addition, the new ramps will be designed to maintain the stiff-leg function of the ramps as part of the mooring system for the helipad float.

The new east ramp will be relocated approximately 4 to 5 m to the west of the existing east ramp such that it is located outside the heliport final approach and take-off exclusion area. Additionally, to suit the relocation of the east ramp, modifications to the hinge connections and mooring cables will be made, and a new east abutment will be installed. The maximum depth of the new abutment will be approximately 2.5 m below the existing parking lot level, contingent on the results of a soil investigation.

The location of the new west ramp will remain unchanged, and the existing hinge brackets on the existing west abutment and the floating helipad will be reused if possible.

The Project will also include removing and disposing of the deteriorating ramps and removing and reinstalling electrical lines, fuel lines, and other services currently mounted on the existing ramps. Additionally, new security access gates will be installed at the shore end of the new ramps.

## 2.1 Proposed Works

The proposed Project works include:

- Mobilization of materials and equipment via truck
- Excavation, formwork setup, and concrete placement for a new east ramp abutment
- Assembly of steel structures for the ramps
- Assembly of decking and handrails
- Minimal riprap adjustment near the new east ramp abutment location
- Installation of the east and west ramps
- Relocation and adjustments to the existing mooring cables
- Decommissioning and removal of the east and west ramps
- Installation of top covers for the east and west ramps
- Installation of new security gates
- Clean-up and reinstatement of the Project area
- Demobilization of equipment

Some work will be conducted outside regular working hours to minimize impacts to facility operations. The anticipated construction timeline is July 15, 2021 to August 31, 2021.

## 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

Transportation

## 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 “Special study area” in the Port Authority Land Use Plan. The replacement of the heliport ramps does not represent a change in use of the Project site; it supports the primary use under the designation, and is, therefore, consistent 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 Vancouver on July 7, 2021, notifying them of the proposed Project. The City of Vancouver had no comments.

### 6.2 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 June 10 to July 9, 2021. At the close of the 30 calendar day public comment period, no comments were received.

The proposed Project was assessed by the Port Authority to have minimal or no potential impacts to community interests in the surrounding area either during construction or once the Project is completed. Therefore no construction notification was required.

## 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 May 27, 2021
- Project correspondence from May 31 to July 9, 2021

## 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 Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the Project. We conclude that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

**LISA McCUAIG**  
MANAGER, ENVIRONMENTAL PROGRAMS

July 14, 2021

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 No. 21-083 is approved by:

ORIGINAL COPY SIGNED

**LISA McCUAIG**  
MANAGER, ENVIRONMENTAL PROGRAMS

July 14, 2021

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 Pacific Heliport Services Ltd. (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.**

Port Authority Guidelines and Record Drawing Standards referenced in this document can be located at:

<https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/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 shall provide an Infrastructure Surveyed Data Drawing that includes topographic and utility locate data based on surveys in accordance with the Port Authority's Record Drawing Standards. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of the Port Authority, that result from construction and operation of the Project.	
6.	The Permit Holder shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with applicable standards and specifications set out in the sections above entitled Project Description and Information Sources. The Permit Holder shall not carry out any other physical activities unless expressly authorized by the Port Authority.	
7.	The Permit Holder shall cooperate fully with the Port Authority in respect of any review by the Port Authority of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by the Port Authority. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit.	
8.	The Permit Holder shall review the Permit with all employees, agents, contractors, licensees and invitees working on the Project site, prior to such parties participating in any construction or other physical activities on the Project site. The Permit Holder shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with this Permit.	
9.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.	
10.	Unless otherwise specified, the Permit Holder shall provide all plans, documents, and notices required under this Permit to the following email address: <b>per@portvancouver.com</b> and referencing <b>PER No.21-083</b> .	
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.	
	<b>CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>	<b>SUBMISSION TIMING (business days)</b>
14.	The Permit Holder shall submit Issued For Construction drawings in accordance with the Port Authority's Record Drawing Standards, in both AutoCAD and PDF format. Both CAD and PDF file names must correspond to the Port Authority's record drawing index number (Section 2.10 –VFPA Record Drawing Standards). These shall be signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities

15.	The Permit Holder shall provide a signed and sealed soil investigation report and a letter from a geotechnical professional certifying the suitability of the underlying soil for abutment construction. The geotechnical professional shall be licensed to practice in the Province of British Columbia.	15 business days before commencing construction or any physical activities
16.	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.	Before commencing construction or any physical activities
<b>CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES</b>		
17.	The Permit Holder shall notify the Port Authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	
18.	All general construction and physical activities related to the Project shall be conducted from <b>Monday to Sunday</b> between the hours of <b>7:00 am and 12:00 am</b> . <b>Work activities shall be coordinated to be close to closing time at the Vancouver Heliport Services facility to the extent reasonable.</b> No construction and physical activities shall take place on holidays. Any lighting required for night works shall be directed down and away from residential areas. These hours shall not be modified without prior approval of the Port Authority.	
19.	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.	
20.	The Permit Holder may place temporary construction trailers on the Project site while this Permit remains in effect, provided such trailers meet all of the criteria set out in the Port Authority's Temporary Construction Trailer Criteria, available at: <a href="https://www.portvancouver.com/permitting-and-reviews/building-permits/">https://www.portvancouver.com/permitting-and-reviews/building-permits/</a> . Should one or more of the criteria not be met, a Port Authority Building Permit is required.	
21.	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 of the <i>Fisheries Act</i> ; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35 of the <i>Fisheries Act</i> .	
22.	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.	
23.	The Permit Holder shall carry out all activities in a manner that prevents the release of sediment, sediment-laden waters, and turbid waters to the aquatic environment.	
24.	The Permit Holder shall not dewater excavations unless a dewatering plan has been submitted to the Port Authority's satisfaction.	

25.	The Permit Holder shall conduct all activities involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials in a manner that shall not deposit sediments, debris, concrete (cured or uncured), and concrete fines to the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials (such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing) shall not be permitted to enter the aquatic environment. The Permit Holder shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.	
26.	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.	
27.	The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.	
28.	All non-road diesel equipment in use within Port Authority jurisdiction shall be reported as required under the Non-Road Diesel Equipment Program ( <a href="http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/">http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/</a> ).	
29.	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).	
	<b>CONDITIONS – UPON COMPLETION</b>	<b>SUBMISSION TIMING (Business Days)</b>
30.	The Permit Holder shall notify the Port Authority upon completion of the Project.	Upon substantial completion
31.	The Permit Holder shall provide record drawings in both AutoCAD and PDF format (with an Engineers stamp where applicable) in accordance with the Port Authority's Record Drawing Standards, including a Project site plan that clearly identifies the location of works. Both CAD and PDF file names must correspond to the Port Authority's record drawing index number (Section 2.10 –VFPA Record Drawing Standards).	Within 40 business days of completion
<b>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.</b>		
<b>LENGTH OF PERMIT VALIDITY</b>		
The Project must be completed no later than <b>July 31, 2023</b> (the Expiry Date).		
<b>AMENDMENTS</b>		
<ul style="list-style-type: none"> <li>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.</li> <li>For an extension to the Expiry Date, the Permit Holder must apply in writing to the Port Authority no later than 40 business prior to that date.</li> </ul>		
<b>Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.</b>		

## 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](mailto:PER@portvancouver.com)  
Website: [www.portvancouver.com](http://www.portvancouver.com)

### After normal business hours:

In the event of any land or marine construction incidents or concerns related to works carried out on-site under this permit, please contact the 24/7 Port Operations Centre 604-665-9086. In the event of an emergency requiring 'First Responders', please call 911 first.

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