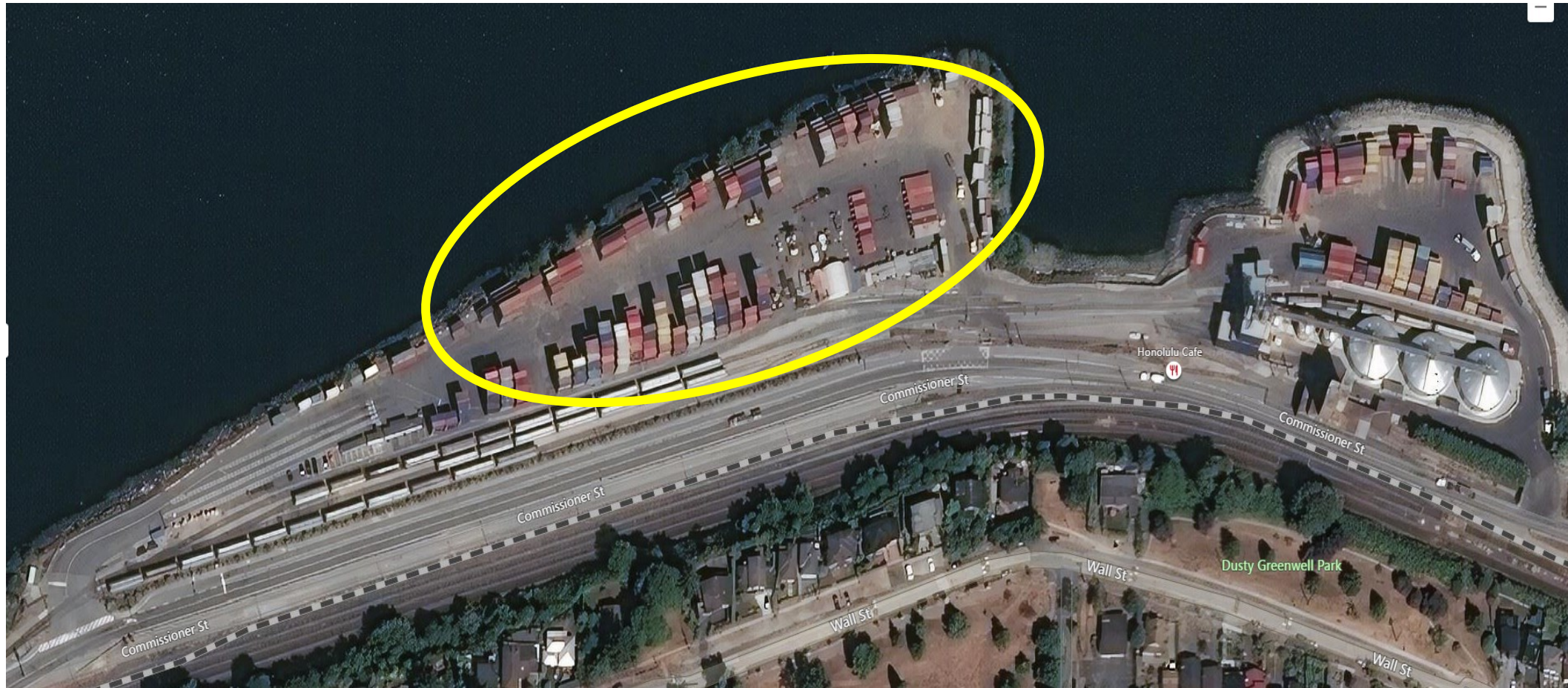




Site Overview

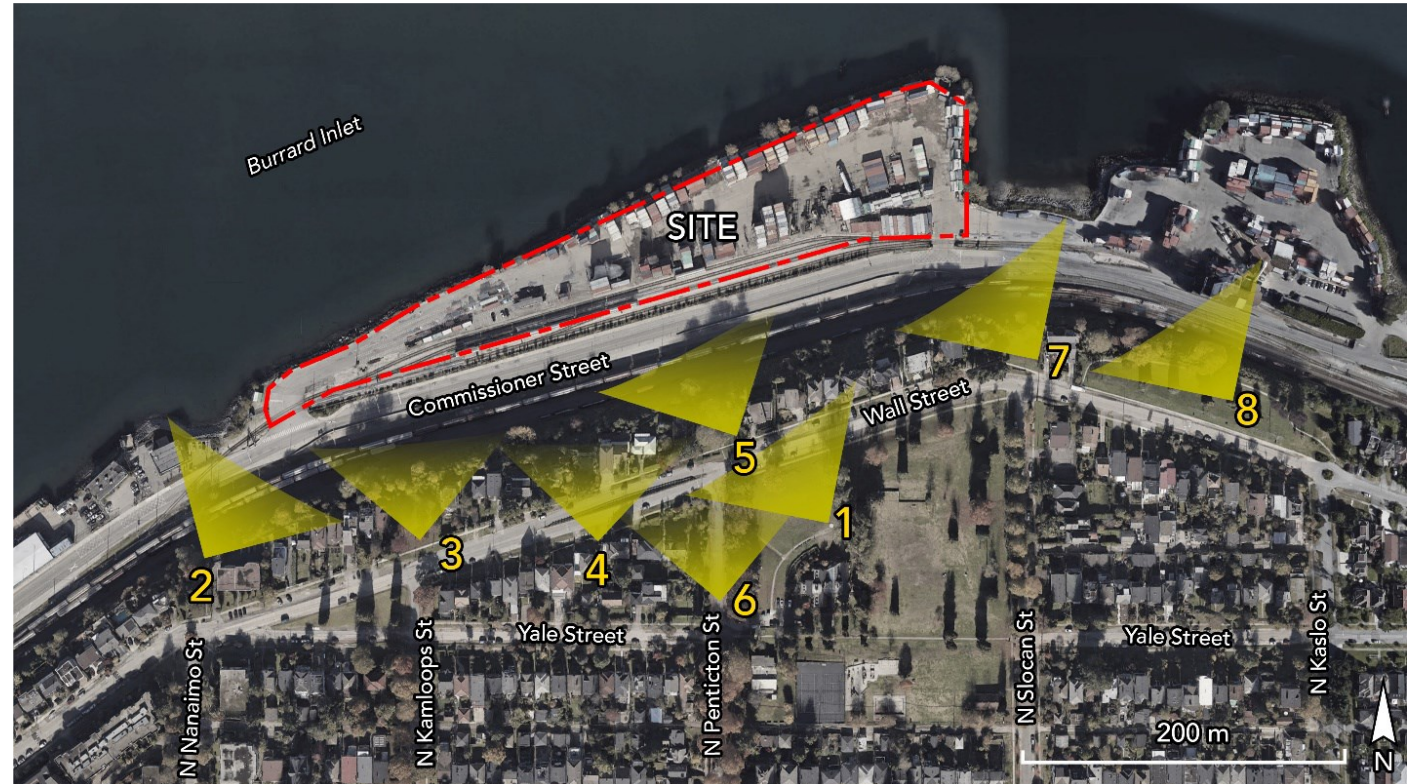


Why?

- Commissioner St. realignment has involuntarily reduced our footprint and ability to store empty containers
- Steamship and terminals forcing more containers to remain on site
- Land space constraints – more congestion leads to less efficiency, which leads to more container movement
- Less storage space, forces more “Just in Time” pickups requiring more truck movements
- More movements – more noise
- Competing with depots where normal operations are 7+ high stacking
- Current plan allows 5 high x 9.5’ containers = 47.5’
- EVPL Area Plan allows heights to 55’ in Area 3 – Six stacked containers are 51’

View Assessment

- Completed by Hemmera Consulting in November 2020
- Focused on 8 public viewable areas above CCL's site along Wall St



View Assessment cont...

View Point 1 – Burrard Park



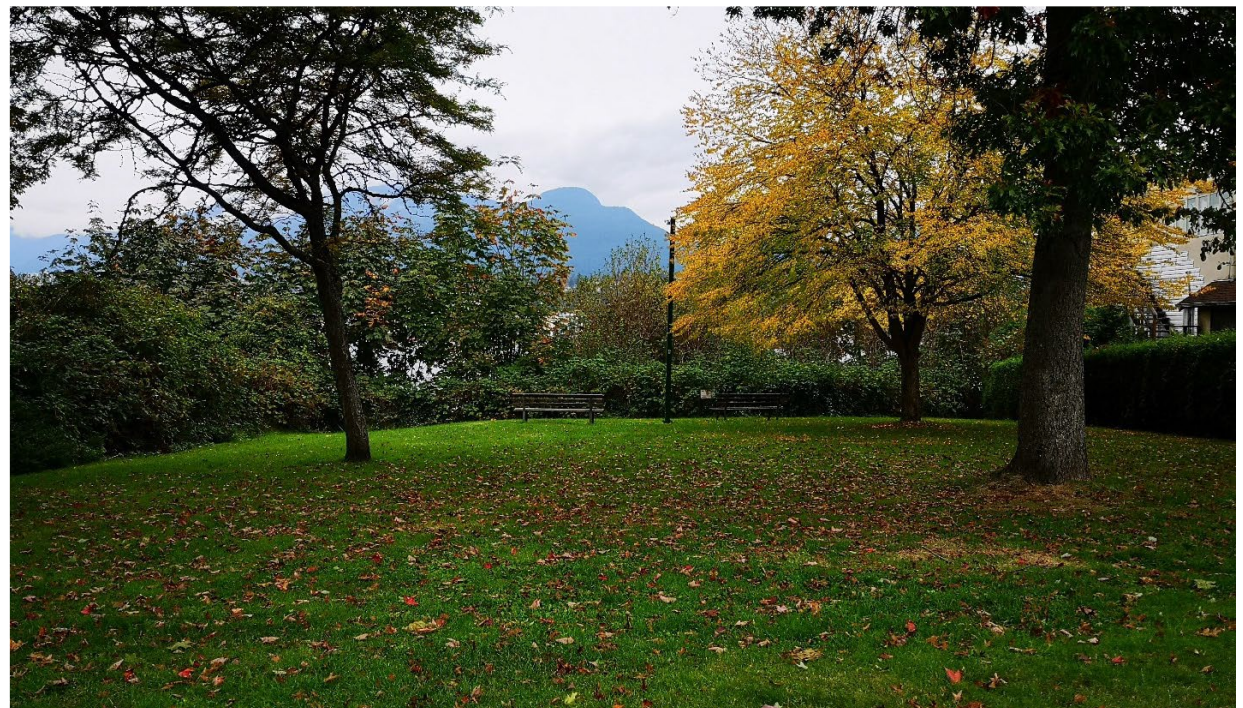
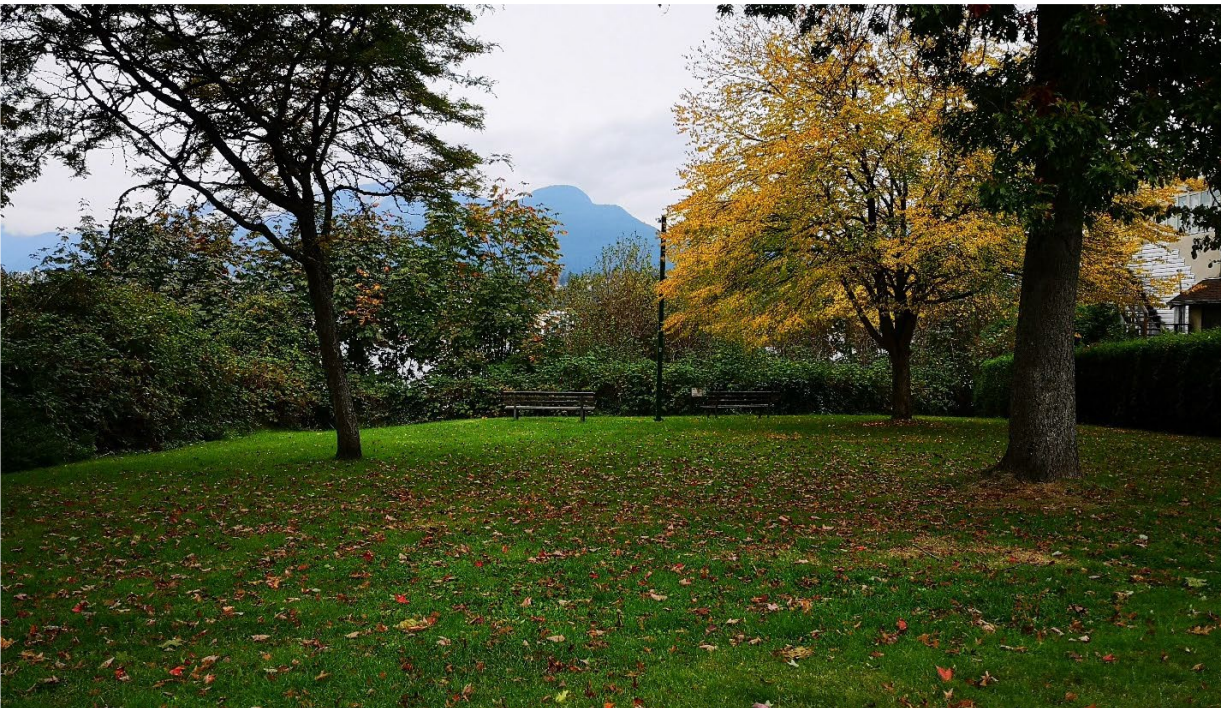
View Assessment cont...

View Point 2 – Meditation Park



View Assessment cont...

View Point 3 – Portside View Park



View Assessment cont...

View Point 4 – 2500 Block Wall St



View Assessment cont...

View Point 5 – Harbour View Park



View Assessment cont...

View Point 6 – 600 Block N. Penticton St



View Assessment cont...

View Point 7 – Commissioner Park



View Assessment cont...

View Point 8 – Dusty Greenwell Park



Findings....

- Views from the South have year-round trees and shrubbery providing mostly a vegetative screen
- Views from the Easterly/Westerly have less vegetation and more open views but only a small percentage of the container property is visible
- Container volumes vary by month and generally less than 75% of the East/West distance is covered by containers
- Impacts to views from public viewpoints would be minimal
- Water views will be partially reduced in some areas
- Views of the North Shore/mountains will not be affected