



**PORT of
vancouver**

Vancouver Fraser
Port Authority

**VANCOUVER FRASER PORT AUTHORITY
PROJECT AND ENVIRONMENTAL REVIEW
REPORT AND PERMIT**

PER No.:	21-143
Tenant:	GP Canada Gypsum Holding ULC
Project:	Georgia Pacific Dock Removal
Project Location:	12509 116 Avenue, Surrey, BC
Vancouver Fraser Port Authority SID No.:	SUR330
Land Use Designation:	Industrial
Applicant/Permit Holder:	Tetra Tech Canada Incorporated on behalf of GP Canada Gypsum Holding ULC
Category of Review:	B
Date of Approval:	October 28, 2021
Date of Expiry:	March 1, 2022

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. 21-143: Georgia Pacific Dock Removal (the “Project”) proposed by Tetra Tech Canada Incorporated working on behalf of GP Canada Gypsum Holding ULC (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

The Applicant proposes to remove a fire-damaged dock structure at 12509 116 Avenue, Surrey, BC. The dock structure comprises a 60 m by 16 m wharf head connected to a 30 m by 6 m timber trestle and several steel mooring piles riverward of the wharf head. The dock was damaged by fire the week of June 18, 2021. The

Applicant intends to remove the dock as soon as possible to minimize potential navigational and safety hazards from falling and compromised structural components.

In this project permit, the Project means the physical activities authorized by the Port Authority to be carried out pursuant to **PER No. 21-143**, as described below.

2.1 Proposed Works

The proposed Project works includes:

- Installation of a silt-curtain around the entire area to contain floating debris throughout the length of the Project
- Removal of the top of the superstructure (e.g., corbels, pile caps, stringers and deck planks) with a clam bucket and crane on a spud barge
- Removal of piles and the superstructure by vibratory hammer. Items to be removed include:
 - approximately 9 steel piles
 - approximately 40 batter/brace piles
 - approximately 200 timber piles
- removal of floating debris
- Disposal of debris by flat scow to appropriate upland disposal sites.

All creosote timber material will be removed from the site via barge, transferred to trucks, and taken to an approved facility for disposal. All equipment will have spill containment kits. The works are anticipated to be completed within 30 days, during standard construction hours. All works will be completed during the window of least risk for the Fraser River.

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.

- | | | |
|-------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Planning | <input checked="" type="checkbox"/> Environmental Programs | <input checked="" type="checkbox"/> Engineering |
| <input checked="" type="checkbox"/> Marine Operations | <input checked="" type="checkbox"/> Project Consultation | |

4 INDIGENOUS CONSULTATION

The Port Authority has reviewed the proposed works and determined that the Project does not have the potential to adversely impact Indigenous or Treaty rights, as the proposed works are for the removal of a dock damaged by a fire. The Port Authority deemed that Indigenous groups should be informed of the works to address any questions they may have.

All reasonable efforts were made to engage/inform the following Indigenous groups about the proposed Project:

- a) Kwikwetlem First Nation
- b) Musqueam Indian Band
- c) S'ólh Téméxw Stewardship Alliance (via PRRO)
 - Aitchelitz First Nation
 - Chawathil First Nation
 - Cheam First Nation
 - Kwaw'Kwaw'Apilt First Nation
 - Scowlitz First Nation
 - Shxwha:y Village
 - Skawahlook First Nation

- Skwah First Nation
- Skowkale First Nation
- Soowahlie First Nation
- Squiala First Nation
- Sumas First Nation
- Tzeachten First Nation
- Yakwekwioose First Nation
- Yale First Nation
- d) Tsawwassen First Nation
- e) Tsleil-Waututh Nation

The following engagement activities were conducted:

- Notification of the project was sent to Indigenous groups, including:
 - Notification letter
 - Project location map – PER 21-143
- Additional information regarding the proposed Project was sent to Indigenous groups, as requested

Based on the record of consultation, the Port Authority is of the view that the duty to consult has been met.

5 NOTIFICATIONS

5.1 Municipal Notification

The proposed Project was assessed by the Port Authority to have no impacts to municipal interests. Consequently, municipal notification was not conducted.

5.2 Adjacent Tenant Notification

The proposed Project was assessed by the Port Authority to have no impacts to adjacent tenant interests. As a result, a notification letter was not sent to adjacent tenants.

5.3 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 September 16 to October 15, 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 demolition or once the project is completed. Therefore, no construction notification was required.

6 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 September 9, 2021
- Project correspondence from September 9, 2021 to October 22, 2021

7 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

October 28, 2021

DATE OF DECISION

8 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 PER No. 21-143 is approved by:

ORIGINAL COPY SIGNED

LISA McCUAIG
MANAGER, ENVIRONMENTAL PROGRAMS

October 28, 2021

DATE OF APPROVAL

9 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 Tetra Tech Canada Incorporated working on behalf of GP Canada Gypsum Holding ULC (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 complete the project within 60 days of receiving this permit and no later than December 31, 2021 , unless otherwise authorized in writing by the Port Authority.
3.	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.
4.	This Permit in no way endorses or warrants the undertaking 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 undertaking of the Project, in accordance with the terms and conditions of this Permit.
5.	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.
6.	The Permit Holder is responsible for locating all existing site services and utilities including any located underground. 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 the activities undertaken through the Project.
7.	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.
8.	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.
9.	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.
10.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.
11.	Unless otherwise specified, the Permit Holder shall provide plans, documents, and notices required under this Permit to the following email address: per@portvancouver.com and referencing PER No. 21-143 .
12.	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.
13.	The Port Authority shall have unfettered access to environmental compliance documentation and the Project site at all times during demolition without notice.

14.	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.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
15.	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 demolition or any physical activities
16.	Prior to the commencement of any vessel-related activities, the Permit Holder shall contact Canadian Coast Guard (CCG) Marine Communications and Traffic Services (MCTS), (email: NAVWARN.MCTSPRinceRupert@innav.gc.ca ; Phone: 250-627-3070) regarding the issuance of a Navigational Warning (NAVWARN) to advise the marine community of potential hazards associated with the Project.	As per Coast Guard requirements
17.	The Permit Holder shall submit a marine construction and staging plan to the Port Authority's satisfaction, which includes: <ul style="list-style-type: none"> a) staging and demolition areas b) dates and hours of operations c) description of activities taking place d) participating equipment and vessels (dimensions must be included) e) method of preferred communication with marine users f) special requests and/or additional information <p>The Permit Holder shall carry out the Project in accordance with the marine construction and staging plan, including any subsequent updates made to the Port Authority's satisfaction.</p>	3 days prior to commencing demolition activities
	CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	
18.	All general demolition and physical activities related to the Project shall be conducted from Monday to Saturday between the hours of 7:00 a.m. and 8:00 p.m. No demolition and physical activities shall take place on Sundays or holidays. These hours shall not be modified without prior approval of the Port Authority. To request permission to conduct activities outside these hours, the Permit Holder must submit a written request no less than 30 business days prior to the desired start date.	
19.	The Permit Holder shall notify the Port Authority within two business days of any complaints received from the community and stakeholders during demolition and indicate how the Permit Holder has responded to such complaints.	
20.	The Permit Holder shall carry out the Project in accordance with the Port Authority's Archaeological Chance Find Procedure, or an Archaeological Chance Find Procedure submitted to the Port Authority's satisfaction. The Archaeological Chance Find Procedure shall be provided to employees, agents, contractors, licensees and invitees working on the Project site prior to such parties conducting any groundbreaking activities.	

21.	The Permit Holder shall remove all abandoned utilities from the Project site, both underground and aboveground. At locations of connection to municipal works (i.e., at property lines), the abandoned utilities shall be capped. The Permit Holder shall provide detailed drawings of abandoned utilities and capped connections in both AutoCAD and PDF format in accordance with the Port Authority's Record Drawing Standards.
22.	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> .
23.	The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder, and any subsequent updates made to the Port Authority's satisfaction.
24.	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.
25.	The Permit Holder shall use an environmentally clean clamshell bucket. The bucket and any portion of the cables that will be in contact with or near the water shall be cleaned of any residual hydrocarbons or other contaminants prior to the start of works.
26.	The Permit Holder shall maintain equipment in good mechanical condition and free of fluid leaks, invasive species, and noxious weeds.
27.	The Permit Holder shall remove piles completely by extracting the entire length of pile from the riverbed. If physical conditions result in the breakage of piles, the Permit Holder shall remove the remaining pile stubs with the least amount of disturbance of the riverbed as possible. Should it be impossible to remove the remaining pile stubs, they are to be cut as close as possible to the nominal bed elevation in the immediate area of each pile.
28.	The Permit Holder shall immediately cease work and notify the Port Authority if the Permit Holder has reasonable grounds to believe that the Project has harmed fish or fish habitat, including observation of distressed, injured, or dead fish. The Permit Holder shall not resume work until authorized by the Port Authority.
29.	During any vessel-related activities, the Permit Holder shall: <ul style="list-style-type: none"> a) Position vessels and equipment associated with the Project in such a manner so as not to obstruct line of sight to navigational aids or markers b) Exhibit the appropriate lights and day shapes at all times c) Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary d) Be familiar with vessel movements in areas affected by the Project e) Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations f) During night hours, unless working 24 hours per day, ensure that the rig and associated equipment is moored outside the navigation channel and lit in accordance with all applicable regulations
30.	The Permit Holder shall not permit barges or other vessels used during the Project to ground on the foreshore or riverbed or otherwise disturb the foreshore or riverbed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.

31.	The Permit Holder shall not disturb the riverbed outside the Project site.	
	CONDITIONS – UPON COMPLETION	SUBMISSION TIMING (Business Days)
32.	The Permit Holder shall notify the Port Authority upon completion of the Project.	Upon substantial completion
33.	The Permit Holder shall contact the Database Information Office of the Canadian Hydrographic Service (CHS) at (250) 363-6360 or chsdatacentre@dfo-mpo.gc.ca to arrange for the relevant CHS charts to be updated.	Within 30 days of completion
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.		
LENGTH OF PERMIT VALIDITY		
The Project must be completed no later than March 1, 2022 (the “Expiry Date”).		
AMENDMENTS		
<ul style="list-style-type: none"> • Details of any material proposed changes to the Project, including days and hours when demolition and any physical activities will be conducted, must be submitted to the Port Authority for consideration of an amendment to this Permit. • 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. 		
Failure to apply for an extension as required may, at the sole discretion of the Port Authority, result in termination of this Permit.		

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
Website: www.portvancouver.com

After normal business hours:

In the event of any land or marine demolition 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.



PER # 21-143

**Georgia Pacific Dock
Removal**

-  Project Location
-  VFPA Boundary

Vancouver Fraser Port Authority:
This drawing has been reviewed by
Vancouver Fraser Port Authority
solely for the purpose of VFPA's
issuance of a Project Permit. This
Permit in no way denotes design,
engineering, or structural approval
or endorsement.

0 62.5 125 250
Meters



Vancouver Fraser
Port Authority

Date: September 10, 2021