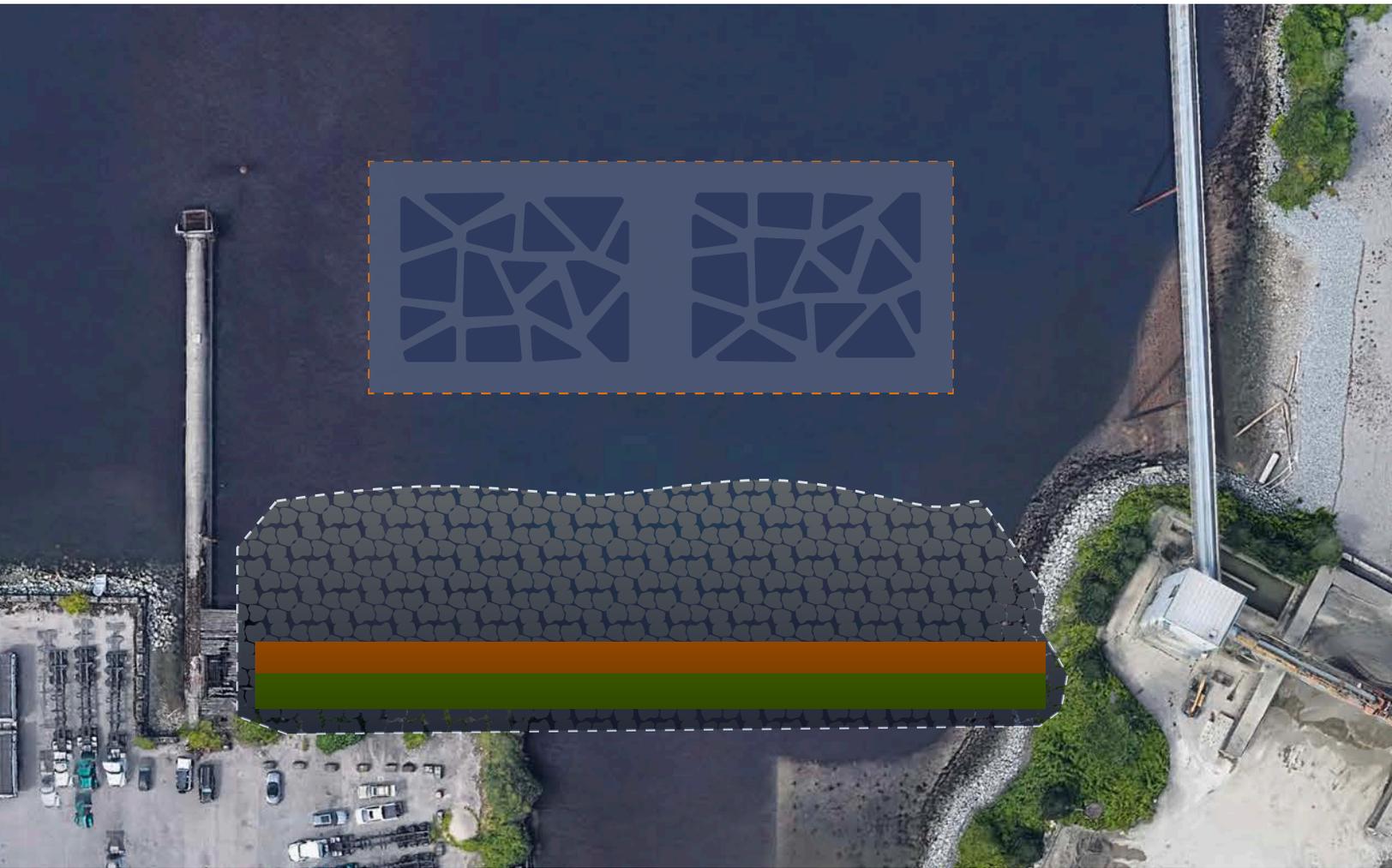


# Sterling Shipyard Remediation and Infill Project



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**vancouver**

Vancouver Fraser  
Port Authority

# Acknowledgment

The Vancouver Fraser Port Authority acknowledges that the Sterling Shipyard Remediation and Infill Project is located on the traditional territory of the Musqueam, Squamish, and Tsleil-Waututh peoples. Thank you to everyone who provided feedback on the Sterling Shipyard Remediation and Infill Project. We appreciate your time and value your input, which will be considered as we finalize project design and plan for project construction, should the proposed project be approved.

## About the Vancouver Fraser Port Authority

The Vancouver Fraser Port Authority is the federal agency, which, on behalf of all Canadians, is responsible for the shared stewardship of the lands and waters that make up the Port of Vancouver. Our mandate is to enable Canada's trade objectives, ensuring goods are moved safely through the Port of Vancouver while protecting the environment and considering local communities. We are accountable to the federal minister of transport.

### Our vision

For the Port of Vancouver to be the world's most sustainable port

### Our mission

To enable Canada's trade objectives, ensuring safety, environmental protection, and consideration for local communities

### Our values

- Accountability
- Collaboration
- Continuous improvement
- Customer responsiveness

### Our definition of a sustainable port

We believe a sustainable port delivers economic prosperity through trade, maintains a healthy environment, and enables thriving communities through meaningful dialogue, shared aspirations, and collective accountability.



## About the project

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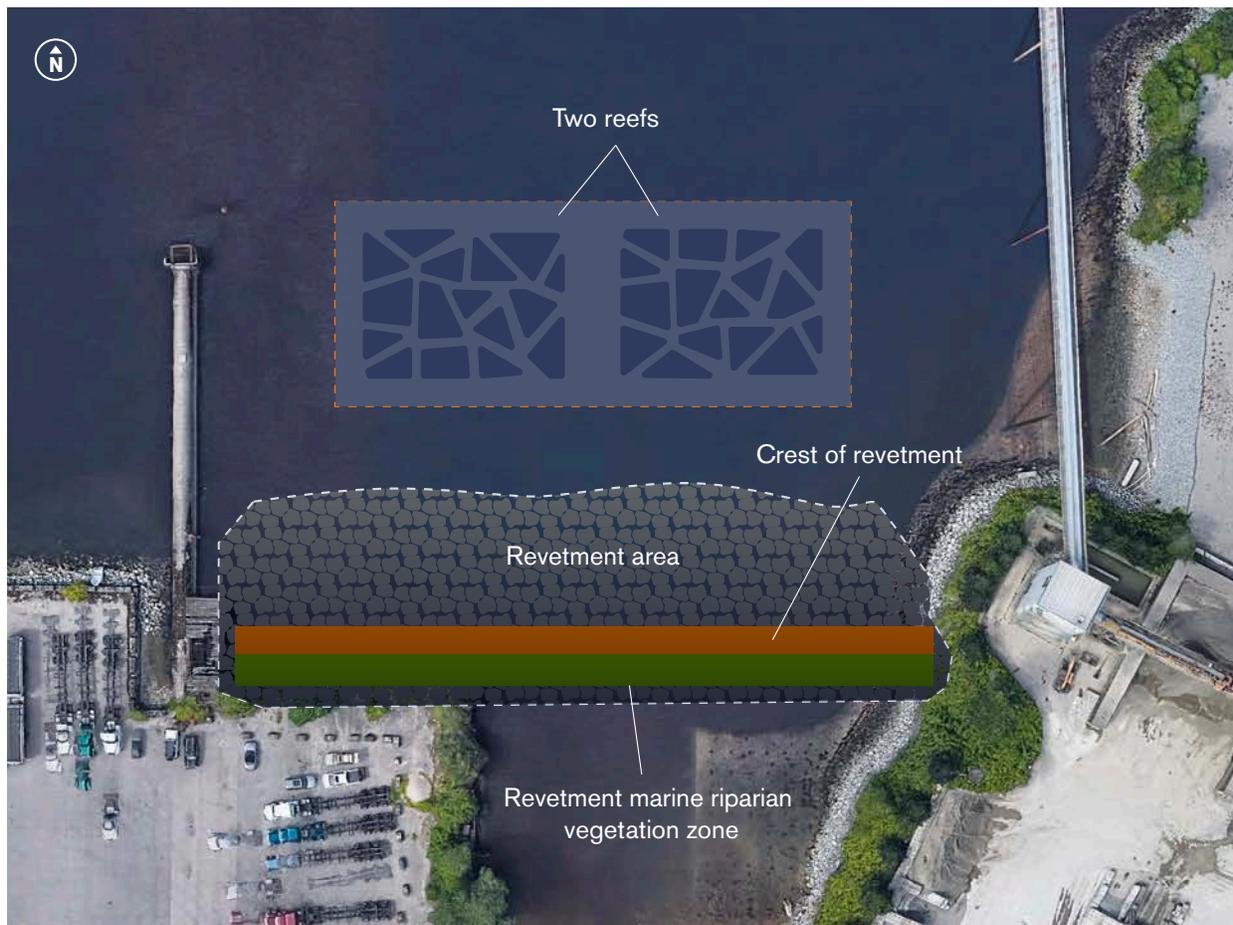
The Sterling Shipyards Remediation and Infill Project is a remediation and infilling project on the south shore of Burrard Inlet. Subsurface soil at the site is contaminated due to historic industrial activity and requires excavation to remediate the site. Once the contaminated soil is removed, the intertidal area will be backfilled with engineered fill to create a combined 1.1 hectares of new port industrial land to help continued economic growth amidst an industrial land shortage in the region. The port authority is overseeing this project and, if approved and completed, the new industrial land would be leased to a port tenant or operator in the future. Any future proposed development would undergo the port authority's Project and Environmental Review (PER) process.



## About the project

The port authority has investigated the site to determine the extent of the historic contamination, and to develop a strategy to remediate the area. Investigations and testing have revealed that the intertidal area has been exposed to debris such as wood waste, metals and hydrocarbons, and in order to remove these and to address the environmental risk, a fulsome remediation plan has been developed and includes:

A rock berm revetment will be built at the north of the site, to contain engineered fill placed in the excavated intertidal area. The 0.6-hectare upland part of the site will be cleared of vegetation and graded. A surface layer of gravel to facilitate drainage will be placed on top.



## About the project

### Mitigations

- Construction will be done by land and by barge. Most works will be undertaken during standard work hours (Monday to Saturday, between 7:00 a.m. and 8:00 p.m.), though some work done by water may be tidally dependent and could fall outside of the port authority's standard construction hours. Additional approvals will be sought, and community notification will be done prior to any work undertaken outside of standard hours.
- Contaminated materials will be excavated and sent to a treatment centre to be properly disposed of.
- All excavated material will be stored well away from Burrard Inlet on a poly liner to ensure any possible runoff is contained. Should the material not be promptly removed, it will be covered at night and when windy.
- Trucks hauling material to or from the site will be covered, loads will be optimized and wheel wash stations will be used to mitigate dust.

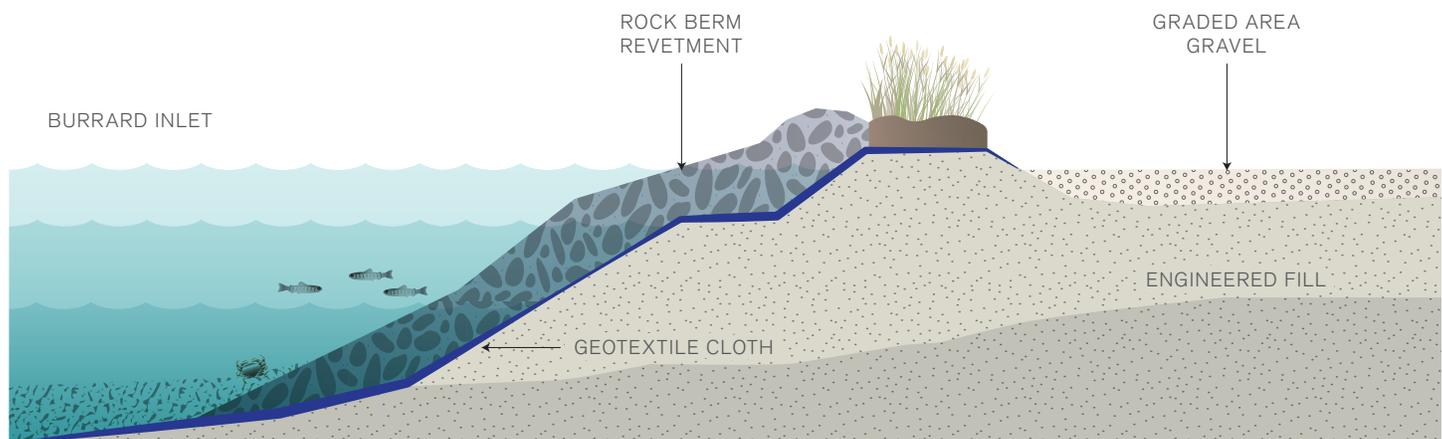
- Rocks will be placed, not dropped, when the rock berm revetment is being constructed, which will help reduce noise impacts to the surrounding community.
- Mitigation measures, including an anti-idling policy, a requirement to ensure all equipment is in good working condition, and dust suppression techniques, will be in place for the construction contractor.

### Fish habitat offsetting

To meet Fisheries and Oceans Canada requirements for this project, onsite fish habitat offsetting will be developed. Two reefs will be built in the subtidal zone to provide refuge and spawning grounds for fish, and habitat for crabs, algae, and seaweed.

A marine riparian vegetation zone will be built just south of the rock berm revetment. This vegetation zone will include the planting of grass, sedges, shrubs, and small trees.

At high tide, a significant amount of the rock berm revetment area will be submerged underwater.

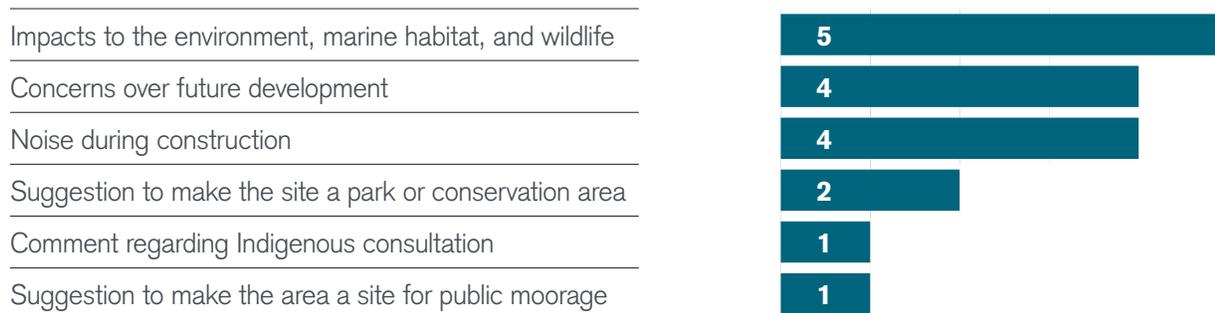


## Engagement summary

From October 25 to November 29, 2021, the port authority held public engagement for the Sterling Shipyard Remediation and Infill Project, as a requirement of the port authority's Project and Environmental Review (PER) process. We invited the community to learn more about the proposed project by visiting the project's engagement website, and to share feedback with us by completing an online feedback form, emailing us, mailing us, or phoning the project team. In this report we have summarized what we heard, and how we will use this feedback to inform the project as it progresses through to detailed design and construction.

### Feedback

Themes from feedback forms, emails and phone calls during the course of the engagement period.



*Some respondents noted multiple issues of concern.*

### Participation

Public feedback was received during the engagement period in the following ways:

**14** online feedback forms were completed or partially completed

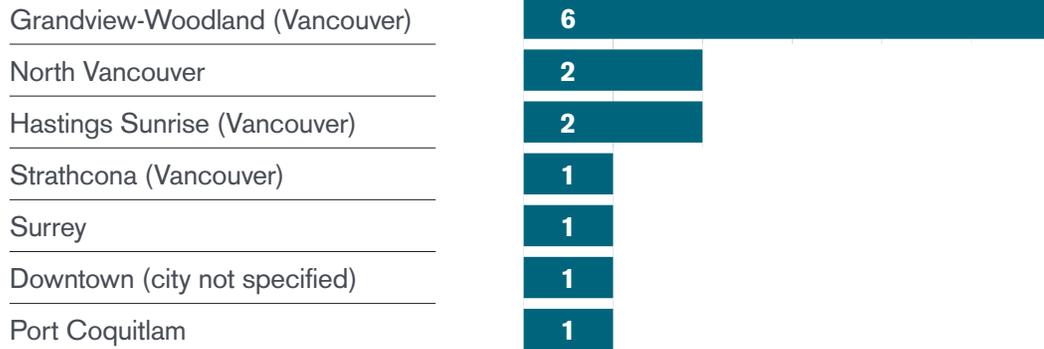
**2** emails were sent to [SterlingRemediation@portvancouver.com](mailto:SterlingRemediation@portvancouver.com)

**1** phone call was received

## Responses from feedback forms

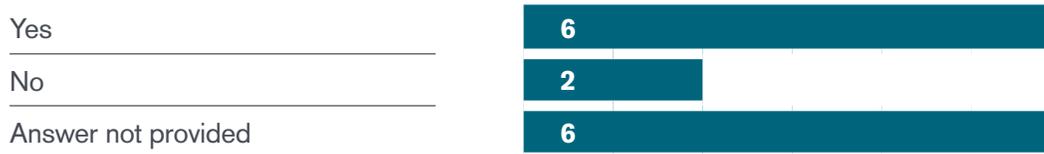
The majority of respondents live in the Grandview-Woodland area of Vancouver, with the rest spread around the Lower Mainland.

### Where do you live

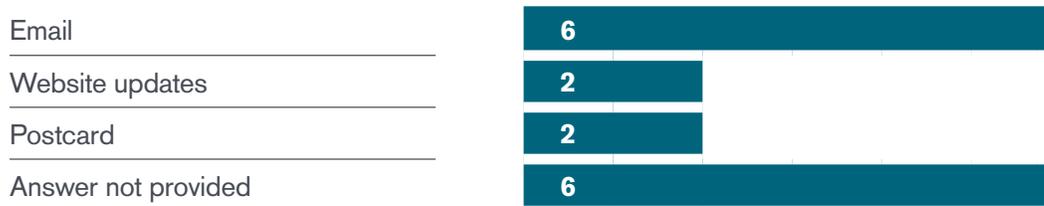


The majority of respondents who answered this question were supportive of the project and indicated how they would like to be kept up to date should the project move forward.

### Are you supportive of the project



### How would you like to be notified of project activities and updates



*One respondent selected each method of communication: email, website updates, and postcard.*

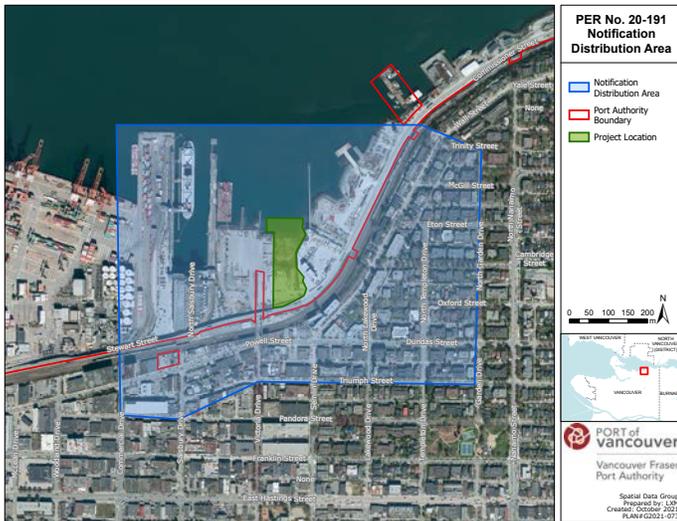
# Promotion and notification

It is important to us to hear from as many members of the community as possible. With this in mind, we promoted and advertised the public engagement period through the following activities:

## Notification postcards

The port authority distributed 2,402 notification postcards during the week of October 25, 2021, to property owners, businesses, and residents near the project area to invite them to participate in the public engagement period, learn more about the project, and complete the online feedback form.

The notification area map is shown below along with Canada Post's postal code route map.

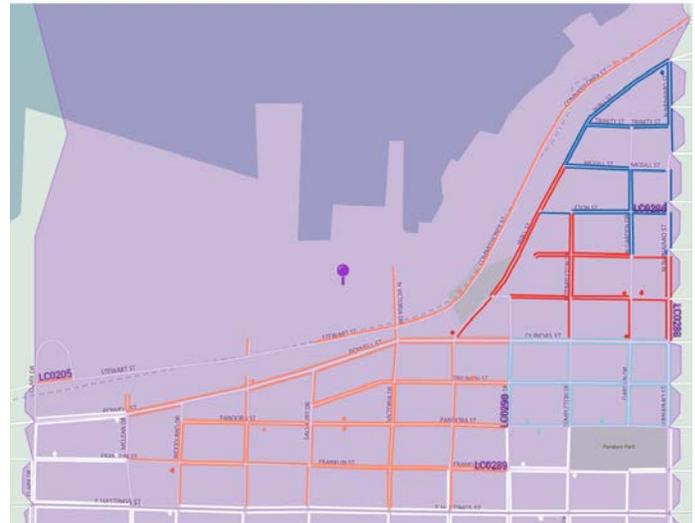


## Print advertisements

The port authority ran a print ad in the Vancouver Sun on October 25, 2021.

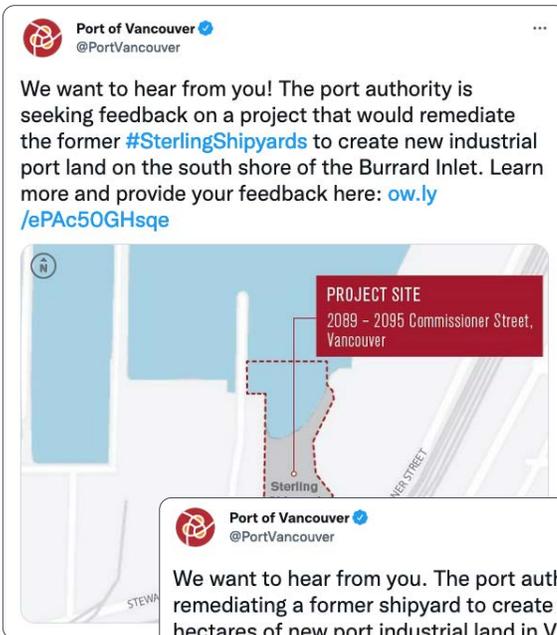
## Social media posts

The port authority posted two organic posts on Twitter, one each on November 5 and 19, 2021, and one post on Facebook and LinkedIn on November 5, 2021.



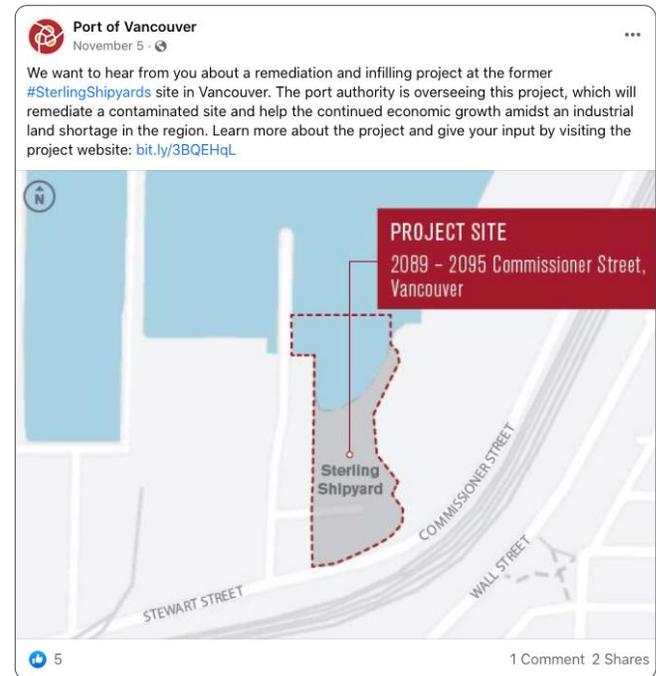
## Twitter posts

There were **4,255 impressions and over 136 engagements** for both Twitter posts.



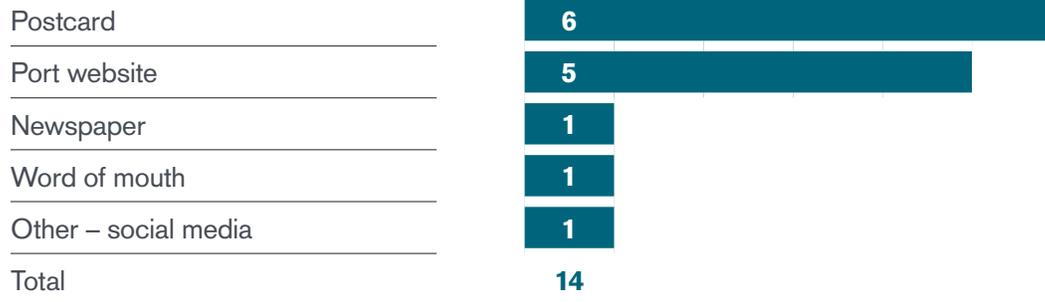
## Facebook post

The Facebook post **reached 1,892 people** with eight (8) likes, comments or shares, and 20 post clicks.



## Respondents learned of the public engagement process in the following ways:

### How did you hear about this project

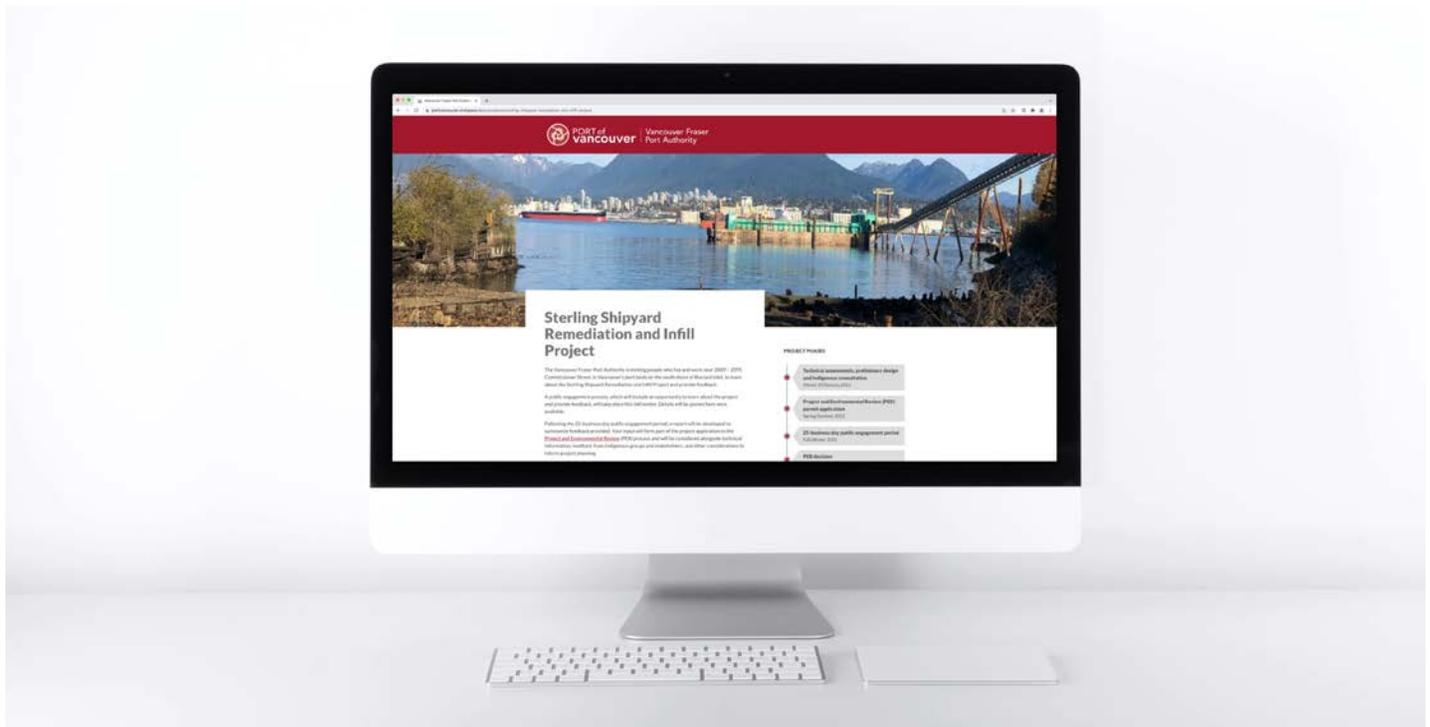


# Engagement materials

The following materials were available as part of the engagement period for this project:

A dedicated online engagement [webpage](#), to make project information available to the public which included:

- Description of the project
- Graphics illustrating various aspects of the project
- Project summary document
- Notification postcard
- Online feedback form
- Contact information to submit feedback by email, mail, and phone



## Consideration of feedback from online feedback form

Key themes	Port authority response and mitigation
<p><b>Concerns over future development</b></p>	<p>At this time, there are no plans for future development at the site. Any future proposed development would undergo the port authority's Project and Environmental Review (PER) process.</p>
<p><b>Impacts to the environment, marine habitat, and wildlife</b></p>	<p>The port authority has investigated the site to determine the extent of the historic contamination and to develop a strategy to remediate the area. Investigations and testing have revealed that the intertidal area is contaminated with debris such as wood waste, metals, and hydrocarbons. As a result, the site is rated as having poor habitat value for fish, marine, and other wildlife. A fulsome remediation plan has been developed to address these issues.</p> <p>Onsite fish habitat will be constructed to offset potential impacts of the project. Two reefs will be built in the subtidal zone to provide a suitable surface for invertebrate and macro algae attachment, and to provide refugia and rearing habitat for fish and crabs. This will create enhanced habitat functionality and complexity relative to the existing site conditions.</p> <p>A marine riparian vegetation zone will be installed just south of the rock berm revetment. This vegetation zone will be planted with grass, sedges, shrubs, and small trees, and are expected to provide additional habitat functionality for the marine and terrestrial areas onsite.</p> <p>Potential impacts to terrestrial wildlife will be mitigated by following the mitigation measures in the <a href="#">Project Construction Environmental Management Plan (CEMP)</a> which include:</p> <ul style="list-style-type: none"> <li>• Work must stop should any species at risk or bats be encountered within the project footprint</li> <li>• Where possible, work will occur outside the nesting seasons</li> </ul> <p>Impacts to aquatic life are not expected beyond the project footprint. In-water construction activities will be monitored by a qualified environmental professional in accordance with the Project CEMP. Mitigations include:</p> <ul style="list-style-type: none"> <li>• Undertaking a fish salvage operation once the silt curtain has been installed</li> <li>• As much as possible, limit in-water work to within the Department of Fisheries and Oceans (DFO) least-risk window for Burrard Inlet</li> <li>• An Environmental Monitor must be on-site to monitor all in-water works and a Marine Mammal Observer must be present during dredging</li> </ul>

Key themes	Port authority response and mitigation
<p><b>Noise during construction, including potential 24 hour works</b></p>	<p>Due to the location of the project site within port lands and distance from receptors, construction noise effects on adjacent communities and businesses is expected to be limited. The following measures will be in place to further reduce impacts on the surrounding community:</p> <ul style="list-style-type: none"> <li>• Work undertaken during port authority standard work hours (Monday to Saturday 7:00 a.m. – 8:00 p.m.)</li> <li>• Anti-idling policy</li> <li>• Ensuring all equipment is in good working condition</li> <li>• Placement of rocks during the construction of the rock berm wall</li> </ul> <p>Some work done by water may be tidally dependent and could fall outside of the port authority's standard construction hours. Additional approvals will be sought, and community notification will be done prior to any work undertaken outside of standard hours.</p>
<p><b>Suggestion to make the site a park or conservation area</b></p> <p><b>The area should provide additional vessel moorage</b></p>	<p>Should the project be approved and constructed, a combined 1.1 hectares of new port industrial land will be created. This will help continued economic growth amidst an industrial land shortage in the region. At this time, there are no plans for future development at the site. Any future proposed development would undergo the port authority's Project and Environmental Review (PER) process.</p> <p>The port authority designates all lands and waters within its jurisdiction with a land use designation. This indicates approved uses for the specific areas. The land use designation for this area is Port Terminal. Due to the shortage of lands available for industrial activities across the Lower Mainland, it would be highly unlikely that the land would be re-designated as conservation or recreation within the port authority's land use plan. The site is also not publically accessible due to its location on port lands.</p> <p>For more information on the land use plan, please see our <a href="#">website</a>.</p>
<p><b>Question about Indigenous consultation</b></p>	<p>The port authority fulfills the duty to consult Indigenous groups as part of the PER process. Applicants are also encouraged to engage with Indigenous groups prior to submitting an application to PER.</p> <p>We initiated early engagement with Indigenous groups for the proposed project in December 2020. Indigenous consultation through the PER process commenced in September 2021 and will conclude prior to a determination.</p>

## **How feedback will be used**

We will share your feedback with the port authority's project and environmental review (PER) team. Your feedback, along with technical analysis, feasibility, and budget, will be used to inform the planning, design, and construction of the project.

## **Next steps**

We are working with Indigenous groups and other stakeholders to finalize project design and plan for project construction. Pending PER approval, construction is anticipated to start in spring 2022 and be complete in early 2023. At this time there are no plans for future development at the site. Any future proposed development would undergo the port authority's PER process.

# Appendices

## Engagement materials

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Feedback form

Newspaper ad

Notification postcard

Online engagement webpage

Project summary document

Social media posts



### Welcome!

The Sterling Shipyard Remediation and Infill Project is a remedial excavation and infilling project located at 2089 – 2095 Commissioner Street, Vancouver, on the south shore of Burrard Inlet. Subsurface soil at the site 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 to create a combined 1.1 hectares of new port industrial land.

The Vancouver Fraser Port Authority is overseeing this project, which will help continued economic growth amidst an industrial land shortage in the region. At this time, there are no plans for future development at the site. Any future proposed development would undergo the port authority's Project and Environmental Review (PER) process.

Your feedback is important and will be considered alongside technical information, feedback from Indigenous groups and stakeholders, and other considerations to inform project planning. Please submit your feedback by November 29, 2021.

Next →



## Questions

**How did you hear about this project?**

- Postcard
- Newspaper advertisement
- Word of mouth
- Port authority website
- Other (please specify)

**In what area do you live?**

- Strathcona
- Grandview-Woodland
- Downtown Eastside
- Other (please specify)

**Have you participated in port authority engagement processes before?**

- Yes
- No

**If you have participated in another port authority engagement period before - please let us know which one.**



## Project questions

### Background information

Due to the location of the project site within port lands, and proposed construction methodology, construction noise and air quality effects on adjacent communities and businesses is expected to be limited. Mitigation measures, including an anti-idling policy, a requirement to ensure all equipment is in good working condition, and dust suppression techniques, will be in place for the construction contractor.

Most work is expected to take place during the daytime, during standard port authority hours, though some work is tidal dependent and may need to be done at night.

The appropriate permits and notification will be done in advance of this; we are committed to keeping neighbours informed of engagement opportunities and to considering input received during engagement, along with technical information, input from Indigenous groups and stakeholders, as well as other considerations, to inform project planning.

### Do you have any concerns about the project?

### Are you supportive of this project?

- Yes
- No

### Do you have any additional comments about this project?

### How would you like to be notified of project activities and updates?

- Website updates
- Mail drop (i.e. postcard sent as unaddressed mail)
- Email

If email, please enter your email address

### Would you like to be added to the port authority's emailing list? \*

- Yes\*
- No

### Email collection information

- This form collects your name and email so that we can send you updates about the project and should the permit be approved, construction updates. Check out our [Privacy Policy](#) and [Terms of use](#) to see how we protect and manage your submitted data.

← Previous

Next →



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Port Authority

## Thank You!

Thank you for taking the time to provide your feedback on this proposed project.

Should you have any additional questions, please email: [SterlingRemediation@portvancouver.com](mailto:SterlingRemediation@portvancouver.com)

Or send us a letter to:

Vancouver Fraser Port Authority  
Attention: Planning & Development  
100 The Pointe, 999 Canada Place  
Vancouver, B.C. V6C 3T4

Or call us:

604.665.9004.

At the end of the engagement period, an engagement summary and consideration report will be posted on the port authority and this site. The report will provide an overview of the engagement and a summary of what we heard during the process.

### How to stay involved

Get notified on upcoming engagements and the latest project related news.

[Sign up for notifications](#)

Learn more about the project and discover other opportunities to have your say.

[Visit project hub](#)

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**PORT of vancouver** | Vancouver Fraser Port Authority

**PROJECT SITE**  
2089 - 2095 Commissioner Street,  
Vancouver

## We want to hear from you.

**October 25 to November 29, 2021**  
The Vancouver Fraser Port Authority wants to hear from you regarding the proposed Sterling Shipyard Remediation and Infill Project. This project would create 1.1 hectares of new port industrial land on the south shore of the Burrard Inlet to help continued economic growth amidst an industrial land shortage in the region.

**How to participate**  
From October 25 to November 29, 2021, you can learn more and participate by visiting the project website at [portvancouver.civilspace.io/en/projects/sterling-shipyard-remediation-and-infill-project](https://portvancouver.civilspace.io/en/projects/sterling-shipyard-remediation-and-infill-project) to:

- Read about the project
- Complete an online feedback form

For more information, please email [SterlingRemediation@portvancouver.com](mailto:SterlingRemediation@portvancouver.com).

Canada

## Notification postcard



Vancouver Fraser  
Port Authority

**Proposed Sterling  
Shipyards Remediation  
and Infill Project**  
Public engagement

### We want to hear from you

From October 25 to November 29, 2021, you're invited to learn more about and provide feedback on the proposed Sterling Shipyards Remediation and Infill Project.

The Vancouver Fraser Port Authority wants to hear from you regarding the proposed Sterling Shipyards Remediation and Infill Project. Located at 2089 – 2095 Commissioner Street in Vancouver, this project would create a combined 1.1 hectares of new port industrial land on the south shore of the Burrard Inlet.

The port authority is overseeing this project, which will help continued economic growth amidst an industrial land shortage in the region. At this time there are no plans for future development at the site. Any future proposed development would undergo the port authority's Project and Environmental Review process.

#### How to participate

You can learn more about the project and complete an online feedback form by visiting the project website at [portvancouver.civilspace.io/en/projects/sterling-shipyards-remediation-and-infill-project](https://portvancouver.civilspace.io/en/projects/sterling-shipyards-remediation-and-infill-project)

You can also provide written feedback:

- By email at [SterlingRemediation@portvancouver.com](mailto:SterlingRemediation@portvancouver.com)
- By mail at 100 The Pointe, 999 Canada Place Vancouver, B.C. V6C 3T4

**Please submit your feedback by  
November 29, 2021.**



#### More about the Project

The proposed Sterling Shipyards Remediation and Infill Project would include the clearing, grubbing and grading of 0.6 hectares of vacant land, and the removal of approximately 11,000 cubic metres of contaminated materials from a 0.5-hectare intertidal area in front of a former shipyard. The excavated area would be filled with engineered fill and graded. Construction noise and air quality effects on adjacent communities and businesses are expected to be limited.

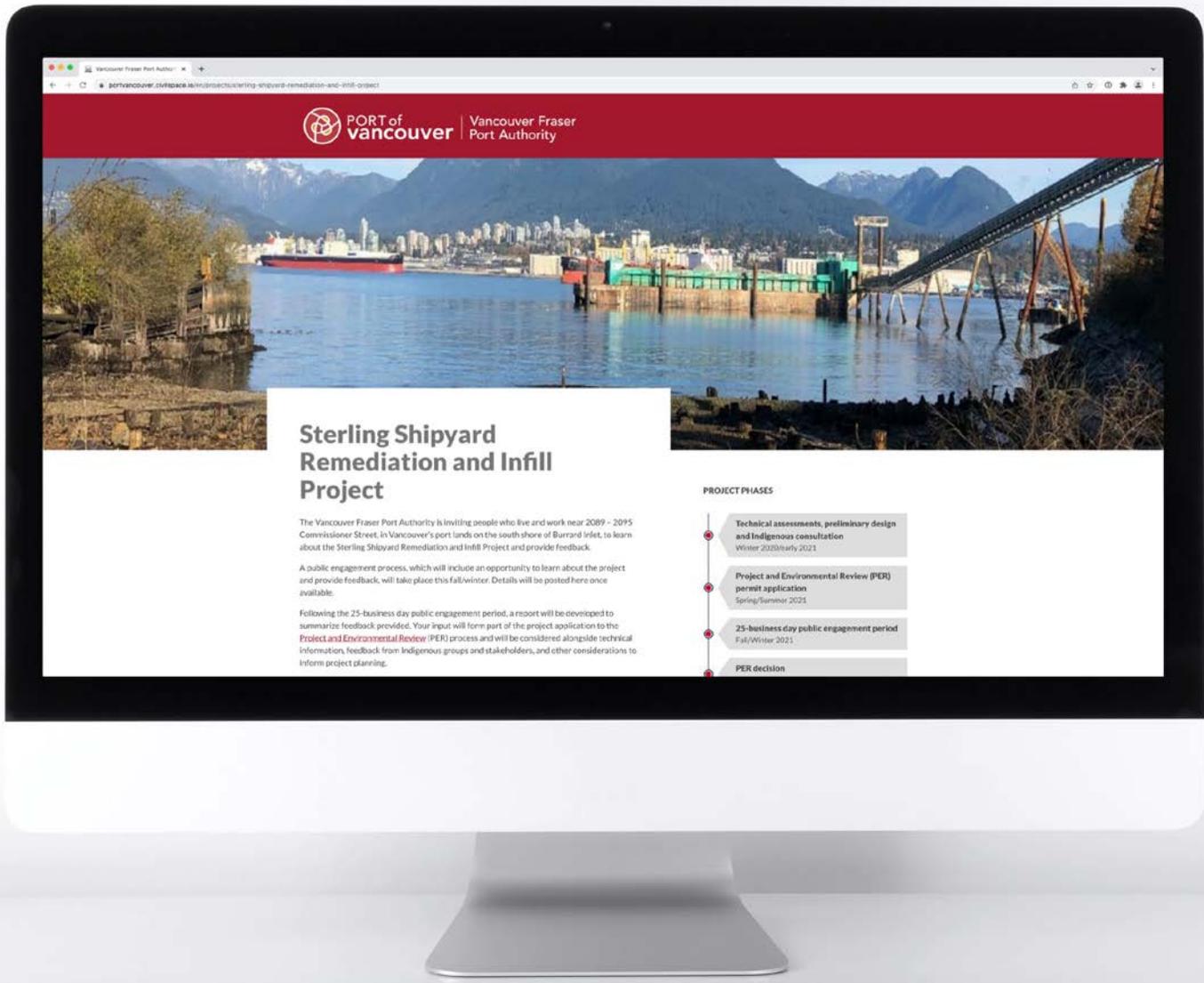
If approved, construction is expected to begin in spring 2022 and last about 10 months.

#### Contact Us

For enquiries, please email [SterlingRemediation@portvancouver.com](mailto:SterlingRemediation@portvancouver.com)

For more information, please visit [portvancouver.civilspace.io/en/projects/sterling-shipyards-remediation-and-infill-project](https://portvancouver.civilspace.io/en/projects/sterling-shipyards-remediation-and-infill-project)

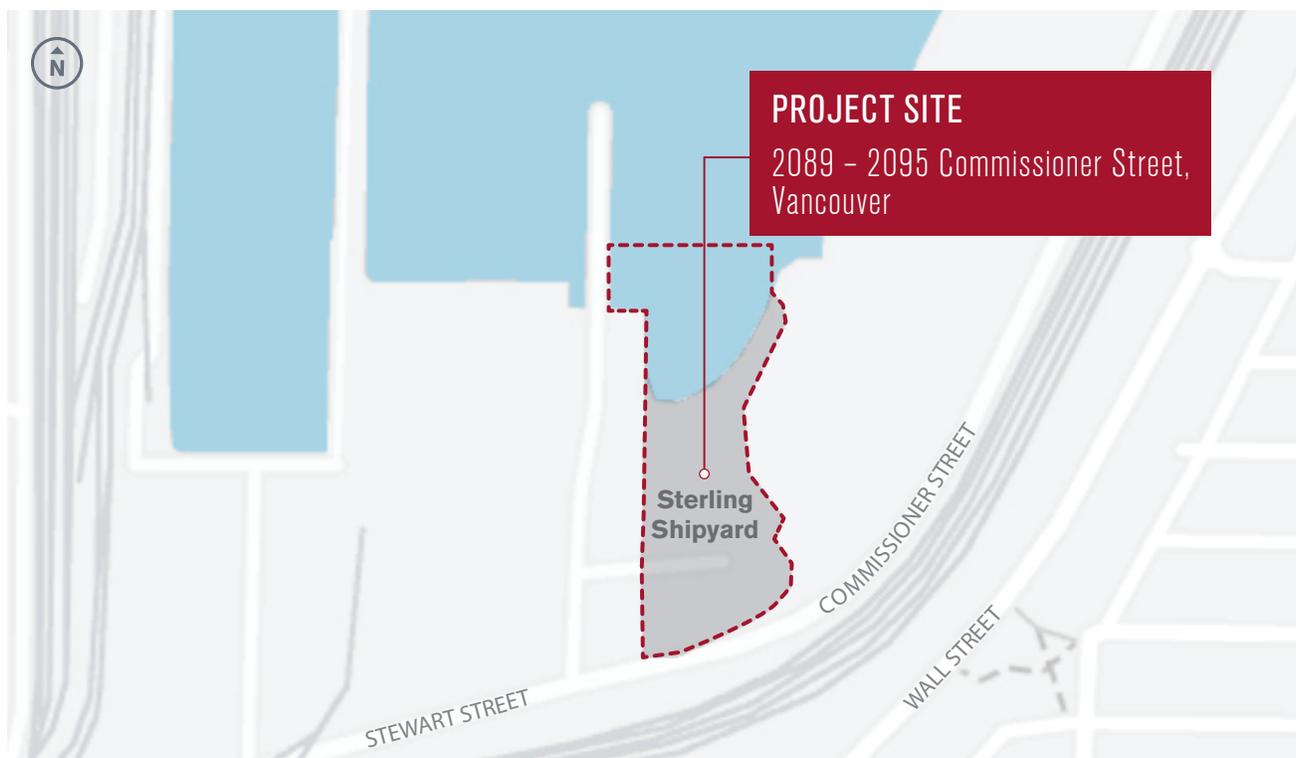




## Sterling Shipyard Remediation and Infill Project Summary document

### Project overview

The Sterling Shipyard Remediation and Infill Project is a remediation and infilling project located at 2089 – 2095 Commissioner Street in Vancouver. Since the early 1900s, the site, which sits on the south shore of Burrard Inlet, has been home to a sawmill, a shipyard, a city works yard and then became a storage facility for containers. Since 2009, the site has been vacant.



Subsurface soil at the site is contaminated due to historic industrial activity and requires excavation to remediate the site. Once the contaminated soil is removed, about 0.5 hectares will be backfilled with engineered fill material to create a combined 1.1 hectares of new port industrial land.

The Vancouver Fraser Port Authority is overseeing this project, which will help continued economic growth amidst an industrial land shortage in the region. At this time, there are no plans for future development at the site. Any future proposed development would undergo the port authority's **Project and Environmental Review** (PER) process.

## Project scope and activities

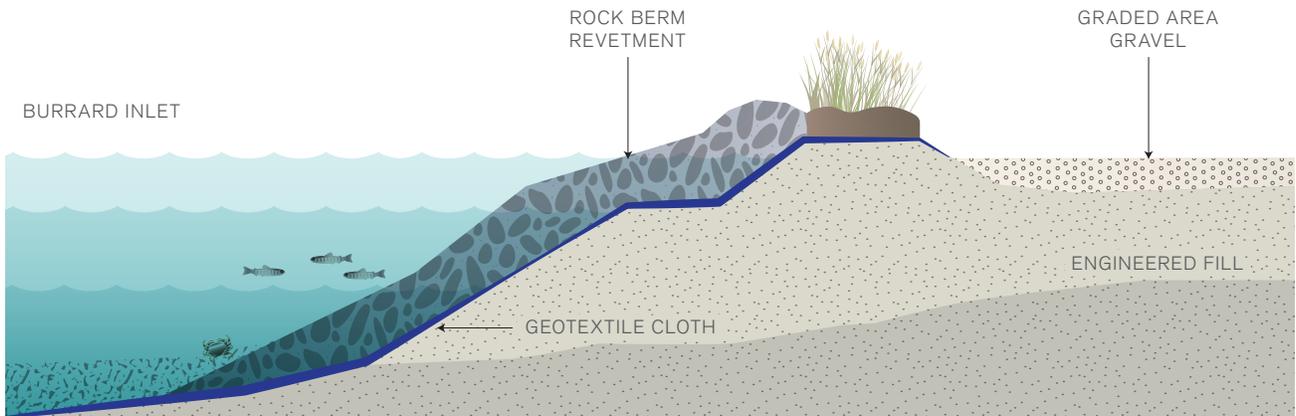
The port authority has investigated the site to determine the extent of the historic contamination, and to develop a strategy to remediate the area. Investigations and testing have revealed that the intertidal area has been exposed to debris such as wood waste, metals and hydrocarbons, and in order to remove these and to address the environmental risk, a fulsome remediation plan has been developed:

- Roughly 11,300 cubic metres of contaminated materials will be removed from a 0.5-hectare intertidal area and dredging will be done in the foreshore

- Contaminated materials will be excavated and sent to a treatment centre, to be properly disposed of
- All excavated material will be stored well away from Burrard Inlet on a poly liner to ensure any possible runoff is contained. Should the material not be promptly removed, it will be covered at night and when windy

A rock berm revetment will be built at the north of the site, to contain engineered fill placed in the excavated intertidal area. The 0.6-hectare upland part of the site will be cleared of vegetation and graded. A surface layer of gravel to facilitate drainage will be placed on top.

## Artist's interpretation of cross-section illustration



## Potential construction impacts and mitigations

Construction will be done by land and by barge. Most works will be undertaken during standard work hours (Monday to Saturday, between 7:00 a.m. and 8:00 p.m.), though some work done by water may be tidally dependent and could fall outside of the ports' standard construction hours. Additional approvals will be sought, and community notification will be done prior to any work undertaken outside of standard hours.

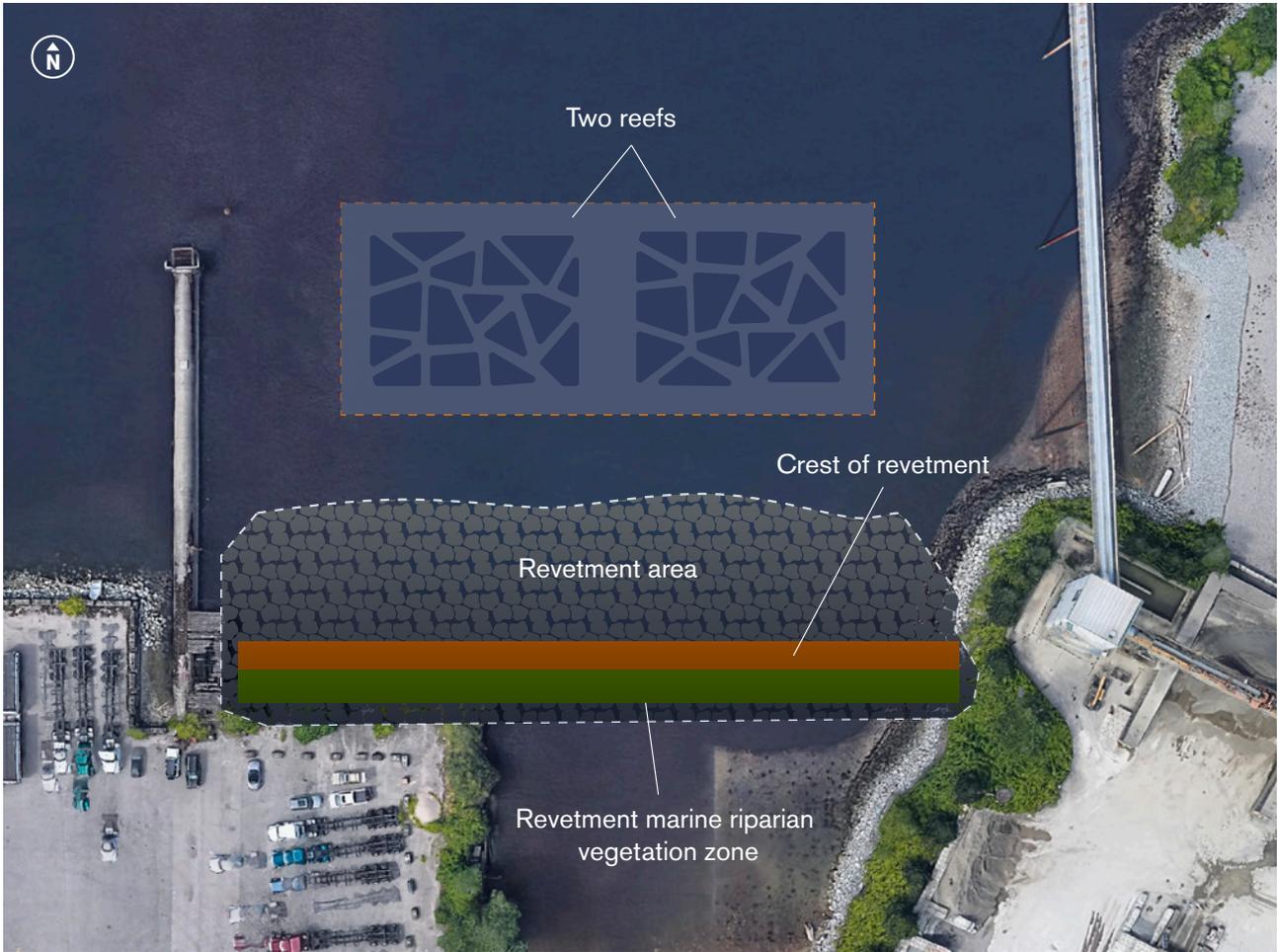
Trucks hauling material to or from the site will be covered, loads will be optimized and wheel wash stations will be used to mitigate dust.

Rocks will be placed, not dropped, when the rock berm revetment is being constructed, which will help reduce noise impacts to the surrounding community.

## Fish habitat offsetting

To meet Fisheries and Oceans Canada requirements for this project, onsite fish habitat offsetting will be developed. Two reefs will be built in the subtidal zone to provide refuge and spawning grounds for fish, and habitat for crabs, algae and seaweed.

A marine riparian vegetation zone will be built just south of the rock berm revetment. This vegetation zone will include the planting of grass, sedges, shrubs and small trees. See the illustration on the following page for an aerial view of the location of the reefs and marine riparian vegetation zone.



Aerial view of the project's habitat offsetting, which will include two reefs and riparian habitat

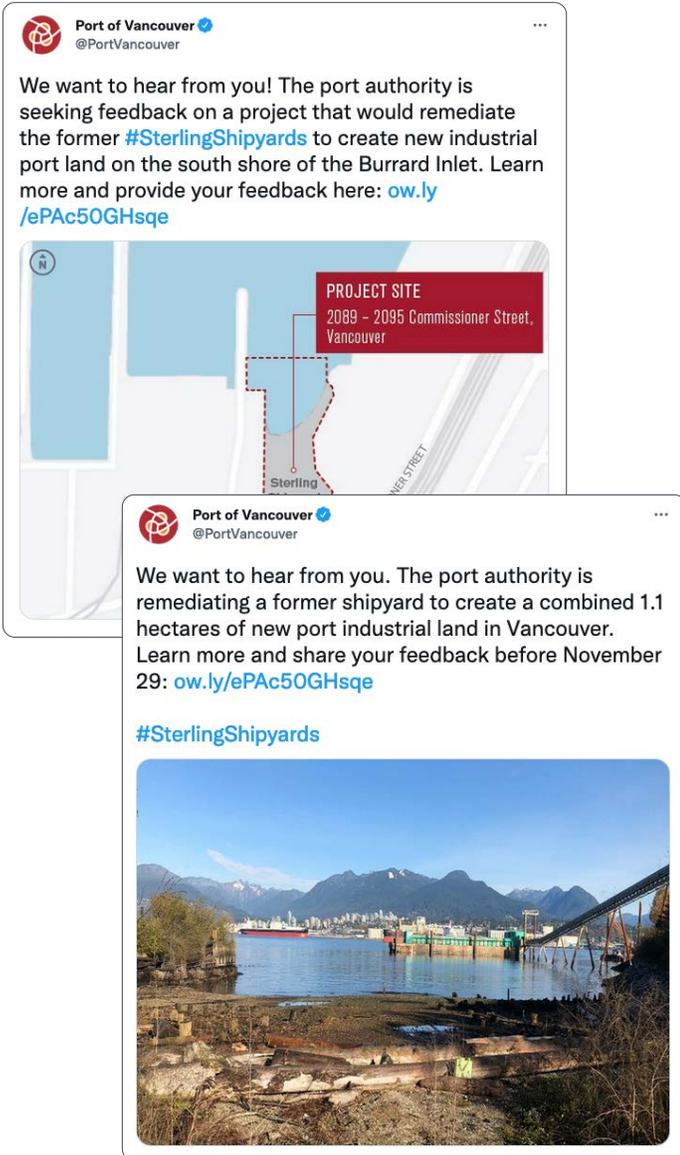
### **Schedule and timing**

Once this 25-business-day public engagement process wraps up on November 29, 2021, an engagement summary and consideration report will be developed and submitted as part of an updated package to PER. Pending PER approval, construction is anticipated to start in spring 2022 and be complete in early 2023. At this time there are no plans for future development at the site. Any future proposed development would undergo the port authority's PER process.

Please click [here](#) if you wish to be taken to directly to the online feedback form to share your thoughts on this project.

## Social media posts

### Twitter



**Port of Vancouver** @PortVancouver

We want to hear from you! The port authority is seeking feedback on a project that would remediate the former [#SterlingShipyards](#) to create new industrial port land on the south shore of the Burrard Inlet. Learn more and provide your feedback here: [ow.ly /ePac50GHsqe](https://ow.ly/ePac50GHsqe)



**PROJECT SITE**  
2089 - 2095 Commissioner Street,  
Vancouver

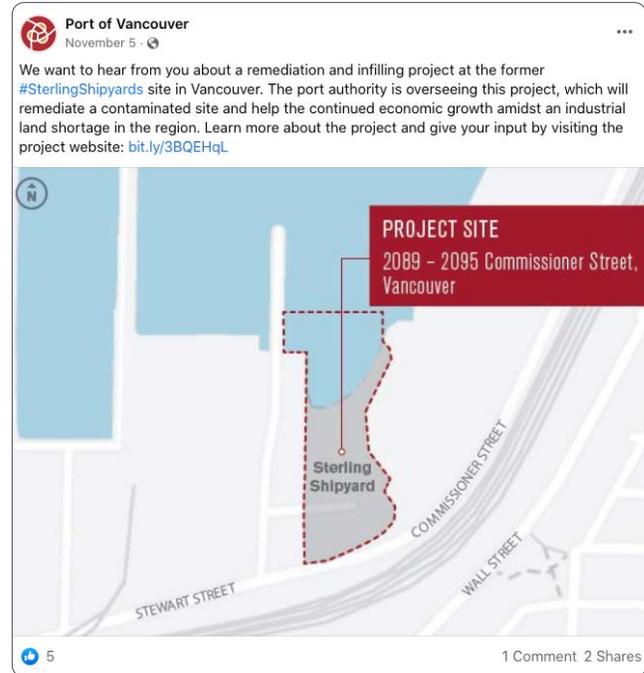
**Port of Vancouver** @PortVancouver

We want to hear from you. The port authority is remediating a former shipyard to create a combined 1.1 hectares of new port industrial land in Vancouver. Learn more and share your feedback before November 29: [ow.ly/ePac50GHsqe](https://ow.ly/ePac50GHsqe)

[#SterlingShipyards](#)



### Facebook



**Port of Vancouver**  
November 5 · 🌐

We want to hear from you about a remediation and infilling project at the former [#SterlingShipyards](#) site in Vancouver. The port authority is overseeing this project, which will remediate a contaminated site and help the continued economic growth amidst an industrial land shortage in the region. Learn more about the project and give your input by visiting the project website: [bit.ly/3BQEHqL](https://bit.ly/3BQEHqL)



**PROJECT SITE**  
2089 - 2095 Commissioner Street,  
Vancouver

Sterling Shipyards

STEWART STREET  
COMMISSIONER STREET  
WALL STREET

5 1 Comment 2 Shares