

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

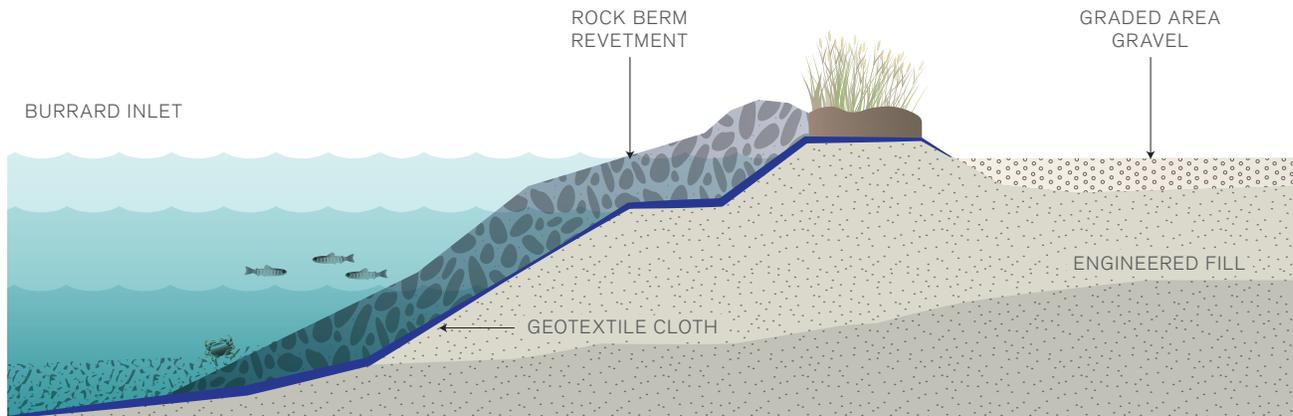
The port authority has investigated the site to determine the extent of the historic contamination, and to develop a strategy to remediate the area. Investigations and testing have revealed that the intertidal area has been exposed to debris such as wood waste, metals and hydrocarbons, and in order to 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.

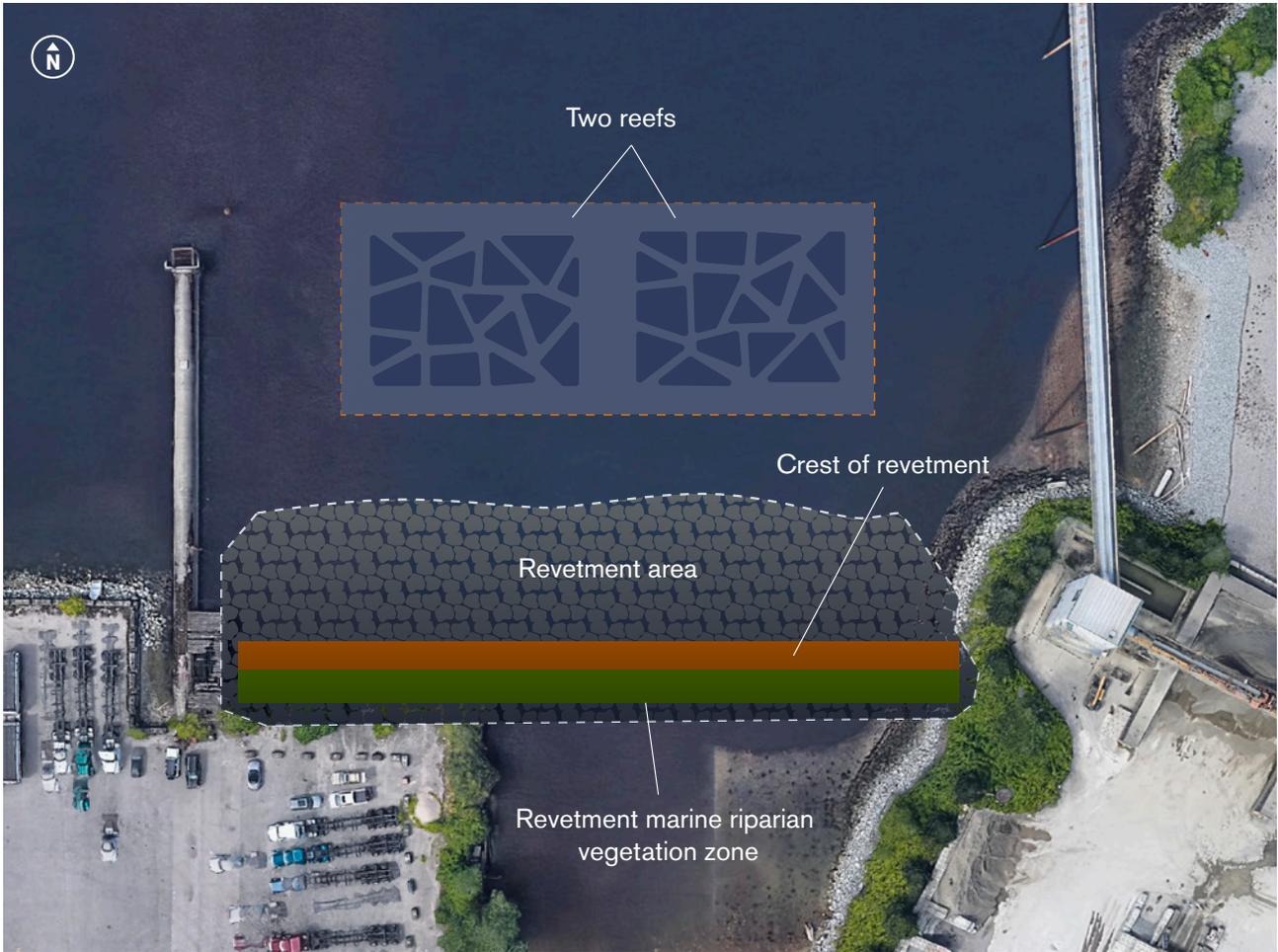
Trucks hauling material to or from the site will be covered, loads will be optimized and wheel wash stations will be used to mitigate dust.

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.