



SEASPAN VANCOUVER DRYDOCK WATER LOT PROJECT

Public Engagement Consideration Report
Appendix C: 2022 Community Survey Feedback

February 22, 2023



SURVEY FEEDBACK

The table on the following pages are a compilation of responses provided as part of the community survey.

The feedback is verbatim and has not been corrected for punctuation and grammar. The feedback is listed chronologically as responses to the following questions:

1. As a member of Shipyards District waterfront community, we are considering various amenities to further enhance our neighbourhood. What type of amenity is important to you?
2. What could Seaspan do differently to better support community needs?
3. Why is that? What are you excited or concerned about?
4. Please provide any additional feedback you may have about the proposed project and be as specific as possible.

Names and contact information for private individuals have been redacted for privacy.

1. As a member of Shipyards District waterfront community, we are considering various amenities to further enhance our neighbourhood. What type of amenity is important to you?

Feedback
Seaspan cannot be trusted to follow through on what they say re noise, lighting, environment. Please do not fool us by saying you care for the community. Donating to the various projects gives you tax breaks but your federal contracts are coming from my hard earned money. Please do not lie
The expansion can ONLY go EAST - Unless that is the result of this, nothing else matters. All of these questions are designed assuming you are going west which is NOT a satisfactory result for many many reasons!
Let us fish/crab off of the nearby pier. This would go some ways to demonstrating the surrounding water is clean enough for marine life.
This question is inappropriate as it seems to imply that you are buying support for your expansion.
Clearly work on your plans going east. The impact of all the steps you covered will be detrimental to the entire Shipyards community.
Walking track, community parking to access appropriate areas
For zero expansion to the west.
This whole survey is insulting, the majority of people in Lower Lonsdale are against the project and your first question is what colour should we paint it. There has been very little engagement with the City or citizens of North Vancouver. This development should take place east of the existing dry docks, not directly in front of the Shipyards area.
Move to the east so that the existing community is not adversely affected.
Go East
Pickleball court
Having invested significantly in residential and entertainment in the dockyard area of North Vancouver this proposed industrialisation expansion is tone death to the future. It's ill conceived. Very cleverly none of this even discusses the impact on another significant factor which is the severe congestion the Northshore residents already suffer which will only increase with such a major project. The Northshore is no longer the gem it once was sadly- this will just further the deterioration.
Eliminate or use less bright jarring lights that are presently along shoreline.
Do not build West, it's not wanted by anyone in community or North Shore in general!
Green Belt Shoreline Habitat Enhancement
Please don't destroy our beautiful area. move east where there is enough room for expansion. Thanks
The local community will be very appreciative if you move the expansion to the East. Thank you.
Please stop with the screeching noise at night, it's literally every night.
Paint your ugly dry docks. They look old and rusted.
Move your operation to the East. Don't make Billionaire richer at the expense of the neighborhood. Even considering the west expansion is inhuman. Seaspan is a bad neighbor which already causing noise, traffic, ugliness, with no over look. Seaspan thinks they own the neighborhood. Move your operation to East.
listening to the community requests to GO EAST !
I know Seaspan is an important employer, therefore this new installation of small dry docks is very important to the local economy.
Develop to the East

Feedback
My biggest concern with Seaspan operations is the noise made by your employees when they arrive for a morning shift. Every second guy seems to be on a motorcycle that is un-muffled or even amplified. Ask your employees to show quiet down for those 630 am shifts please!
No westward expansion of the water lot(s)
Active and Engaged support for community events in the Shipyards neighbourhood. Sponsorship of local sports teams or groups
Creating a shoreline that is accessible to picnics and sand and swimming Wouldn't it be nice to have a beach in lower Lonsdale have a grassy area
There is already the shipyards district right next door that has had millions poured into and this site change significantly impedes on that. That is the issue that needs to addressed. Why not expand on the other side.
Educational signs that provide information on the history of the site and, more importantly information about the wildlife that inhabit the area. Eg. seals, ducks, eagles, otters and how they are being protected.
Tours would be MOST valuable to make those of us who live by feel more " informed " etc. about what is going on at Seaspan. I am sure it would be most helpful to Seaspan to improve YOUR image with neighbors like me. TUUM EST.!!.
GO EAST
Don't build your additional docks out front of peoples homes. Be a good neighbor and build your new docks east of the existing ones. Where you currently store yo multimillion dollar lavish yachts. My elderly mom used to live in the trophy building and wasn't able to use her balcony because of the noise and air pollution coming from your docks. In addition, The light form your docks kept her up at night, as did the noise. She moved to the cascades building and now you want to extend your docks there too. Seaspan is a selfish shipyard neighbor: we will never support westerly expansion under any circumstances
Please ensure the spirit trail is not disrupted
The Seaspan dock beside the Quay should have a large public marina component for daily, hourly and overnight visits
Educational Tours if possible
Off lease dog park
Don't spend money in unnecessary media
Green space near brewery district.
Move this new addition to the EAST side of the current operation.
This isn't about how to appease the community with some public art or financial commitment. You can't ruin the Shipyards District and then try to buy approval.
We don't want seaspan to operate in our neighborhood. They are loud and have ruined our calm and ruined our environment. Go build your docks somewhere else. Leave us alone.
Additional trees and greenery.
Lacrosse tournament for the appreciation of the indigenous community in North Vancouver or a practice box and seaspan funded lacrosse program for the lower mainland installing and funding outdoor box roof for every city
No need to overcompensate. Upgrading the dry-dock is fine, the location of the upgrade as it pertains to residents and their daily lives remains the big problem.
Having a beautiful seascape view or prospect every time we look out of our windows or from our balcony; and not having a major industrial eyesore in its place (with corresponding property devaluation). Not having even more industrially created dust in our apartments. And having our children safe and healthy while and after using the existing adjacent playground. Likewise, people generally using the pier and the wonderfully created Shipyards recreation facilities for their leisure activities.
Moving the dry docks further East and NOT expanding west, to avoid further sound pollution in the Shipyards.
Social hub for locals only. More trees and grass Something to soften the place

Feedback
You can't buy people off by promising "amenities"
Lipstick on a pig. To use a US political comment. Expand East instead of West and most of the community issues will be solved. The residents who live in the immediate vicinity of the Shipyards are directly affected by this unnecessary intrusion and are the ones whose interests should be top of any list.
stop encroaching on my and my neighbour's view .. we were sold something much different than a commercial waterfront on the water at the shipyards ... I would appreciate if you will apply to move EAST instead of WEST ... go away please !!
Shipyards workers education re: noise and traffic reduction, garbage and waste disposal at the Shipyards (neighbourhood noise and garbage reduction).
Get the hell out of my neighbourhood
Outdoor pool
NOW BEFORE EXPANSION - Weekly Air quality testing at existing Children Playground, no work noise after 7PM, retaining current WEST waterfront for neighbours & Tourists. MOVE expansion to EAST Commercial side of Seaspan as no Seaspan feasibility study shared with Community in Summer 2022 or earlier.
Nothing would compensate for a more polluted, noisy, ugly shoreline. This is absolutely embracing that VFPA is even contemplating granting a permit for this project. North Shore community does not need and want this project.
Perhaps more green space
Less noise and visual obstructions from Seaspan
Between the Lonsdale Quay and the Shipyards is a property I believe SeaSpan directly or indirectly owns or controls. If you would turn that over to the City or allow access through or over that to connect the Quay and the shipyards that would improve the area and offset the expansion. Further any access you provide to the public along the waterfront or nearby would be well received and show good faith on the part of your company.
How will "public art" mitigate more daytime and late evening noise, more dust on balcony and window sills, more lights in night time sky, more traffic congestion caused by more workers? How will it mitigate loss of quality of life?
Environment enhancement
Literally do NOT expand west. You're removing beautiful ocean view.
Help beautify other more industrial areas of the shipyards district by sponsoring murals in laneways and on laneway buildings, creating destinations throughout the lower Lonsdale area, and wayfinding murals on the roadways and wayfinding signage to direct people to other businesses, along with information signage about the shipyard activities.
Honestly I am most concerned that instead of utilizing the spaces they have on the other side of the dry dock or other locations seaspan owns throughout the north shore they have decided to place this directly in front of homes and a childrens playground as well as in front of a community space that many families and individuals use. I understand you are implementing many controls to prevent environmental issues, but I doubt they will be followed fully. I believe seaspan as many companies in the past and seaspan itself will only follow them as they are beneficial to seaspan; I feel seaspan's pushing through this construction while ignoring community feelings is further proof they only care about what's easiest for seaspan and not what's beneficial for the greater community and seaspan.
extend all you like east. Why are you extending west? I am not in favour at all of you extending west.
to enhance: no additional drydock to the west.
Public docking areas
Maintaining the openness and the views of the current shoreline around the waterfront
Public art for sure!! Paint some murals on the sites, that would be amazing.
As much community engagement as possible.

Feedback
Dog friendly areas
Construction of the dock should be on the East side. Nothing would enhance the west side.
MORE GREEN SPACE
Not expanding Seaspan at all!!
You are trying to pay us off!
skate park or roller rink for teens/young adults
listen to city council, as you claim you will "after" you get what you want, and move the docks, or at the very least acknowledge their communication. seems unlikely you will liaise with them after in a constructive way when you're not even doing it now.
Developing a children's book series that educates on all aspects of Marine industry, the benefits and the remediation actions on any negative impacts
more parks/ green space
Shoreline cleanup
Move the dock to East of current site !
Enhance the neighbourhood by moving the project EAST rather than west. It may not be as easy a solution or perhaps cost effective, but it does not encroach on the neighbourhood development
Waterfront access
To prioritize the shipyards residents (and your neighbours) in the expansion and expand in the other direction. Even though it costs more money
Complementary balcony cleaning for the entire neighborhood to remove the black dust from operations
I reside in the shipyards district. Recently when work on 2 cruise ships was taking place my pregnant daughter and 2 young grandchildren were visiting me. We could not go outside as the air quality was toxic. How would you feel if your children on some days are unable to play in their front yard because of harmful and toxic air quality? And this is before the proposed Seaspan expansion. We purchased our home in this area knowing that there would be some noise, and minimal air pollution, fine particulate dust at times on our outdoor furniture but we cannot accept an increase which would result from the expansion, as this would be detrimental to our health, our family and visitors, and the thousands of community members and tourists that spend time in this area. Expand East, spend the money and make the responsible choice for your children, our children and our community and large. The Shipyards is a beautiful and unique destination location. Let's keep it this way.
We live in the area and the air quality can be really toxic at times coming directly from the shipyards to the point that we will not allow our 9 grandchildren to be outside in the air pollution and that's before the proposed expansion ;I'm sure the management of Seaspan would think differently if their families lived in area; its a shame for such a beautifully developed area that is being used by thousands of people including a lot of young children now in in the future will be polluted which will affect everyone's health now and in the future; not to mention the increase in noise which will only get worse
build the addition to the east not the west which interferes with the residential community.
Not to clutter up waterfront around Lonsdale Quay and Shipyards area as Seadoan has been doing ... very undignitly
More peace and quiet, less or no noise, air or light pollution so do not expand further to the west and into our residential area at all
Clean up existing environment reduce existing noise, air and light pollution and limit the existing hours of operation to daylight hours
Nothing Will Help This proposed expansion should not proceed
Why can't this be moved to the other side? Why is that not an option? I want Seaspan to succeed, but it took decades to make that area of lower lonsdale the way it is now, and this starts to encroach on all that hard work. For the record, I am 37, and I remember when that area of lower lonsdale was a no go area.

Feedback
Noise reduction, limited work hours such as 9AM- 5PM.
Apart from the noise and lighting nuisance, the most I'm worried about is the environment and community health. The micro dusts from the ship gets flown to the balconies- they are pitch black metal dusts. Intake of these particles will cause severe illness in time- right now it may not, but it will over time.
We need to accommodate dogs closer than Waterfront dog park. Dog owners currently use the boulevards for their pets
just stop adding new shipping docks in front of our homes which will further worsen the already existing unacceptable noise pollution levels. We don't need you to install sculptures or playgrounds to improve our neighborhood. Just don't keep adding up to the mess! If you want to add to your shipping docks, add them on the eastern part of your docks, where there will be less intrusion.
Do not extend west and affect the current community of lower lonsdale.
Information on ship building in process and any public access to the operations.
Cut noise and air pollution
Please consider expanding east of current shipyards and not west towards community and residential housing.
Investment in sustainable transportation infrastructure
Newsletter explaining quarterly information about operations, problems and remedial work being done. Perhaps an insert in the NS News.
The ability to enjoy the shipyards district without expansion of Seaspan activities to the west.
Expand eastward instead
Maintaining natural beauty of the community
We used to be able to see Lionsgate bridge from the quay but Seaspan has extended its equipment storage etc. to such an extent out of the shoreline that this is no longer the case
Floating swimming platform adjacent to Pier
public education about port operations including risks and opportunities to the neighbourhood
Tree planting/greenscaping
Some way to help the traffic. Lower Lonsdale gets very congested with the limited parking. Maybe opening up seaspan lots to the public when there is room? Or building a parkade somewhere?
You are not enhancing our beautiful neighbourhood by trying to extend the drydock right where we play and enjoy our leisure time. What's there is already enough. Many times I hear the noise, sanding and it makes me wonder where all that dust is going. I would rather see the dock shrink than extend. That would be a real neighbourhood enhancement.
Please, I beg of the port, reject this proposal. It will ruin the lives of many people in the Shipyard. Please.
Put your new dry dock on the East side of existing operations by the train yard.
So what you're asking is..."what can Seaspan do to pay off the community".
More parks and grassy areas for dogs and people to have picnics at. I also would like to see more environmental enhancements including that for marine wildlife.
Expand away from the shipyards if you want to be a good neighbour to the community. Bite the extra cost to do so.
somewhere to dock my 40' boat at work during my shift to avoid rush hour traffic
In which part of of the world can we see such a mess in your neighborhood?
Unobstructed view which is the basis of the Ship Yards community.
Nature hubs like parks or beaches. Places where you can see the night sky, animals, and views with minimal city noises.
Access to the water Clear view from my home Noice mitigation
Reconsider location eastward!

Feedback
Keeping the dry dock from impacting the new Shipyards area
Unobstructed waterfront in front of our community.
Noise Reduction between Midnight and 7 AM
Any amenity or activity planned must have complete accessibility - physical, as well as accommodation for the deaf and deaf/blind.
NO WESTWARD EXPANSION!
The view is part of the Shipyards experience. Seaspan moving it's dock west would compromise that.
LEAVE The WELL DESIGNED, AWARD WINNING, NORTH VANCOUVER COMMUNITY Recreational SPACE, PIER, ART Gallery, and Waterfront Community space as it - without all these new INDUSTRIAL ADDITIONS . and MOVE YOUR REDEVELOPMENT WEST OF YOUR PROPOSED SITE AS EVERYONE HAS BEEN INSISTING
Expand the recreational public dock at shipyards. Sponsor it and implement a free 3-4hr parking allowance.

2. What could Seaspan do differently to better support community needs?

Feedback
They need to get a wider selection of citizen participation. I attended the mitigation workshop that was hijacked by the nimby minded local residents. The shipyard affects all residents of North Vancouver and all should have a say in its operation.
Proper consultation and engagement with community residents, instead of 6 people from the community plus strata reps from the nearby buildings. Should have established a working/respectful partnership with CNV and residents in North Van at the beginning to educate the public, share openly and transparently. Move the activities eastward so as to not conduct shipbuilding and repair in front of residential and commerce space.
Move this expansion to the east. As just said, ALL your questions are related to expanding west. I would have answered differently if the expansion is to the east. Seaspan is expanding its business, income and detrimental impact on the community while increasing its own income. SeaSpan needs to go east with this expansion instead of potentially and likely destroying millions of dollars in families net worth in the destruction of property values while increasing the value of SeaSpan. The Shipyards are not only a local attraction, they have become a destination for people from all parts of Vancouver and now even tourists. Expanding west will have a major negative impact on the overall enjoyment of everyone that attends or visits The Shipyards. This is a massive negative impact, especially when there's a VERY SIMPLE solution - GO EAST! The massive short and long-term profits made by the expansion far out-weight ANY expense of moving east. There is ZERO reason to go west.
More jobs for the young people in the community
Eliminate all pressure washing and noise generating activities above 60db. Generate no noise after 9PM, Mon through Sunday throughout the year.
I believe this project is the best proposed idea. It is exciting to see the boats come and go knowing the whole area is a shipyard district I think people come to see them and would love to see more boats docked.
Honestly, much of what you are proposing or asking about in the survey should have been put in place already. The fact that it was not is one reason there is such resistance to your expansion. All local residents realize the air pollution, sea pollution, and noise levels will dramatically increase with your expansion, despite putting into place whatever it is you seem to be asking about. The amount of fine black dust appearing on our balconies every day is incredible and has been happening for years. I must wipe down all surfaces on my balcony every day and seriously, the cloth is pitch black...it's not normal city dust. The noise from the pressure hoses is incredible, I was sitting with a friend outside Artegiano coffee shop the other day trying to talk and we really couldn't. Granted that isn't a daily event but if you're adding more space to service more ships it won't be good for either residents or the thousands of weekly visitors to the area. We all realize Seaspan runs a business which provides hundreds of jobs and is important to the economy of the city, but the steps you're considering now are too little, too late. The majority of the residents here likely feel as I do, why weren't the upgrades/protections etc put into place earlier?
Move the expansion to the east
Work with the City and District on traffic impacts of adding more employees that don't tend to the live on the North Shore.
I am surprised that this survey assumes you are going ahead with this project-I understood that I final decision had not been made. I did not answer your questions properly as I felt coerced. The questions clearly assumed you are going ahead. Stop been so uncaring and ignoring the concerns of those who live and work and play in this very special area. Also I find that the articles in the articles in the North Shore News try very hard to downplay the reality of the incredibly negative impact this will have on residents in the area and tourism. Your president may live in the area but clearly has a work based agenda. Move your operations to the east, where you apparently can but don't wish to spend the extra money that would take.

Feedback
Move the Drydock expansion into your under utilized EASTERN WATER LOT. And yes you might then have to upgrade that pier 94 for decades to come.
Go East.
Enable casual viewing of the working activity at seaspan to enable youngsters (and older folks) to be inspired by the industry and it's role in the economy.
You do a great job with the community in general, you do a lousy job ins assuring your tugs maintain no wake / low wake speeds when they come and go from your docks.. Yup, you're "those guys".
Be the good neighbour you claim to be by respecting the greater community you share. The purpose of this survey is what... to make it look like you care? All the concerns expressed by the City and Community residents over 1 year ago remain unaddressed. If you want to be seen as a good corporate member it takes more than lip service and a little sponsorship money. You have options but this looks exactly like what it is; a corporate grab of additional waterfront to the detriment of our community. Right now you a working 7/24 on the cruise ship, do you really think that giving us notice that this is going to occur makes it OK? Do you really think the possibility of a couple new jobs in our high employment market makes for a good trade off to increased noise, light and air pollutants. Do you not understand we don't want more of your pollutants and certainly not closer to our families, as proposed. Withdraw your plans to expand west.
Seaspan needs to a better communicator with the community - this survey has come about because of the lack of communication on the part of Seaspan
Im not a very good communicator, so I'll try. With all the expansion of the waterfronts in metro vancouver , Industry is pushing the public away from the waterfronts. The public can complain all it wants, but the beaurcrats in Ottawa override the locals. I dont see any ship yards in west vancouver or marine business.
Actually engage the community. This isn't a survey, it's a joke.
Communicate openly and honestly with the community as a whole, not just those living in the adjacent Shipyards district. Respond to the issues raised by the City of North Vancouver, our MLAs and MPs! Really consider the adverse affects on our North Shore Community instead of obstinately insisting that the only option is to move west. There is always a way for associated companies to negotiate a deal, especially big corporations such as The Washington Group, Seaspan and Vancouver Shipyards. Owners and investors reap the benefits while others less fortunate suffer. PEOPLE AND THE ENVIRONMENT ARE MORE IMPORTANT THAN CORPORATE PROFITS. MOVE EAST NOW and ensure that Seaspan and its affiliates do not become a pariah in the community. This survey is a sham because it assumes that the Port Authority will grant the extension of the water lot to the west. The proposed mitigation measures should be in place now, already. We don't need anymore empty promises.
Not expand.
Go East! Leave the Shipyards for the community to enjoy. Do the improvements to the existing docks.
Build East instead of West. Away from the playground
Nothing, Seaspan creates amazing local job opportunities.
Put the dry dock on the east side.
Relocate
I have a little trouble believing that you will make an effort, beyond "lip service" PR in any of these areas. The factor that drives my skepticism is the years of on going shift change horns from the Pemberton Street shipyard. I live on Lonsdale and am bothered by these horns at this distance. There is a school with a dormitory right across the creek from the shipyard. The fact that these horns have been blaring for years makes me wonder if you are that out of touch and are unaware or you don't see noise as an issue or you just don't care? Either way, as a result of years of your "head in the sand" willfully deploying plausible denial, I doubt any serious commitment on your part to be a good neighbour beyond PR and obfuscation.
Build West and stop lying to the community. This survey is misleading and absolutely NOT what works to build community relationship. LISTEN to the people who are screaming at you to stop. You have provided nothing tangible about going East. Community is angry at Seaspan. Trust is at all time low. This survey

Feedback
ASSUMES going West and it's disrespectful of the people of the community you have already met with and told you what they want. You are NOT LISTENING still.
Relocate the dry dock to proposal away from the highly used Ship Yards community Space
Inform the community about the work being done and the potential for employment opportunities for people, especially possibly about to leave high school and start a trade
This survey seems to address more monitoring activities than actual changes. 'Monitoring activities' does not address the problems we already live with.
Seaspan needs to recognize how much effort has gone into redeveloping the Shipyards District. If these two new docks negatively impact this area the damage may be catastrophic. Seaspan has to recognize that people not only visit this area but live in it. What environmental impact will the VOCs etc have on young people who are growing up and breathing in this area? Sand blasting old paint etc; Marine life disturbance; Impact on the residential community. Seaspan already knows what impact this is going to have, you have explained it in your survey. What plans have you got in place if these docks have a seriously negative effect on the area? Think this through, people. Can the docks be placed further out into the inlet away from residents and visitors? Is there no other site that can work better for both Seaspan and the Community? Don't just take the most cost effective route for your business, recognize the community who live and work in the midst of all this. I recognize that jobs are at stake, but you have money, you can find a suitable location, no one need to lose their jobs.
Nothing, Seaspan does a great job for the community! Very proud to see our countries boats being built here by Seaspan
On weekends tugs could demo there skills, they use to do little shows with the tugs it was very entertaining .
Seaspan needs to continue to seek community input.
Please remember so many people come here to this wonderful superb place to have fun. it would be terrible to destroy our meeting place and the pollution and noise would do so much damage to our health and well being. so I ask you PLEASE move to the east.
The Trophy Building was designed to buffer the noise from the Dry Docks to the rest of our beautiful Neighbourhood. Expanding West will negate this concept. Please move the proposed expansion to the East. Thanks
Stop the noise during night time!!!
All construction should be moved to the East so it does not have a huge impact on the public that use the shipyards. The existing plan would be right in front of the playground which already is impacted by the noise and dust from Seaspan adding additional working areas would only make the problem worse. Moving the construction to the East would keep noise and air pollution in the industrial area not in the residential areas. There are days when it is so incredibly loud that you cannot sit outside.
Expand their water lot to the EAST, not west
Clean up your site. Paint dry docks and structures. Stop using temporary containers as offices. Invest in shipyards development project. Support the Neighbourhood House and other local charities.
Move to a location outside of the community.
Move to east. Easy
Listen to the community requests that the main mitigation we want is for these new drydocks to be sited EAST of current operations !
The project should be moved as far as possible from residential area. Even without expansion residence in the neighbourhood are suffering.
Nothing. Carry on.
Expand operations to the EAST and implement all the mitigation strategies mentioned above.
Definitely not expand west! All your proposed mitigations will do very absolutely nothing to improve our community!
MOVE NEW DRY DOCKS EAST, WILL CREATE MORE CONSRUCTION JOBS TO UPGRADE PIER 94

Feedback
Put the docks on the east side. People don't want it on the West side as proposed.
I think the community should shut there mouths shipbuilding and ship repair has bin on that waterfront for 75yrs if it wasn't for this industry there be no lower Lonsdale community so all millionaire condo owners stuff a sock in it an let middle class working people make a living now I would like seaspan to read this comment at next "community " meeting
See previous note re un-muffled trucks and motorcycles arriving for early morning shifts. Also, would like to know more about the vessels that are in your facility, and what work is being done on them.
Stop expanding your operations westwards.
Plan any expansions to the east of existing dry dock would have the least impacts on the overall community
Do what they say they they are going to do, not just be nice and say these things to get a permit and then go back to previous behaviour.
Reduce noise at night
We do not need any more jobs created because the roads can not take the traffic! We do not need more water floating work docks it is a eye sore , it is not peace full to look at! You are taking up more oceans space and creating a eye sore. We already hear the noise going up st George's ave - the load speaker employee announcements and other repair noise You do not give back enough in creating spaces around north vancouver city that adds green calming spaces
Stop any future construction West of the current site. There is plenty of commercial space on the waterfront for your business that does not impede on the wonderful job the City of North Vancouver has done to provide people friendly space at the Shipyards Do NOT go WEST!!!
Stop and withdraw its expansion application.
Not encroach on the shipyards district
Make sure they do what they are proclaiming as follow ups.
Compromise. Doesn't seem to me that Seaspan has listened at all to the community. Building sculptures or curtains won't really do it in my opinion.
Move.
TOURS to keep us up to date and more informed about " what goes on "at Seaspan. ! For example: Why did Drydock [Mrs. Careen] disappear for a week or so.???. It went to Victoria to launch a submarine didn't it.??What was the electric Cruise ship in Drydock for ?? And so on and so forth. Thanks very much.
Implement the proposed suggestions for open houses and site tours . The coal terminal has done this in the past and got good community participation - I also learnt a lot about it on the tour
GO EAST
The survey highlight an exceptionally comprehensive deep dive into all that is appropriate. As residents of the North Shore we have always has the docks, they allow consumers to receive our goods, and we are now trying to balance residential with commercial. Commercial was here first so I believe we as residents need to be flexible. It seems like Seaspan has gone above and beyond with all the appropriate government and private industry to do what is the absolute best given the situation of mixed use in the area. Regardless, residence are consumers and the waterways deliver us those goods as well as to the rest of the province and country to keep the economy going - lets work together. Thank you for the comprehensive survey.
expand east
The Seaspan dock beside the Quay should have a large public mooring facility for daily, hourly and overnight moorage.
Seaspan should increase dockyard capabilities to increase jobs and rebuild the Canadian shipbuilding and maintenance industries
I live in atrium and can hear the nonstop noise which also adds to the other noise around here! Please no expansion. I think I speak for majority enough is enough. Thank you
To support community needs-keep on doing what you are doing by hiring and thereby growing the North Shore community.

Feedback

Do not expand westward.
Move the new extension to the EAST side of existing operations. Over the past 8-10 years the Lower Lonsdale community has spent millions in tax dollars to enrich the shipyards area - Seaspan does not care for the community at all. It appears that to Seaspan, it is just not important what impact this new addition will have on the quality of life in Lower Lonsdale. Seaspan comes across as simply bullying it's way ahead regardless Shame on Seaspan!!
Why are there no questions dealing directly with re-visiting moving the shipyard expansion to the east? This supplemental feedback exercise is simply trying to gloss over the fact Seaspan's expansion to the west is going to have significant and extremely negative impacts on the Shipyards District. After the City of North Vancouver has spent years and millions of dollars building a world-class destination, Seaspan wants to industrialize it, remove views of the water, simply to increase their efficiency and profits. Well, who is going to pay for lost property values, less revenue for local small business and diminished health in the public waterfront. I have read the associated Seaspan report on siting and why Seaspan believes Pier 94 and expansion to the east is not viable. Unfortunately, it is the only alternative that can work. - If Pier 94 is decrepit and needs replacement then I'm sure the Port of Vancouver wants all assets to be viable to fully provide for the economic benefits. Spend the money. - No maps or details were provided to support statements like workers and machinery not able to get from the existing shipyard site to Pier 94 efficiently. Stating the distance as 1.2km seems extraordinary considering it is about one block. This is all port land and I'm sure accommodation can be arranged and direct access accomplished. - If the site is located to the east of Pier 94, where Seaspan owner's yacht is regularly moored, it would still allow access to the W Building. I do not believe providing moorage for a private yacht is a Port priority. If the Port insists on pushing this through, it will further solidify the reputation that the Port doesn't care about the community, their neighbours and is only interested in demonstrating increasing profits for the corporation. Despite saying they care about the environment have you noticed that every tree that once stood on Port property has been cut down. - Go back to the drawing board. Listen to the community and come back to us with something that can actually work
Move the shipyard to the east! Pier 94
Just move somewhere else. Your ruining our neighborhood.
Put the communities needs before profit! There is a sense that Seaspan will do whatever it takes to move this project forward thus creating a community belief that Seaspan is only paying "lip service" to the process. No amount of surveys or ads will change this, only moving the expansion to a vacant area to the east will do so. Try looking at how the City Dockside area has become a vibrant and award winning area and the effect on the "family fun" ambiance, noise and dust that moving the working area to the west will impact. The Washington family are big on "family" and should realize the damage that this will cause. Look at the children playing in the water park or skating and just enjoying the area and how this will dramatically decrease because of profit. It will just be an industrial area again like it was 10+ years ago. Unfortunately, in the past the Port of Vancouver has shown that it doesn't care what the community wants, citing that it is for the good of the Country. What they fail to realize is that the port is surrounded by community and while its' citizens are reluctantly willing to accept most changes this is not one of them. Let's hope that common sense prevails.
Not impose on the public
Stop the expansion and keep the area as it is.
Fundraise and match the money to build roofs over outdoor box lacrosse in the cities that don't have roofs so the kids can learn one of Canadas national sports all year long no matter the weather.
Through continued communication and education !
The biggest complaint I continually hear in the community is why the Drydock is expanding West towards the Commons instead of East. I'm sure there are a number of reasons why however this really needs to be assessed properly and addressed before moving forward.
More community outreach.

Feedback
<p>Seaspan could relocate its proposed drydock facilities elsewhere - in particular to the east, rather than to the west, of the existing repair and maintenance site. In so doing it could (and probably would) re-establish its once held good neighbour (particularly with our specific, the Trophy, building) relationship, instead of being the pariah it now seems set upon becoming. I doubt if anyone is against the general concept of expansion. Merely the location where it is proposed. Seaspan could care about how it treats its immediate neighbours - instead of insulting and ignoring the wishes of just about everyone living in or otherwise enjoying the amenities of the area to the west of its site. In other words, putting people before profit - and caring before greed.</p>
<p>I am strongly opposed to the westward expansion of Seaspan. It will, without a doubt, negatively affect tourism, value, and quality of life in the area. The dry docks are already at the maximum tolerance for noise in the Quay, eye sore levels, and Burrard inlet traffic. The current 'temporary' pontoons are already there the majority of the time, and adding additional 'temporary' pontoons is a problem for the Shipyards community. I ask that the proposal be declined. If an expansion is necessary, I suggest that it be reimagined to expand East, instead of West. Please do not let Seaspan expand West, it is the wrong thing to do for our community.</p>
<p>Consider expanding eastward instead of west into the Shipyards community which is becoming a vibrant residential area.</p>
<p>Don't expand</p>
<p>Expand East instead of West. Show some goodwill by minimizing the impact of your current operations. There is unnecessary lighting at night that is highly disruptive. Noise from your parking and operations that face Esplanade could be reduced. Don't allow employees to park on site with a vehicle that does not meet noise bylaws. You have at least one motorcycle rider who must wake up everyone between his home and Seaspan. He shows up usually at 6am. Any commitment to monitor should be accompanied with stiff penalties if there are any infractions. Consider work hours that match construction work hours in the City of North Vancouver. Advising people that they won't be able to sleep for the next four weeks is meaningless. We all can't take a plane to a private island to get away for a month. Seaspan has had an opportunity to demonstrate that it is a good neighbour this past year and has not done so. Why has lighting and noise not been reduced for current operations. Bottom line: the best solution for the community is for Seaspan to expand East instead of West. In the meantime, turn off your lights at night, and we don't need another work of art in the North Vancouver. No work of art can compensate for the damage that your proposed expansion will do to our wonderful community.</p>
<p>Move EAST stay away from our homes at the waterfront at the SHIPYARDS.</p>
<p>Seaspan should truly consider community and residents' feedback with their interests at heart. Commercial driven approach and objective will not meet with community & residents' support. "Mitigation measurements" are just scratching the surface of the issues and trying to pacify the community without deep dive into problem solving mode. Surely CN rail yard on the east of the Seaspan Drydock would not find the expansion to the East as imposing as to the west....</p>
<p>I think the community should be more proactive in supporting the shipping industry and the jobs and tax revenue it provides. The continued attack of the non-productive class of society only serves to hurt our economy and our neighbourhood. The overreaching regulations that don't contribute to a better climate or environment only serves to support the government parasites. Our city was founded on the ship building and maintenance industry- we need more jobs.</p>
<p>Continue creating and supporting jobs in the area. North Vancouver was built on the backs of industries such as the shipyards and as a member of the community for 40 years I acknowledge and appreciate that. The city must continue to support and allow you to do your jobs.</p>
<p>Not occupying more water space.</p>
<p>Support for the disabled.</p>
<p>I was born in 1965 and have lived on the North Shore my entire life. The Shipyards Community is an amazing success, turning a commercial area east Lonsdale (that was "off-limits" to everyone for most of my lifetime) into an amazing mixed use residential area for all to enjoy. The North Shore Waterfront continues to evolve as it balances the needs of business and the Vancouver residents. As well-intentioned as these proposals are</p>

Feedback
in order to mitigate the impact on the residents, the proposed commercial expansion by Seaspan to the "west" will solely to move Commercial activity back into a newly opened community gem. Please reconsider this expansion West.
I think Seaspan does provide good support to the community as they provide good paying jobs with benefits.
Please do not expand into shipyards
Decrease noise. Decrease eye sore.
Workers education: smoking bylaws (7m from the buildings), noise reduction(very loud motorbikes), garbage disposal (cigarettes, alcohol bottles, food). Attracts wild animals and destroys the neighborhood.
Continue with your clean work habits
Get out of my neighbourhood
To get out of my neighbourhood! This is a residential area not an industrial area!
The owner/operator should live in Vancouver
Help us get to know you!
Seaspan is already a good neighbour. Maybe more information sites to show the community just how far reaching Seaspan's positive impact is.
continue with your current communication methods. your on line information was very helpful and gave me an understanding of the complexities of the proposed expansions.
Sightlines/views from shoreline homes, and therefore enjoyment and property values of these premium units, will be severely negatively impacted by an expansion of the drydocks in the manner described. This will be further exacerbated by increased noise and marine traffic, which is both harmful to the environment and a safety risk to residents and marine life. Compensation to local residents may be a consideration in lieu, however does not resolve the issues.
Offer more opportunities for the community to get up close to the tugboats, visit the shipyards, talk to people and find out more about what they do.
Ensure that the broader audience of North Shore Residents know how much good Seaspan is contributing to the North Shore.
We are proud of Seaspan for supporting local jobs
Consider moving its operations outside Vancouver, maybe to Richmond.
Rework the Feasibility study for drydock expansion to East commercial area, instead of being a poor Neighbour and continuing to ignore the Community concerns & push for Westward expansion. With the existing dry dock, parking of mega yachts in area, and now expansion - only a sliver of North Vancouver water front remains for enjoyment of citizens & tourists. Very contrary to City of North Vancouver goals for the shipyards area.
Reduce noise due cleaning of ship hulls
As stated before, this project is not supported by local community one bit. VFPA will have to answer to the community if this project proceeds in any shape or form.
Take all of the engagement and additional community benefit costs that will result from expanding the facility to the west and instead invest those dollars into addressing the issues that have been given to expanding to the east.
Not increase operations
Refrain from encroaching into the residential and community views of the city and landscape. Don't work at night whenever possible. Shipyards community residents routinely get woken up. More infrastructure for the Spirit Trail.
Seaspan is doing everything it can. Unfortunately there are so many residents who don't understand the shipyards industry that has been here for so long and why it must continue to grow. Keep up the great work!
Acquire third party regulators. Seaspan cannot effectively, serif monitor and self regulate the areas of concern (environmental impacts).

Feedback
Expansion of access to the waterfront or walkways that extend the existing walking path, these could be set back from the waterfront and fenced off to protect your interests but let people enjoy the lower Lonsdale area while getting some exercise.
Just move the project to the east side, as many are asking you to. Stop steamrolling CNV and residents.
Not expand its operations; limit working hours to 9 pm; cut down on noise and air pollution as it already exists.
Do not situate the new dry dock at the proposed site, instead move it to the other side away from the residences.
Just don't proceed with the expansion!
None, you have been doing a great job
Seaspan is a very important stakeholder and supporter of the Shipyards community. Trust has suffered because of the less than ideal disclosure of the drydock expansion. Best efforts were NOT made to generate community input. It is clear that westward expansion of the drydock for numerous reasons is not desired by the community and is unnecessarily villainizing Seaspan. Move east and Seaspan will, for most local residents, return as a respected community partner. The desire to move west is a deal-breaker above and beyond the other elements of the discussion (noise, air, water).
Seaspan should not develop further west than it already is. There are several high end condo buildings where people bought specifically for the view of the water. All current owners have adapted to the present seaspan structures. There should be no further impingement on their views (and home values). Second, this lower lonsdale area has become a family oriented and thriving community gathering place. It has become a favorite spot because of its beautiful view of the water. The westward expansion of Seaspan will ruin this community atmosphere and obscure the beauty of the site. Going eastward from the current seaspan site solves the problem by not interfering with current owners view and home values and leaves a beautiful community site intact. Please be respectful of the thousands of people who will be negatively affected by the westward expansion. A community's quality of life cannot be mitigated.
Seaspan already takes up a significant footprint on the waterfront and is greatly impacting both days and nights to the Shipyards waterfront and specifically, my building 175 Victory Ship Way. The constant noise, lighting, monopolizing of the dock network in front of Lonsdale Quay and the constant encroachment of the drydock is destroying the view of the cityscape and water.
I'd like to see on-going communication with the City of North Vancouver, so they can pass them onto us. It appears they're not clearly aware of your plans.
I feel Seaspan is doing all the right things to engage the community through dialogue and public meetings to get this important project moving forward to completion.
Certainly want to see Seaspan be successful and provide lots of good paying jobs however we do not want the expansion to the West side. Any expansion to the west from the current operations would be a total disaster for the Shipyard/Quay area. Noise, light and Site lines would get even worst Be a good corporate citizen and expand on the East side, the industrial side
Not expand west and take ocean view from citizens for profit. We have tourists that love to visit the quay and residents that walk the shoreline, you are doing a disservice to the community by expanding west. Seaspan is forcefully taking away a piece of Canada for industrial purposes.
Listen to Them
You are a good neighbor I just do t want your expansion encroaching into the public area.
Stop polluting the environment !! The noise pollution and smell of toxic paint especially next to a playground is ridiculous and I hope this project does not go through
Seaspan is seen as a user of the waterfront but not really embedded in the community it does business in. Random sponsorship of events is not getting involved. Actively showing how noise and sound has been mitigated through active involvement in events/community forums prior to complaints would help. Significant money is being made with the current work at Seaspan and the new work to come and this is not

Feedback
spilling over into the community voluntarily, it is only when asked that some support comes about. We see the owners mega yachts sitting at the dock at Cates, almost mocking the rest of the community.
Don't extend any further west. Find another place for expanding.
Don't expend any further facilitate !!!
Develop other waterfront sites for public
Implement what the community and unbiased professionals state would be best for the community and also beneficial for seaspan.
Do more Advertainment and promote and explain Seaspan mission and vision to the community
I think you have done a great job. I don't understand how people who buy a place near a working shipyard then complain when its too noisy or when the company wants to expand has a leg to stand on. I don't think you could do anything to please people like that.
Extend your operation EAST not WEST. Why are you going WEST???
They are doing a great job
All this information is useful, but will only be important if Season actually does what is detailed in this report. Like a lot of developers (which Seaspan is) public forums are simply a necessary forum, but often the decision has already been made about moving forward. I personally am again Season expanding to the west of it's present location. I would expect there to be an alternative site. East is more preferable from a citizen of lower Lonsdale point of view. Developer "creep" is highly undesirable as the Shipyard amenities are already well used and appreciated. If this plan to expand west is passed, it will mean more noise, air and marine life pollution. By it's nature, dry dock work is always noisy, polluting (both air and light) and stresses marine life. The photos of the seabed (used in this report) indicate a somewhat lifeless sea bottom.
The community is working to develop the shipyards area into an area for people to live, work and socialize - specifically an area for families and young children. The community has been consulted on plans to expand drydock operations to the west the response was unanimous opposition. None of the proposed changes address the fact that the community does not want the operations moved closer to Burrard Pier and the existing restaurants, recreational areas and condos.
no additional drydock to the west!
Don't start construction. I work nights, sleep during the day and live close by.
More communication to the public.
Nothing, I think what you're doing is fine. I've lived in the neighborhood since 2009. The "new neighbors" knew what they were moving into. They didn't have a problem when it was their luxury condos being built impacting the neighborhood poorly. Hypocrites. So appease the wealthy mass as you see fit, but honestly I'm hoping you just carry on doing what you're doing because they don't have run of the land, and the vast majority of people in Lower Lonsdale approve of your development.
Organize more family fun events.
I am appalled that SeaSpan has gone silent and has it not responded to the city of North Vancouver re its plans. It is outrageous that SeaSpan is planning expansion in the direction of the coveted north Vancouver shipyards while knowingly having other alternatives
Asking the community what it needs - as in your last question?
Seaspan supports the local community very well and provides valuable service to the port of Vancouver
I feel like Seaspan is being too considerate of the feelings of the wealthy waterfront home owners, and my best advise would be to continue to expand the dry dock, as legally permitted for them to do, and to make amends in the form of community parties, fairs, arts, presentations and tours. No one asks my permission when they rip down an old condo and put up a sky scraper next to my apt, so why would the continuation of a century's old tradition of ship building be interrupted by someone who purchased a residence in "the shipyard district". Too much sympathy; don't ask permission, ask for forgiveness in the form of fun community outreach. Also, I would not offer them a hotline.

Feedback
I think Seaspan does an excellent job keeping the community informed and supporting our needs. I wish others in the lower Lonsdale area followed a similar model.
As a resident of Lower Lonsdale for 40 years, Seaspan has done a great job with cleaning up the old shipyards and adding new industry & jobs to the area plus the City of North Vancouver Planning Dept needs to be thanked also.
Not expand using the current proposed method
Better community communications/consultation on the water lot expansion proposal.
I think Seaspan needs to listen to what the City of North Vancouver has asked for. How about giving up the area where the owner of Seaspan keeps his large mega boat and make that community space accessible so people can move freely from the shipyards area to the market. This might be a nice way to really support community building instead of the other proposals that are just whitewashing a done deal that no-one in the city agrees to.
Keep the west side community use as is and don't build on the West side.
Community tours of the facilities. Announcements of key docking events. A video board outside the facility showing some of the goings on in the Shipyard.
EXPAND TO THE EAST, NOT THE WEST!!!! This is far too residential a neighbourhood.
don't expand
Listen to it's neighbours and be a good neighbour.
Not go ahead with the work as I don't believe that you will follow through with any of your promises as has been shown by industry time and time again. You promise lots of things knowing that no other government body will ever check or care!
Mitigate noise. A 3+ db increase is more than twice the sound energy and 30% increase in loudness.
Less noise. Less air pollution. Less light at night.
Move all noise causing operations to the east side of your leased property or to your main site where your head office is
move the proposed pontoon EAST where it will not ruin the millions of dollars of investment in a very popular Shipyards District and where people live and work
We can't tolerate any more your noise, and bright lights all night, please, can you move your blue floating dock to the east side. It would be the Best gift to all our community
School visits
Your company has made no attempt to legitimately engage with stakeholders, including the residents as well as city representatives in a meaningful and transparent way. Instead you are using this mockery of a feedback system, to, undoubtedly, selectively sample positive feedback for your own purposes. acknowledge the community and leaders in the area you live, engage with them, and actually be part of the process
Sponsor more apprenticeships for North shore residents and scholarships for marine related courses at Capilano University and North Shore Colleges with Co-op internship oportunities.
Keep noise down
Move east
In my opinion, this is a classic case of who was there first - it was Seaspan. I supported the commercial shipyard district redevelopment; however, I was opposed to condo/residential buildings being built so close to the working waterfront - after all, Vancouver is a major port city - and there's always a clash between industrial and residential uses. In other words, prior city councils kicked this problem into the future, and now here we are.
Move the site to East or current site ! Specify what reasons you can't dot this!
Listen and act on the community input regarding site location. The development can and should be placed EAST of the existing site. Mitigation efforts are all fine, but attempting to buy community approval with playgrounds or amenities is a poor practice used by many developers to buy their way into a community.

Feedback
Seaspan is better than this! Listen to what residents are saying - not that they don't want the development, they would rather not have it right in front of them. Go EAST my friends!
Explain in detail why the entire project cannot/will not be placed on the east side of the existing shipyards instead of just saying it can't be done. This approach has only annoyed the community. If it's cost, then give the public the actual numbers. Local residents understand that it is a business decision and that we, in fact, has no control over what happens. But at least be upfront about the business model/expansion. This current plan sets a terrible precedent for what additional expansions might happen in the future.
Build on the east side of 94. Don't just investigate noise reduction - do it!
Develop eastward rather than westward
You do plenty providing good jobs and an economic boost. NV NIMBYs need to understand the contributions you make and the importance of the Port of Vancouver and all its activities to our economy rather than whining about personal gripes
I do not support the expansion of this project towards the Shipyards pier. I have not received an explanation as to why the expansion must head in a westerly direction as opposed to an easterly one where impact on the community would be significantly less. The building and repair of ships in our neighbourhood is noisy (at all hours of a given day), the air debris is visible on my balcony floors, railings and furniture and the lights at night are bright. The westerly expansion will only multiply my observations. I recognize through the information provided in this survey that Seaspan is attempting to mitigate many of my grievances with air quality checks, lighting modifications, noise cancelling procedures and respecting hours of operation however, the results will likely produce a noisier, dirtier resident environment with a compromised balcony view.
Be a good neighbour and respect the public's waterfront area.
Go East with the new dry docks. We don't want to be inhaling more pollution, hearing more noise or light. We're very concerned about our health and sandblasting paint off ships and smelling toxic fumes promotes bad health for all of us living in or using the waterfront areas and beyond. Going East with the proposed dry docks will help nullify the majority of these very real concerns.
The webinar for local residents tried to explain how expanding in front of our community would benefit residents. The webinar was patronizing and frustrating and painted seaspan as a large company that had no value for the nearby communities.
Expand the other direction and not further impact the communities nearby
Not expand in front of the residential community. We do not want input on the colour scheme. We want to continue to see the ocean instead of the expansion
Seaspan can expand East to support community needs!!!!
Please!!! expand to east if you have to expand and protect this wonderful area that so many people of all age groups enjoy so much ;there has been alot of planning and expense put into this area and it would be such a shame to see this area polluted more with air quality and noise!!
Build the expansion to the east of existing docks... respect the property owners/ residents in the Shipyards. Your proposed building site interferes with one's home enjoyment and will alter property value. NO ONE wants to have a working shipyard that potentially runs through the night any time of year in their front yard!!
Move eastward! Westward is the hub and gathering place for the residents of North Vancouver city. Often these events are marred by noise and pollution coming from Seaspan. We don't need this any closer to these gathering places.
Do not proceed with this expansion.
Remove the unsightly blocking of view at Lonsdale Quay & Shipyards ... waterfront views so important in public areas
Act like good neighbors NOW and not tell us what you might/plan or should do in the future
Maintain a focus on protecting the environment.
It is apparent that Seaspan has responded to their new neighbours and continue to develop the relationship and address concerns of their relatively 'new' neighbours. It is imperative that the neighbourhood

Feedback
understand that the shipyard has existed on this site for decades, mostly prior to the even consideration of the development that eventually occurred. If we continue to eliminate our industry partners in the City and District of NV and replace with condos, there will be nothing left here for jobs for all the new owner/renters of those condos. Muni govt's need to start to temper the need for development dollars with common sense, that includes recognizing the long history of the shipyard and their irreplaceable contribution to both the DNV and CNV.
Continue to find ways to consistently share what is happening at Seaspan and allow the public and school-aged children to tour facilities. Engage schools and the community with events which show that Seaspan is giving back to the community regularly to build that trust and rapport. Keep everyone apprised of environmental concerns or mitigation and especially air quality given the proximity to a robust community gathering area right next door. Safety must be paramount and placed at the highest regard.
Give more serious consideration to moving your expansion to the east side of your operations. It seems that this is just a financial decision for Seaspan. Now that the Shipyards community exists, any encroachment into its perceived space will never be well-received. Mitigation efforts are appreciated, but until there is a belief you have exhausted any possibility of moving east instead, the reaction to the expansion will be hostile.
Change their plan if they care just a tiny bit about the community and the environment. Otherwise it means that this is only a communication exercise.
Respect the neighborhood by reducing the noise, air and light pollution proactively rather than pretending you are now good neighbours when you want something. The hours of operations have not been respected in the past years and now you want to move that close. No one in the residential and tourist areas of the Shipyard District would want more noise, light and air pollution which is exactly what you are proposing.
Continue a close ongoing dialogue with CNV Mayor and Council
Move the proposed project away from the residential and tourist area... ie to the east
Skip the expansion.
Move to work to the East Cancel plans to move closer to residential
not expand
Consider investing in building in the other direction. Over the years things change and so to does our shore line and it's usage, often the docks create an immense amount of noise, hazardous materials and allow pollutants into the environment (be it light, noise, chemical. Etc). The city has changed and this area that you are proposing to expand in is far too close to residential zoned areas to be considered reasonable. In addition, there is currently a dock that is crumbling and in need of maintenance and repair near the beginning of residential space, if this is an indication of how the company maintains the area then this extension is not a great idea. Better to fix what you have and reorganize the space for better efficiency than to expand and use the space in the same meaningless way.
Stop the noise at 6pm and do not ruin the waterfront by expanding the drydock
Please move the project to the opposite side. There would be no push back from that
YOU SHOULD HAVE COMPLETED ALL THESE "IMPROVEMENTS" TO NOISE, LIGHT POLLUTION ETC 10 YEARS AGO. YOU ARE NOT A GOOD NEIGHBOR.
Respect the residential area.
Maybe not building a new drydocks so close to the community and residential area.
Keep us informed of the work you do.
Come live with us for a while, you will notice the view destruction, hear the constant noise and appreciate the impact.
By planning to install the new dry docks on the eastern side of your docks instead of your current plan. In this way, you will expand your facility, and our neighborhood will be less affected by the noise and inhaled pollution that is already beyond acceptable levels.
create and share an expansion plan that involves moving this project east rather than west

Feedback
Seaspan needs to move east away from the seabus and community activities of Lower Lonsdale. The Quay is a much used community venue and does benefit from the noise or the intrusion of Seaspan.
Vancouver Drydock extend its water lot EAST, not west
The basic question which has not been asked in this questionnaire is whether SeaSpan should have permission to take up more space to the West. I strongly believe it should not. If it needs more space it should develop that to the East of their present site and all the questions in this questionnaire would still be appropriate. All the effort and work that has gone in the Shipyards will be negatively impacted by SeaSpan expanding to the West. Now is the time to stop this or it will go on and on. 80 metres this year, 60 metres in a few years, another 100 metres, etc until the whole area in front of the shipyards will be a Drydock and ship yard. Please, no.
I can look from my condo and see the ship yards working on Esplanade and St George's. I have delivered steel to your ship yards in 1970's. So I'm well aware and enjoy your ship yards.
Not expanding the dock
Put people and quality of life first
Go east
Listen to the community when it says it does not support westward expansion which will cause noise, pollution and visual impact right on our front doorstep where we have children playing. Do your expansion eastward. If you do that you will have much more community support. Forcing this on us will just because it is the cheaper option will forever have you viewed as a bad neighbour and a selfish corporation who is more concerned with their profit than they are about the people they negatively impact.
Anything that would mitigate the current noise, the dirt and dust from the site, and the LIGHT pollution at night would certainly go a loooooong way to making me a looooooot happier and healthier!!!!!!!!!!!!!!Thank you.
Not expand the Drydock in North Vancouver.
Expand east Not in front of our residential and community facilities
Stop your proposal
Expand east, not west. Expanding into a vibrant residential and commercial area is insane when the west side of the dockyard is mostly empty. _____ can put his yachts somewhere else.
I think that seaspan needs to remind the local public that control of the waterfront is up to Canada Harbour Corporation. This should be done carefully and kindly but the public should know that most of the content of this survey are voluntary/under control of the federal government!
Initially, as a life long North Van resident I wasnt supportive of Seaspan's plan at all. However, through this process I support 100% Seaspan as a model of corporate stewardship in North Vancouver based industry. It has raised the bar well above what our community was entitled; its time our municipal governments were more honorable in their dealings with corporate citizens instead of hanging them out to dry and hoping to buy votes in November's election.
I think Seaspan has done a great job providing information and implementation of change to minimize impacts unfortunately there is a certain demographic that opposes any development, and does not understand this whole area was and still is a working shipyard.
SeaSpan has been a very important part of the North Vancouver community for many years. I believe you to be a very responsible corporate citizen and fully support the project to expand the docks. With the additional development at the Lonsdale Quay it's a delicate balance to meet the needs of the new residents while maintaining your ability to grow as a business and support your customers. I really appreciate the engagement and the effort SeaSpan has taken to mitigate community concerns.
Cut noise and air pollution to be a good neighbour.
Keep up the communication.
Expand proposed expansion east and not west
Not pollute our air and water. Get the _____ to park their yachts elsewhere.

Feedback
Seaspan is an excellent member of the community and has 100% of my support. No, I do not work for Seaspan.
Implement transportation demand management strategies to reduce traffic and emissions associated with staff traveling to/from work.
Build on the East side of the existing site so that you are not affecting our beautiful Shipyards area that thousands of people enjoy.
issue I have is with the noise that sometimes goes on all night despite closing windows and doors.
Improved transparency and more proactive engagement.
Move this initiative further east.
Move the projects to a location away from our homes as the air quality/dust/lighting/noise...etc are not doing any good for our neighborhood. I bought a unit in the first building in shipyard and I had to move out of there 6 months later due to the noise and dusty air. I moved to the 2nd street but I am still suffering from the noise/lighting and noise in my apartment. I understand that the project will increase some jobs for the community and of course the project is good for the Seaspan. But as part of the community you need to consider our neighborhood's health and well-beings. I've been living in lower Lonsdale almost 20 years and I love our community and I hope you can find a better solution.
Better communication about operations and remedial work. Produce an insert for the NS News on a quarterly basis and place the insert at the NV public library for take away by library users.
Expand east. The businesses, visitors and residents of the Shipyards will be negatively impacted by the westward expansion, despite all initiatives and efforts by Seaspan to mitigate the effects. The proposed increased proximity of all these operations cause undue health and noise risks, as eastward expansion is entirely possible. An expansion east would likely receive overwhelming support, as the community endorses the economic benefit of this project. However, not at the expense of the community, when alternate options are available that allow Seaspan equal ability to support its expanded operations.
Keep its promises to the public and implement continuous improvements.
Seaspan could follow through on making alternate plans for an eastward expansion, rather than this media-conscious attempt at public relations which does nothing to allay the very real concerns of the residents who live here, whether that's regarding the marine habitat mitigations or community outreach programs to improve the aesthetic appeal of such an expansion. The bottom line is that Seaspan has ignored the outpouring of opposition to this project, including the voices of past and present city councils as well as our elected Member of Parliament. Instead, you are seeking permission from the Port Authority to reconsider your old proposal with few material changes--which is essentially an expanded drydock pontoon structure that will increase noise, water and air pollution that affect both the animal and human population living here.
Long term commitments to environment, marine life and community wellbeing vs events, one time activities...help build a stronger, healthier community and environment!
Remove/cut back the amount of extension of it's equipment, storage etc. at the shoreline.
Respond to and engage with our democratically elected leaders on City of North Vancouver council. This article sums up the situation very clearly: https://www.nsnews.com/local-news/city-of-north-van-chides-seaspan-for-silence-on-dry-dock-plans-5601097 The other proposed mechanisms are insufficient to engage the community when there are democratically elected leaders whose role it is to work with people like you on projects like this one
Be an active and interesting member of the community. Places for the community to interact: on-site cafe, artist in residence gallery, etc.
Just like the lower road project, the Port of Vancouver public engagement process at first appeared to be window-dressing. Opportunities to address serious concerns were only available after public pressure. For people like me, who are supportive overall of the drydock expansion, become nevertheless frustrated by the process. I suggest a better explanation why the encroachment to the West can not be reduced, either by modifying operations to the East, or extending to the South.

Feedback
No activities after 7pm. Better explore use of your facilities to the east. Keep the Atessa at the Cates dock to allow more use in the east. What is going to happen to the small playground and seating spaces next to the current dry dock? I know my family and many others use it both day and night. It has been a quiet area to reflect.
You are doing very well so far in my opinion
Expand to the East not West
Consider the outside look of building and parking area and make it more green, inviting and pleasant to watch when walking by to the shores. On noise, find often disturbing the high noise resulting from testing speaker of vessels. There should be direct contact for complaints on all matters related to your operations and ongoing consultations, not just when a project is being submitted.
I think Seaspan is a very important industry for North Vancouver. But it increases traffic in North Van, especially bridge traffic. North Van traffic congestion is already at a breaking point. Finding a solution so that Seaspan workers don't necessarily have to cross the bridge would greatly benefit the community and road infrastructure. Perhaps a water taxi for employees?
Not to try to expand at any cost.
Do not expand West. Please, we beg of you.
You do more than enough. I'm only taking this survey as I live in the neighbourhood and imagine you'll get an overwhelming negative response from NIMBY's that moved in next to an active shipyard and then complain about it.
Build the new dry dock to the east.
It feels like no one is listening at Seaspan. The community has clearly identified the expansion is not wanted. Seaspan is pushing through their initiative even though the public has spoken. Trying to wear the public down. The proposed improvements presented in the survey on air quality, noise, etc should be applied without the expansion. There are good proposals within the survey that would make a significant difference to the impact Seaspan presently has on our community. Let's be clear there is no compromise that can be reached that will allow the expansion of the Water Lot Project on the west side.
Move your facilities to the Fraser river
do not expand dock to the west side
Seaspan should expand east instead of west. We have all worked so hard to live in this area and it is atrocious that they want to turn a family based area into a further industrial area. While a lot of these ideas might sound okay in theory in practicality seaspan has done a terrible job at communicating to the community and ignoring complaints. The zoning should have been changed when the city started redeveloping the area to residential and commercial use. As residents we all knowingly and willingly moved near an EXISTING shipyards neighbor but NOT AN EXPANDING one. While it is said noise is "reduced during off hours" as somebody that lives directly next to the dry dock we know that is simply not true by any means. We cannot sleep with our windows open in the summer due to noise throughout the night and even with them closed we are woken up by activity throughout the night and early morning. Seaspan needs to listen to the community and expand East on their existing land.
The shipyards has been here for a 100 years, no resident has lived in the area for more than 10, the shipyard a have been a big part of north Vancouver being north Vancouver, stifling their opportunity for growth is good for nothing but foreign shipyard, next people will be demanding the removal of rail infrastructure, oh wait that's been happening for years rip Granville heritage line
Move the drydocks to the east, where it does not interfere with the positive and vibrant atmosphere the shipyards district now has. As well the beautiful pier that so many people enjoy to sit and stroll on would be adversely affected.
Keep providing quality jobs to the community
Respect the environment and not damage marine wildlife and the environment. You are also ruining one of the best places in the world and I live right behind Seaspan. Seaspan already has such a large territory and takes up so much waterfront, I would be very sad to see an expansion.

Feedback
please do not go forward with the drydock expansion. I wake up in the morning by the traffic noise to Seaspan which includes semi-trucks, construction equipment and commuting cars and bikes. With your three shifts a day, the noises are already unbearable. And the dust from the existing operation is already too bad. I understand some chemicals at Seaspan operation can cause cancer. Chemicals, rustic dust from Seaspan operation is already affecting air quality and we residents are already suffering from it. Your expansion and proposed changes are putting health of not only us residents but also your employees. The stress from the noises and air pollution from the expanded operation will put our physical and mental health on high risk. The profit Seaspan earns from the expansion is at the expense of health of community residents and your own employees. Not doing the expansion is the best way to support community needs.
Please stop expansion. Please keep the community as is. It's already suffering from the existing noises and air quality from the Seaspan operation. Expansion is going to make the area from residential area to industrial area. Stopping it is the best support for community.
Listen and respond to the community environment in which you operate-the proposed project as it stands runs counter to community plans and values.
Expand the other direction and bite the cost. Explain why they will, and if it is simply that they do not wish to pay for it then say so.
Build a parkade at the drydocks free for employees, and a pay section for the public. lonsdale has almost no parking as it is
Work with the city to resolve this issue
i'm not sure at this time. i'm glad to know that there is an email address to contact if/when there is noise in the middle of the night
Seaspan don't expand at all please , we are humans and living is our right. Thank you.
Listen to residents and not obstruct the views which give the area its charm and community feel. What was the point of building up the area to then just block it?
Build in the other direction. Have an information tent or board in the shipyards explaining what type of work is going on, interesting things to watch, etc. Participate in community events so there is more awareness about the area and work. I was not aware of any of the places to get information that were listed in this questionnaire. I didn't know there were public schedules or help lines or places to send complaints to or check schedules. And I've looked for them more than once. It was not very accessible.
Not build a dry dock where the tax payers have built a welcoming area to the home owners, residents of the N Shore and visitors to our waterfront.
Move East
Expand Eastward please!
Not extending your construction sites to the west. Go east as you have plenty of space. We all know this, you know this. This entire survey is a joke. Colour of pontoons is meant to be an acceptable "mitigation"? Absolutely not. This is insulting, but nice attempt at making it seem like you give a care about anyone in this neighbourhood but yourselves and your billionaire owner's personal interests.
Respect residents that live next door by minimizing noise and light after 9:00pm not 11:00pm. Most of us want quiet when we come home. Stop contributing dollars to local activities, it looks like they're buying their way in to the city and to politicians. Take responsibility for their environmental damage, they currently pollute the oceans and NEVER clean up. Have their tugs turn off their engines and lights when parked up against the pier for more than 15 mins. No sneaking in proposals during the summer session when the city and most people are away, being more transparent with the community.
Do not proceed to the west of the present location.
Not to take the dry docks to the West. Support your community by not making it louder and more polluted so people can enjoy community events such as yoga on the pier, outdoor cinemas, patio time on the local restaurants and the view of the water and Vancouver. The playground out front will not be pleasurable for the children who are more sensitive to lights and noises. Pollute less volatile compounds in the area for the

Feedback
health and wellness of the community, particularly the residents in the area. Move the dry docks further away from the community and do not go further westward!
Not extend the site! It shows total disregard for what the community has been trying to build
Operate in the United States where they're from
Place pontoon on east side of existing works.
Consider utilizing the East side of your facility for your DryDock expansion, rather than using it to moor the Washington Group's various yachts.
Seaspan needs to be a better corporate citizen and collaborate with the local residents and government representatives to find balanced solutions. Their executives should also learn to interact with the community in a polite manner.
Do not build docks West instead GO EAST!!!! Pollution, noise, light is too much.
Expand the drydocks to the east, and not impact residents to the west.
listen to the concerns of the local population!!
Somehow improve your community communications.I did respond to this survey because you mailed information to me directly. I don't read the NS News very often, and I'm not aware of any radio or TV ads.
Leave. Do not expand westward. Massively mitigate existing noise, light, and air pollution. Save views and community space. Drop dead. That's what Seaspan could do differently.
Site the drydock on the east side away from residences and community amenities
Minimize the amount of noise.
Support more recreational boating in the area around seaspan operations.
Listen to feedback (even if you don't like it). Proposed extension into the residential area is ridiculous. Move to the other side as suggested. Still cannot get minheid around such an industry is so close to residential areas. Not in any modern western city, only in North Vancouver!
I've noticed a lot of increased light pollution from the existing Seaspan facilities near Low Level Rd and I think residents would benefit from increased shielding in those areas too, or lights that are angled more towards the ground. It isn't so much a case of direct light intrusion, but indirect lighting that makes the entire sky a lot brighter than it used to be.

3. Why is that? What are you excited or concerned about?

Feedback
Move East. You can do it so don't use PR techniques to push this through with so called mitigations. If you want to be a good corporate citizen, you will move East and not use your money to fool people
interested in viewing the shipyard activity from the Quay.
It's going to be extremely disruptive to the community, businesses, and environment. If this was moved eastward, like everyone has been asking for, it can move forward. The modifications PLUS moving the proposed expansion area will make the community happy(er) - although this will still result in environmental externalities.
Move this expansion to the east. As just said, ALL your questions are related to expanding west. I would have answered differently if the expansion is to the east. Seaspan is expanding its business, income and detrimental impact on the community while increasing its own income. SeaSpan needs to go east with this expansion instead of potentially and likely destroying millions of dollars in families net worth in the destruction of property values while increasing the value of SeaSpan. The Shipyards are not only a local attraction, they have become a destination for people from all parts of Vancouver and now even tourists. Expanding west will have a major negative impact on the overall enjoyment of everyone that attends or visits The Shipyards. This is a massive negative impact, especially when there's a VERY SIMPLE solution - GO EAST! The massive short and long-term profits made by the expansion far out-weight ANY expense of moving east. There is ZERO reason to go west.
I think Seaspan had put together a berry thoughtful plan and I look forward to the Drydock's being around another 100 years. Canadian History
I think it is a logical plan with a minimal downside that will help add desperately needed capacity.
Seaspan has reduced pressure washing noise in the lead up to achieving this proposed expansion. I am skeptical that they will continue keeping noise levels down after this expansion and want to see more measures put in place that will monitor and reinforce (punitively if necessary) the reduction in noise on a permanent ongoing basis for so long as the Vancouver Dry Dock exists and is operating.
The shipyards have been here for over a century, long before the adjacent condos were built. They provide well paid, stable jobs to people.
As I said in my previous answer, why weren't all of these steps you're exploring taken before? Now that you are looking to greatly increase production the noise, dust, pollution will only increase despite them steps you are considering.
Move the expansion to the east
Very concerned about traffic impact to the North Shore.
As stated in the panel on the previous page.
You still have not clarified or more specifically explained why you are not moving this project Into your adjoining eastern water lot. None of your siting document arguments would be considered impediments that could not easily be overcome. Yes you might have to spend a little more money today for decades to come. Do the right neighbourly thing and move this project TO THE EAST.
Go east with your plans
A well functioning economic opportunity is beautiful in it's own right. We need industry to have a community.
Fantastic to see this growth in this industry. I fully support what you're trying to achieve.
Seaspan is an important employer and driver of economic activity on the North Shore, and growth is an important part of being a key player in the marine industry as Seaspan is. I support Seaspan's efforts to expand its operations in a manner that will add to its important economic presence on the North Shore, in a manner where due diligence has been done to mitigate impacts on residential and recreational users of North Vancouver's Shipyards District.

Feedback
I believe it is important to keep the drydock facility in North Vancouver and I am happy with the proposed expansion and the process being followed to involve the community.
What possible reason would any sane person have to support a plan that is a clear corporate money and waterfront grab when it is to the personal detriment to their health and peaceful enjoyment of their home and community. Seriously the only thing that would excite me about this plan is if the whole project was turned down by Vancouver Port Authority... now and forever
Excited for more business coming to the north shore and increased employment
The proposed new jobs to be created are not new - they are jobs that were at Seaspan shipyards Pemberton site before they decided repair there was shut down
Lack of community engagement, increased noise, poor corporate citizenship.
The plans put forward are predicated on an extension of the water lot to the West. This survey is deceptive and none of the mitigations put forward address the current situation nor do they take into account the concerns of the community as a whole. The current lack of public meetings regarding this issue exhibits a lack of trustworthiness on the part of Seaspan and perhaps the Port of Vancouver as well.
Any expansion would negatively affect the Shipyards community. Don't be greedy and respect the success of the status quo.
Noise, pollution, lights. Taking over even more of a vibrant community space. I don't believe that there is any plausible reason for not going to the East. Why hasn't Seaspan done these improvements to the existing docks. I would like to see that first, this would show good faith.
I do not like the expansion west in front of the playground
A local company involved in a global industry is exactly what Canada needs. North Americans need to be self sufficient and the US and Canada less reliant on foreign imports.
There's nothing new here
Incompatible with such close proximity to a high traffic, high residential neighbourhood. All the obvious exposures to pollution, toxins etc. Great they have a list of actions but tone deaf to the community impact. If council would put this to a referendum the benefit of a 100 new jobs would be lost in the negative impact to Northshore residents and businesses. It would fail as it should do. Let the public vote on the issue.
Any expansion should take place to the east of the current facility. That is woefully obvious. I suspect there are some powerful individuals who prefer the east side for yacht services and don't mind inconveniencing hundreds of locale tax payers to keep that benefit in place.
I explained in previous page. Seaspan isn't listening to the very people of the community this is geared for. In addition, this affects EVERYONE on the North Shore who enjoy the new improved public community area. The City of North Van doesn't want the project going West either but Seaspan isn't listening anyone. They just push forward like Goliath and try to bully forward to get what that want. As a lifetime member of the North Shore community I hate the project as proposed and Mitigations proposed are not acceptable, period. Seaspan acts like we say NO PROJECT, when we say simply, go WEST. Find the money and do what's best for everyone!!
The plan does not have an action plan, it merely chooses to monitor rather than address issues.
I like that you have bothered to address the local concerns. As is always the case, no one really knows what this is going to be like until it's built, but I hope you have a Plan B in case this turns out to be disastrous for the local neighbourhood.
My biggest concern is that employment will obviously grow due to expansion at the shipyards and drydock areas, but affordable housing and infrastructure is lagging way behind the expected growth. The road systems are poor at best, housing is out of reach for most new buyers to the northshore, so traffic, which is already a disaster going to and from the northshore will only get worse. I do understand that this is not a Seaspan problem, but it will be a major problem to the current residents of the North Shore.
The location to the west encroaches on important public space. You need to expand east.

Feedback
North Vancouver is a working harbour and boats have been built repaired here for a very long time, residents have moved into this working harbour and should understand that
Wondering why this expansion can't be done to the East side , or split between East and West or at one of the other two more commercial locations?
This project will have a negative impact on the North Vancouver community plan
I like our area the way it is now, not more noise, not more pollution, the children's play area protected also when we enjoy some of the food from the food trucks we don't want more noise we just want to enjoy our self. lots of people come here every week because this is such a wonderful please to visit. PLEASE go east.
I am very concerned about the negative impact this proposal would have on our wonderful Neighbourhood. Two additional Dry Docks will create much more additional Noise and Pollution close to the living quarters, play areas and picnic tables as well as the wonderful Restaurants where many residents as well as visitors enjoy themselves. Moving the expansion EAST would cause the Vancouver Dry Dock to provide an excellent Buffer for the additional activities. Thanks
Please stop the noises
Have explained in previous section
I'm concerned about additional noise, dust, pollution, infringement on my view from where I live, Not to mention property devaluation if this water lot expansion is allowed to go ahead
I am happy to see more jobs on the North Shore. I live here and want to see a strong economy with diverse jobs.
I don't trust they will follow through or there will be on-going delays.
I can see daily how they current drydock cause much noise till midnight with no oversee. Dirt is released to the ocean on a regular basis from the drydock. Adding 2 more right in front of our beautiful shipyard is evil and only the worst human being can think of it.
mitigations to air quality monitoring, noise restrictions, & improved lighting are all good. BUT, I don;t want to see further dry docks to the west of existing operations. I am NOT convinced that it is impossible to site these new dry docks to the EAST ! Flimsy excuses, and if it costs money to make this possible.....I think Seaspan should probably spend some in order to increase operations & remain a "good neighbour " to the community (as they claim to be)
The project should be moved as far as possible from residential area even without expansion residence in the neighbourhood are suffering imagine what would happen if expansion begin the air quality the noises and the water pollution is so bad as it is right now what catastrophic will be with expansion
New ships to enjoy taking photographs plus knowing more qualified people are working, even though they are union.
Negative impact on the residents of South Lonsdale, and visitors to the area.
NOT EXCITED ABOUT ANY PART OF THIS PROPOSED EXPANSION ... WEST. CONSTRUCTION/PILE DRIVING HORRIBLE AND POSSIBLY DAMAGING TO UNDERGROUND PARKING AND EXISTING BUILDINGS DO NOT CONSIDER ANY MITIGATIONS ANY USE AT ALL OR MUCH DIFFERENT THAN THE ORIGINAL PROPOSAL. EXPANSION EAST WOULD NOT AFFECT THIS COVETED NORTH SHORE NEIGHBOURHOOD. I DO BELIEVE UPGRADING LIGHTING AND IMPROVED NOISE CONTROL TO THE EXISTING FACILITY WOULD BE AWESOME!
Noise. Pollution expansion on west.
NOISE HOURS OF OPERATION-EVEN THOUGH YOU WILL TRY? TO WORK 7:00-700. WE KNOW BY YOUR EXISTING OPERATIONS THIS WILL NOT HAPPEN eg.3CRUISE SHIPS WORKING 24/7. SPOILING VIEW OF TROPHY AND CASCADES. SPOILING THE AMBIANCE OF THE SHIPYARDS
People want the docks to be located on the East. The community is against having them to the West as proposed.
I enjoy watching the work being done at the Seaspan facility and love the neighbourhood because of that work. If I had wanted to live in a suburb far from the industrial operations of a waterfront I would have made that choice - but instead I chose to live down here in part because of those operations. Seaspan

Feedback
does a good job overall in the community and have done a good job engaging with the public on this project. I support is unreservedly. But maybe if you put a muffler on everyone of your guys' vehicles...
Do not wish to see any expansion of your operations westwards.
Understanding the need for expansion and taking the modifications into account I can find no upside to the community in this proposed expansion while expanding to the east would have considerably less impact to the community all enjoy.
Seaspan is not being a good neighbor to the closest residents in Lower Lonsdale. All this money they have spent so far on this campaign should have been used to proceed with expanding their operations to the EAST, which is what the residents of Lower Lonsdale OVERWHELMING said in previous surveys
Lots of promises, move to the east still seems doable.
Noise levels at night and on weekends are the problem and will only be worse after the expansion. Significant number of times throughout the day where noise study indicates noise levels greater than 75 db for the 1min counts. Would like to have seaspan consider parking a clean ship on the north end of the careen and new drydocks, to act as a sound wall, when uhp blasting is being done.
The extra jobs it will create will cause extra congestion on roads The eye sore at just looking and having more docks The ocean environment stress it will cause The noise
To impede on the people friendly area of the Shipyards is contrary to the plan for the area as it has been set up to be residential and an activity hub for families and tourists. More dry dock activity right in front of a childrens play ground is not acceptable let alone the noise, dirt, lighting and round the clock work in front of the existing residential buildings You are welcome to check my balcony to see the dirt and hear the constant noise, I am perfectly aware that it would be like that when I purchased but Never did I think you would expand WEST. Please Please find an alternative
I am not excited at all. Very concerned about the irreparable damage to the neighbour hood due to the proposed expansion.
The mitigations for the issues that you provided are fine, but the problem is the location of the expansion. Put it on the other side
Don't understand why this isn't going East of Shipyard.
Most concerned about noise and environmental impact.
Seems to me that no matter how the community feels, the expansion is going ahead. I appreciate all the work done to mitigate the disruptions, many of which are experimental or temporary, but in the end we will still be faced with more shipbuilding activities directly in front of the community. I recognize the importance of the shipbuilding industry and love watching the ships and tugboats do their work. But the noise, lights and environmental disruption seems too much.
I am very much " looking forward " to a tour. I did have a tour of your operation west of here, where the BIG CRANE is. That was most informative.
I like the idea of more jobs in the community and i enjoy watching your activities. Would prefer not to have the expansion in front of where i live - my concerns in that regard are dust and noise still - mainly the fact that the washing activity goes until 11:00pm plus occasionally overnight. I am also concerned about the construction activity especially the pile driving and the potential impact on the residential buildings close by - movement, cracking etc and did not see any mitigation measures proposed to address that such as pre and post building surveys I would support the establishment of a permanent liaison committee to address issues as they arise and come up with solutions.
GO EAST
Expand east not west
i like the extra job the project creates
Eyesore and blocked view. More noise
I am impressed with the things you are willing to do to please the people concerned. Personally, if the owners of the apartments are complaining, they shouldn't have purchased in the first place.

Feedback
Increased capacity for shipbuilding and repair is a dire need in Western Canada. As a Northshore resident for nearly 20 years, I strongly support the need to expand the drydock, especially considering its positive impact on the community.
Seaspan address me as "Dear Neighbour" in their mailout which is ironic considering they are showing up to be a "Bad Neighbour" Simply shameful.
As stated in detail in the previous section, expanding west does not work. The only option is expand to the east from Pier 94. I have read the new statements about why Seaspan doesn't want to expand east. I find some of the statements laughable. The water lot is operated by another company - which happens to be another division of Seaspan!! You have to pass through security in and out to get from one side of the shipyard to the other. Then re-arrange the fencing and location of security! Pier 94 is stated to be decrepit but not so decrepit that the Port just significantly invested to refurbish the wharf building and for it to provide safe moorage. Yes, Pier 94 may need to be strengthened and it could cost more than the present proposal. But please, that is not an excuse not to present this as a viable option with full details for the community to consider. Listen to what the community is saying and go back to the drawing board. Or simply deal with the fact that we live here, more of us are moving here, and this Seaspan proposal cannot go ahead.
move the shipyard to the east, Pier 94 is out of view!
Your ruining our neighborhood. Your noise is excruciating. Its not safe for children. It's not safe for our sea. Its not safe for anything. Go build your docks somewhere else. Leave us alone.
I like the proposed mitigations to the existing dry dock, but I dislike the expansion being built on the west side. Why do they choose to put it closer to the residential area and community spaces? Is there no alternative location for this expansion that would be less intrusive?
Loosing what it has taken years to develop. A vibrant waterfront community that has brought life to Lower Lonsdale.
As I indicated when completing the first survey last year, I generally support Seaspan and its presence on our waterfront. I find the work that the company does interesting, the company contributes to the local economy and provides good jobs(although I wonder how many employees actually live on the North Shore), and I think the company is generally a good corporate neighbour. I appreciate the mitigation efforts the company is suggesting. My concern has always been the expansion into the hard earned public space through loss of views and imposing presence of the new drydocks at the east end of the Shipyards development. That area has been a long time in the making and is widely recognized as a success and I don't want to see it eroded by industry. I understand the reasons for Seaspan not wanting to expand eastward (though little has been said about that) but, to be blunt, too bad, make it work.
The new Shipyards District recently constructed is an amazing project that has significantly enhanced the Lower Lonsdale area. Creating additional ship operations which are sometimes very loud directly in front of and closer to the neighborhood will make it less enjoyable for the community.
I Support the Project 100% and have full confidence in Seaspan that they will do things the Right way .
See prior comment on location
The drydock has been here for a long time and needs to grow with the needs of the industry.
For the reasons implied in comments above. No one I know wants this westward movement, and no one I know objects to the general idea of expanding the site - only the location (west rather than east of the existing site). No one can guarantee that our (and particularly children's) health is not going to be impacted in the years and decades ahead (one only has to see the dust that accumulates now in our apartment and balcony from the current industrial operations at the site). And no one can guarantee that marine life will not be impacted. No matter what any supposed expert on the subject may say. What passes for science one day often becomes fiction the next. There is nothing about the proposals that "excites" me (other than the remote possibility that the port authority might see sense and put people first) and everything that "concerns" me - indeed fills me with a sense of utter foreboding.

Feedback

<p>The Shipyards has gone through a massive revitalization in the past few years, and has increased in value and vibrance as a result. One of the key detractors of the Shipyards is the noise pollution and eye sore of the existing Dry Docks. Seaspan should be moving the drydocks further East, not proposing to expand West. The drydocks are already way too close and disruptive. Expanding West will undo the expensive work put into the Shipyards, decrease value, and decrease the attraction of the area.</p>
<p>My main concerns are about additional noise pollution and the view from my apartment being affected - thus reducing property value and my own enjoyment of my home and community. The Shipyards community is really becoming a lovely, vibrant place to live and I do not want to see it impacted by additional industry. Can the expansion take place in the eastward direction where there are fewer residences?</p>
<p>I'm most concerned about air quality, noise, and the view of the downtown being blocked.</p>
<p>Concerned about noise levels. Concerned about timing of the noise. Concerned about lighting. Concerned about the visuals of adding this to the west side, where millions of dollars have been spent to improve the area. You have plenty of space to use on the east side, which would not affect the community. You're smart people, I'm sure you could figure out the logistics internally of not having the additional dry docks to the west.</p>
<p>Don't expand to the West and all will be good. Your proposed plan will severely damage one of the best communities in North America. The proposed mitigations cannot compensate for this severe and irreparable damage. If you are successful in your application, I sincerely hope that the Port Authority has the courage to monitor and severely penalise Seaspan for any infraction and non-compliance. I don't trust Seaspan to leave the water between the new platforms and the shore vacant. That space will be filled up by Seaspan at some point, with or without permission from the Port Authority. Perhaps Seaspan could donate the water lot in front of Cates Court to the City of North Vancouver and fund the construction of a public marina. Imagine taking your small boat from somewhere else in Metro Vancouver and parking it at the Shipyards while you wait for a meal or some shopping.</p>
<p>all of it apply to move east instead</p>
<p>Like all common people we appreciate good air quality, balanced ECO friendly living environment.... Seaspan's Drydock expansion definitely impacting on this vibrant waterfront lifestyle which is a precious oasis for all.</p>
<p>More jobs and work created in North Vancouver</p>
<p>Noise in the area, especially for the outdoor restaurants and ruining the beauty of the area. Many people enjoy the picnic benches that will now look out over seaspan and not downtown vancouver.</p>
<p>More water space</p>
<p>Seaspan will become world class shipbuilding company.</p>
<p>Some of the proposed mitigations are non-committal e.g., "we are exploring". I would prefer to see strong commitments. Excited about potential community amenities! The Shipyards desperately needs a better playground :)</p>
<p>changing the colour does not seem like enough, there should be another location for these two pontoons</p>
<p>Deeply concerned about the noise, environmental and aesthetic of this project</p>
<p>I appreciate the jobs you are providing and the history of the area in ship building means that you are a legacy business</p>
<p>I just don't like your plan to extend to westside.</p>
<p>Your new money making plan has caused nothing but headache for the community. This is not an industrial area.</p>
<p>This is not an industrial area!!! This is a residential area!</p>
<p>Completely ruining our waterfront.</p>
<p>I like the additional jobs, I just hope Seaspan does make the change to lighting promised, and maybe agree to not make noise on public holidays or something like that.</p>

Feedback
I now understand the complexities of this major project and trust others do as well.
Negative impacts upon views/sightlines from shoreline homes and public areas (which impact enjoyment and property values of these spaces), and increased marine traffic (which is harmful to the environment and a safety risk).
I'm in favour of more well-paying jobs in North Vancouver but I'm also concerned about the environmental impact of Seaspan's operations particularly noise pollution and air quality.
Expanding the business opportunities for Seaspan is good for the North Shore - more employment opportunities.
My current concerns with existing poor air quality & late evening noise from current Seaspan operations. Current problems need to be addressed firstly before expansion. Lack of Community trust with Seaspan controlling the Surveys, ignoring 2021 Resident concerns, lack of notice to Condo Strata councils (3 days notice and Zoom meeting attendance not offered) for June 23, 2022 in person meeting. No new date for next in person meeting? Self monitoring by Seaspan would not be trusted. Lack of awards over past 10 years posted by Port Authority as "best practice" on website. If enough funds spent by Seaspan they could expand East Commercial Area. Instead want to take the easy, least expensive route and move into West residential area.
As a North Vancouver resident, I am supportive of a thriving, diverse waterfront community. Seaspan is a significant contributor to the economy and I like having more jobs here on the North Shore to help minimize travel and build a strong community. There are always concerns when there is residential developments built right next to industrial activity but I think Seaspan has done a good job of responding and addressing concerns of the local residents while ensuring they can continue to operate a business that has been around for more than 100 years.
Concerned about additional noise and reduced view. View will be negatively impacted with the addition of dry docks. Condominiums in this area are \$ 1 to \$ 2 million dollars plus mainly Due to the waterfront location and views. Overall I am not receptive this expansion. Definitely a negative to substantial investments by the residence.
What we need is to decentralize industrial activity in and around Shipyards. It's where community gathers and this proposal is an absolute embarrassment. Public does not support this project one bit
Addition of Art, community projects and environmental consultations
I am a supporter of continued, vibrant industrial activities in North Vancouver (ships, rail, port operations) - good jobs, good tax base, good community partner and foundational to the success of the country. I do want Seaspan to recognize and address as much as possible the aesthetic concerns that residents of the Shipyards area have, including realistically designing as much of the proposed expansion to be situated as far east as possible/minimizing additional footprint.
Most of Seaspan's workers live south of the Fraser and so it is confusing why Seaspan is doubling down on further expansions on the North Shore for shallow draft vessels that could be maintained at an industrial property in Delta or Surrey. The proposed expansion to the west of the current facility could limit future uses of the Burrard Dry Dock Pier. When you add up all of the extra costs for mitigations that Seaspan has proposed because of the public pushback to the current proposal (new sound mitigation curtains throughout the site; new lighting throughout the site; regular public meetings and tours; websites; phone lines; shoreline habitat enhancements), it would have been less expensive to not have had to pay for any of that and instead build the bridge for the east expansion without any public pushback.
Expanding our ports I consider to be a positive for the City, region and frankly the country. All services that assist in the efficient movement of goods in and out is a net positive and the plan and the mitigation efforts Seaspan has committed to are good.
The extension of the drydocks and the lack of specificity on when most of the initiatives and mitigations will actually take place. There is too much grey area and no guarantee when these things will happen. The community is already impacted by overnight noise and pollution in the surrounding area. There is no indication that things will improve.
General misgivings about the effectiveness or implementation of the plan

Feedback
Far too much self regulation on impacts that mean everything to community and very little to Seaspan. It's painfully obvious the most important thing to Seaspan is getting the CEO a THIRD yacht to obstruct the view from the North Shore to Vancouver when we walk the Spirit Trail. I'm all for people having jobs but there's no actionable, accountability in this plan, whatsoever. This whole plan was made by PR professionals.
Noise, air pollution felt daily; increased traffic; nighttime noise to 11 pm and beyond; glaring nighttime lights. As before: a severe loss of quality of life. Do you like construction noise until 11 pm or later?
The location of the new operations becomes a precedence to keep expanding operations towards the Residences and shipyards commons area. I am not in favour of situating the new dry dock to the proposed location.
Local well paying jobs in a community that needs this level of business
No expansion west of the drydock. Elements to mitigate noise, marine welfare, and light is seemingly in good faith.
The mitigations and modifications for noise and site placement do not solve the problems of current owners losing their views and of a lovely community gathering place losing its view of the water.
I'd like to see the benchmark measurements of the noise dampening measures for Before and After the installation.
The Shipyard and Quay Area are turning into a jewel for the North Shore and its residents, moving Seaspan closer will take away from this fabulous area. Expansion should be on the East side or to Seaspan's other site
I am concerned about the negative environmental and social impact of Seaspan expanding West. We don't need more industrial manufacturing by a high traffic area in the north shore. We have tourists that love to visit the quay and residents that live and breathe the ocean, who would all be impacted. By taking away beautiful ocean view is basically taking away what we have of Canada on the north shore. Our sea-to-sky should be protected not sold for profit. Seaspan is doing a disservice to the community with this project and no engagement or effort will ever make up for stealing the ocean from Canadians. I have recently moved here, and the way Seaspan conducts current operations are concerning and laughable. The ships are operated at night. The lighting is intense and bright at night that it penetrates our double blinds. The water at Victory Ship Way is immensely dirty. If there was no effort previously to reduce impact on the community and even give back, there is no belief that Seaspan would make any effort in the future.
I live here. I know how noisy and dusty it can be now. Never mind after project is completed. You are ruining a community that is vibrant and family oriented.
Noise generated from activities is sustained during the necessary work you are completing. Periodic significant noise happens and is expected. However, with western expansion of the additional drydocks your activities will expand. The inevitable sustained noise from your activities must also increase. Expansion east would allow for your increased activities without impacting the neighborhood.
I am concerned about noise air and water pollution .. it's a growing community where this industry is not welcome .. it doesn't give anything back to the community but an unhealthy neighbourhood
The increased noise and light is unavoidable, regardless of the mitigations put in place. No amount of reduced light will change the fact that traffic and work activity will significantly increase. I do like that the berth at the shore has been moved further out however. The whole build out needs to be considerate of the fact that the area is now developed and a tourist and local destination and the esthetics of any new build and honestly, that of the existing, would be much better received should they be painted to camouflage into the ocean and sky or at least be attractive to look at. I know the shipyards came first, but everything needs to evolve, including industry trying to expand in what is now a primarily residential and community amenity region.
Not the right place to go further west. Too many events in the shipyards. Find somewhere else to expand. The worst aspect is the visual impact.

Feedback
We live in the Shipyard community, enjoy this place, and don't want any more industrial activities closer than what is already there. Please reconsider to expand eastward, but we are very much against the plan to expand westward.
I am concerned that most professionals involved in mitigations are biased towards seaspan and the company will not listen to the community and continue to push through regardless of input.
I have no concerns about anything. I'm excited that the ship building and repair industry is back and going strong.
Concerned that you are extending WEST. Why not EAST? It would be better for noise, airquality concerns, light concerns, waterfront beauty concerns. This must be addressed or the project stopped.
See my previous comments.
We don't need to sacrifice these things for a private company to expand an already sufficient dry dock
I am concerned that the addition of the Drydock to the west of the existing shipyard will block the view to the Vancouver skyline from the existing shoreline and create a claustrophobic feeling around the much utilized public boulevard.
By expending, Seaspan could strengthen the west coast Canadian Marine Industries. Not only bringing more jobs to the community, moreover, making the community proud.
Expanding in front of residential areas also noise and. Harsh lighting at night
It will create more jobs and boots the economy.
Overall it is entirely bad idea for the community
I think there have been mitigation efforts. I'm concerned about work going as late as 11 pm - and sometimes later. The residents need sleep. Would much prefer 20 pm cut off and no (or extremely limited) exceptions.
Overall concern is that the new water lot project will be an eye sore when viewed from the Shipyards District and will negate the effect of the millions of dollars of taxpayer money spent on making the Shipyards District a vibrant and attractive asset of the North Shore
The Shipyards is a historical reflection of the industry that has been an essential part of the North Shore waterfront for decades. Seaspan is the contemporary version of this work, contributing an energy and vibrancy that is authentic to life on the waterfront. Unlike the new, multi-million dollar condominiums and high-end restaurants, Seaspan maintains the working class ethos that has always been a part of the North Shore waterfront. It provides employment to hundreds of people, supports our local and national economies, and reminds all of us what living on an ocean is all about. It is essential that we support thoughtful initiatives that help the business remain viable. I love that I have such an interesting and active neighbour in my backyard. And I thank Seaspan for the hard work they've invested to keep all of us informed.
I agree with anything Seaspan sets out to do for the whole waterfront area of North Vancouver.
I am concerned this will negatively affect living conditions for those in nearby apartment buildings, as well as recreational activities that take place in the area. I am also concerned that it will negatively impact property values as it will block views, increase noise, and affect air quality.
As a resident of the neighbourhood and frequenter of that public realm, I know that little stretch of waterfront, including the pier, is very well used (Spirit Trail, play areas, gathering spaces, seating) - the open water and views of the downtown skyline are a big part of that experience. If that were replaced with active dry dock operations, I'd envision a much degraded public space, both due to the loss of views and openness, and increase of noise and nuisance (very close proximity). The proposal would also affect the use and enjoyment of the pier, which often hosts functions, community events, as well as large vessels that offer tours to the public (e.g. tall ships, battleships, etc). With a much confined docking area and such close proximity to dry dock operations, these types of community activities will no longer be appropriate for this space (meditative yoga on the pier?). Also, the mock-up photo shows relatively small boats in the proposal. But, from what I've seen, there are usually much larger ships stationed in that area (similar to the one

Feedback
shown in the existing dry dock). I think providing a clear limit on the volumetric operations envelope of the proposed dry docks would go a long ways to assuage community concerns.
The shipyards area is a combined industrial/residential area which is what makes up its character. Seaspan seems to have done an excellent job of listening to the community and taking action to make improvements in all of the areas. We need their industry to create jobs but more importantly as a critical part of supporting the overall marine traffic that is so critical for Vancouver's well-being.
This sounds like a job creator which is always needed. There will be more noise involved however it is an industrial area, it should be expected.
I am a Seaspan employee and am fully supportive of this initiative - more jobs more economical benefits for the community and the Shipyard/Drydock operations were here much longer than the condos that surround them
As mentioned, this is a residential and tourist neighbourhood, regardless of what Seaspan would prefer, and it does not make any sense to expand to the west. If you need to expand, EXPAND TO THE EAST!!
The shipyards is an booming area with mostly residential and entertainment purpose. The industrial part what has been can stay because it is now part of the overall look but no expansion towards the pier!!! Maybe on the other side of the dry docks, east side.
I think it's great for our shipbuilding industry and will create much needed jobs.
Additional job, more involvement with the community, project seem too large for the space.
I think all commercial marine operations should be removed from that area, including the current Seaspan works!
Loudness. Air quality.
You make too much toxic dust and noise with no regard for holidays, weekends, evenings, events in the shipyards etc. We cannot enjoy our patio at any time of day, evening or at night when you are sandblasting and painting. Also your continuous bright lights at night are a source of serious light pollution. You say you don't work after midnight. Then why are these lights still on?
Noise and light pollution from current operations are a big problem. Adding noise abatement curtains / equipment wrapping and dark-sky lighting modifications might address some of these concerns. Not sure how Seaspan can expect resounding support for increased port operations when there are complaints about the current one that could have/should have been addressed. It's great that jobs are being created and the harbour is bustling again, but this shouldn't come at the expense of local residents. I actually laughed at the suggestion that a coat of paint is being considered "mitigation" for adding a noisy, bulky new pontoon that will block the view.
We can't tolerate any more your noise and bright lights all night!
Most excited about the growth of the industry on the shore front. Local jobs for local people.
you are failing to engage with the community and the city, as well as using selective wording in you policies that allow easy loopholes ("where reasonable", etc.), and have shown little reason throughout the process to be viewed as good faith actors in the future
I know it has been suggested that the new dry dock be situated on the east side of the present dry dock. Why is this not happening
I am excited that Seaspan continues to be a viable north shore business, hiring north shore residents and I am very impressed at the lengths that Seaspan has gone to mitigate concerns in general. They really have gone over and above to address the myriad of groups that have legitimate and sometimes spurious concerns. Bravo Seaspan. Thank you
People or citizens versus big company
No I'm not excited about situation of current proposal of site. Would be more invested if it was on the other side and not in front of our beautiful gathering site at the Shipyards.
I am not convinced that the eastern expansion was eliminated for the right reasons. It seems capital investment requirements were given for consideration. In fact the criteria were not weighted in the interests of the community (if weighted at all).

Feedback
I'll say it again - listen to the residents and act accordingly. They are prepared to see the development but they want it on the EAST side of your existing space and not in front of the shipyards development. It may not make it as easy or as cost effective for you corporately, but if you are interested in working with the residents as you suggest, please take the request to heart and move EAST
Not happy about further industrial encroachment on already limited public space. Increase in airborne partials and NOISE! People live here! How can you rationalize this?
Many of the "additional mitigations" sound like things that should have been part of the original plan. This is disappointing to see from a corporation that tries to come across as a good neighbour that NVan can be proud of having in our community. In general I'm supportive of finding a solution to allow for expansion where necessary/beneficial. Sharing background on options that were ruled out would go a long way to build trust.
Concerned about westward expansion
More jobs, increased economic activity on the north shore. Great project
Refer to previous comment box.
Seaspan provides a lot of jobs and prosperity for the shipyard district, many home and new developments wouldn't be possible without this large employer
Seaspan should develop to the east industrials area. It is unreasonable and unethical to negatively impact the community like this with an expansion to the west.
Expanding this direction will severely negatively impact the everyday lives of everyone in this community. Please consider expanding the other direction!!!
Eye sore, decreased property value, blocked view, more dust on balconies, more noise,
Concerned about everything. The proposal indicates and lot of monitoring, but not enough action items. The dust in the surrounding area is already significant. What is the action item to fix?
Concerns are as follows: Toxic air pollution increased Noise pollution increased Light pollution increased Fine particulate dust on furniture increased Adverse environmental risk increased Increased adverse risk to marine life Lack of comprehensive information from Seaspan in test results in all of the above areas. Lack of transparency in results of exploring an expansion to the East.
We live close to area and our large family with 9 young grandchildren all use the area especially the small park that looks out on where the expansion is proposed to go;already the air quality can be very poor on some days which can have long term effects on their health; I'm a medical doctor and I am very aware of what chronic exposure to air pollution can cause; this area was very well planned and is well used by all age groups including older adults with chronic health conditions including COPD and asthma and the air pollution will definitely affect their health; don't spoil this beautiful area even if employs 100 people it will affect many thousands of other people for years to come; go east even though it may cost you more and leave this area the way it is; people will respect you for it and support seaspan in the future knowing you understood and respect their quality of life
Build to the east of existing docks. DO NOT interfere with current residential area... you have plenty of space on the other side in the industrial area. STAY OUT OF RESIDENTIAL SPACE.
It will ruin the community.
Destroying of waterfront view at Lonsdale Quay & Shipyards
How is more noise, more pollution more lighting a benefit to the people who live and work in the area?
This creates job opportunities while also engaging with the community and actively cleaning the surrounding area.
As I mentioned in my previous comment, industry on the North Shore is slowly disappearing. Expanding this shipyard in the slightest way possible (this is not a massive change or expansion, in my opinion) and considering the mitigation measures taken by Seaspan re: noise and lighting (those elements most affecting the neighbours) I believe they are committed to a healthy working relationship with their new neighbours who, hopefully, will grasp the fact that they were last to the table and should try to work with their neighbours for the betterment of all.

Feedback
Taking up more water space right next to an amazing foot of Lonsdale area that is full of local pride, scenery, and tourism is the biggest concern. The waterways are what make the area so pleasant currently. Hampering water views of properties behind the facilities is also a major concern.
If Seaspan truly wanted the support of the community, it would put the expansion on the east side of its operations in spite of additional challenges and costs. Failing that, the mitigations and modifications are appreciated, but not enough to make the project welcome. It's a shame that this westward expansion plan wasn't on Seaspan's radar before the Shipyards development was created, so that investors could have been forewarned it was possible. Then there'd be less cause for complaint.
It will ruin what is becoming the most exciting place in the Northern Shore. It is obvious that it entirely goes against what people want and expect. This project has a negative impact on every aspects of our quality of life, not to mention the terrible impact on the environment. Although you probably do not worry about it, your image is going to be at the lowest if you pursue this project.
Very concerned that the company has not already improved the community environment and lessen the hours of operation as they are now proposing. The whole world is moving to be more environmentally friendly on a proactive basis. Hard to believe or trust Seaspan will do the right thing this time. Even is the trust was there, which it is not, this proposal has zero upside to the thousands of residents and millions of visitors. Only benefit is to the corporation.
Thrilled that Seaspan will continue to play an important role in contributing to the long term health of the Marine/Shipbuilding industry in BC
Only bad news for the residents and visitors to the Shipyards District. Seaspan is going to increase noise air and light pollution and put it all closer. The whole project to of concern. Why would the company or port authority approve this if they heard anything the City of North Vancouver has already expressed many times. Move East!!!
I think it iis 100% business focussed.
The Residential and Tourist area of the Shipyard has been developed and people have established homes and businesses, this are should not be allowed to go back to industrial use. Proposed project brings added noise air and light pollution that can not be mitigated.
I'm not happy about the impact on the view and the dust that coats my balcony furniture, window seals etc.
As mentioned in the previous screen, the area has changed and the Company should consider utilize and gaining efficiency in the current space they have. If there is no other alternative but to expand than expansion should happen in the direction of other industrial space. This area was rezoned for a reason, it redeveloped from an area that was one of the worst in the area and has brought more jobs, business and tourism that are all lighter on the environment than the dry docks and ship building are providing better long term jobs for a variety of age groups and business types
Lower lonsdale, and specifically that area, took years to clean up and make it the way it is now. Why can't this move to the opposite side of the picture, you could build as much as you wanted to thay way. There would be no community pushback. And for the noise, it is extremely loud when working at night, that won't get any better with the potential new project moving closer to residential and commercial space
The proposed expansion to the west side of the existing operation will take away from the views we have enjoyed at the shipyards over the past decade. It's a shame for our city to have worked so hard to create such an incredible community, for it to be hindered with this development, when there is so much space to the east, in an already industrial area. I also have concerns about the noise and the light pollution that this expansion will create so close to the place we call home. Noise levels are sometimes already high with the existing operation, and can be heard until late at night even blocks away!
EXTRA NOISE AND LIGHT 16HRS PER DAY 7 DAYS PER WEEK
City approved residential development within industry area and these two they don't go together very well. Compremize resident's mental health for money. We live in a factory which operates 24 hours.

Feedback
The noise is already a great issue from Lower Lonsdale residents for years. You already do not follow the 7am-11pm rules. Also building another drydock so close to the residential areas- all the fine metal debris that people have to breath in, I am strongly against it.
The creep of drydocks into what little viewspace we have is problematic
I am concerned about additional noise and inhalant pollution that your extension project will bring to our neighborhood, changing the shipyards from a residential to an inhabitable place.
I believe the expansion (if needed) should be considered to the east rather than west.
Moving Drydock operations west will encroach into residential community area. Excessive noise in the residential community. Increased air pollution in the residential community.
I am concerned that all the planning that has gone in to the Shipyards as a pleasant community centre will be negatively impacted by the expansion of SeaSpan to the West. If it needs to expand it should expand East. Now is the time to stop this expansion. Assuming SeaSpan expands East then I like their attempts to mitigate noise and light. Congratulations just don't expand West.
Adding additional drydock closer to pier and shipyards is not good for the city.
Should not move west
As long as all of your plans fall into place as described - or even with more upgrades that may come along in the next few years - the Lower Lonsdale area will certainly be a cleaner and more livable place for all of us (resident of the area for most of the last 50 years!).
The expansion will have serious impacts on people's health, pose significant public safety challenges, and result in economic loss for businesses, negatively impacting tourism and property values in the area. Of huge concern: the increase in noise and light pollution, increased dust levels, obstructed views, negative impact and encroachment on a thriving hub for locals, tourists and businesses. The impact on our neighbourhood will be a huge and disastrous. The expansion should be cancelled. The balance of an active shipyards and a thriving neighbourhood is a fine one. Further expansion would jeopardize that balance — and signal that Seaspan does not care about North Vancouver's community.
More docks pile driving noise dirt bright lights and the encroachment on our residential and community neighbourhood
It's noisy and pretty polluted. North Vancouver has evolved to a residential spot along the coast like most cosmo cities do. Old time industrial setup should stay as it is but not expanding.
Expanding west in front of the shipyards residential and commercial areas is detrimental to what the community is trying to create, especially when they CAN expand east.
Noise, air pollution
I appreciate Seaspan's attention to mitigating risks and addressing community concerns. Industry is a key part of our waterfront and while I enjoy the Shipyards as a tourism, recreation, and entertainment destination, it's important to me that we can find ways to work with and co-exist with industry. I love to see the ships in drydocks and being part of a working waterfront. It's all part of the experience for me. It brings authenticity and vibrancy to the area.
Part of living here is knowing the history of the area and how important shipping was to the Lonsdale quay. The activities at SeaSpan a reminder of that history and creates a unique modern environment that blends both the industrial development and community living. Seeing ships being worked on is fascinating and I will often go to the pier to look at the ships that are being worked on.
I am disappointed there is no guarantees that there will be no increase in noise or air pollution.
mostly its impossible to know how effective the measures in each category will be until they are done!
Seaspan already does a great job of keeping their working sites clean - I think a lot of residents would be shocked to see working ports in other cities and how tidy and quiet ours is. It's rare that industrial sites anywhere are as well kept and careful about how they fit into the community.
Seaspan was here first. The condo buildings were built right next to, and in front of, the Seaspan drydock. The owners knew that when they bought their condos. My husband and I walk along the Quay most days, and we always find it interesting to see what vessels are in drydock, and we often look them up on Google.

Feedback
I like that Seaspan will be able to take on more work (and pay more taxes) and employ more people. Additionally, the mantra of all the City and District Councils is that "you don't own the view".
See earlier comments Expand east not west
There is nothing but empty promises. Everyone who works there knows that there is no real environmental protection and corners are constantly cut. There has been so much work done to make the lower Lonsdale area one of the best neighbourhoods in the world, this would destroy that. The work on the dry docks already makes it hard to breathe some days. Many of the proposals read more like jokes and this whole survey has been intellectually insulting and you should be ashamed.
I would support even more growth of our ship building industry.
I am concerned about the noise, pollution and the visual impact of the site so close to an area (The Shipyards) that is filled with condos, restaurants and public spaces.
The site has changed in time and it's not an industrial area anymore. People, children, public events are what give value to the area and SeaSpan proposed expansion goes in the opposite direction. In any case, expanding towards west would decrease public space, creating new possibilities of pollution (sea, fish, people, water, lights, noise...)
the noise at night that bounces off of the hotel and amplifies - been woken up at 3 am due to the sound despite closing windows and doors
I'm disappointed that the Seaspan has not thoroughly worked with the city and the direct neighbourhood. I find it interesting that I received the flyer to provide feedback with only 1 week left before the deadline date.
I'm just not interested in having more industrial operations so close to home.
I think the project will improve the NV city economy but need more public information, not your particular website (that I don't know).
Expand east. The businesses, visitors and residents of the Shipyards will be negatively impacted by the westward expansion, despite all initiatives and efforts by Seaspan to mitigate the effects. The proposed increased proximity of all these operations cause undue health and noise risks, as eastward expansion is entirely possible. An expansion east would likely receive overwhelming support, as the community endorses the economic benefit of this project. However, not at the expense of the community, when alternate options are available that allow Seaspan equal ability to support its expanded operations.
As I explained in the previous section, this proposal is not substantially different than the original proposal, but rather a public relations attempt to whitewash the very legitimate concerns of the residents of this area. Opposition to the project was fairly clear and the reasons for the concerns then are still pertinent: the westward expansion of the drydock will be harmful from the perspective of air, noise and water pollution that will affect both marine life and the human population. As residents in these residential towers--buildings which must have had multi-level government approvals--we cannot believe that the Port Authority would honour this application and thus reintroduce an industrial foreshore usage that, after a lot of consideration and expense by city planners, has in recent history been intended for residential development.
The expansion brings the operations too close to the amenities at Shipyards which should not be disturbed by the operations.
As already mentioned, Seaspan has already expanded it's operations, equipment etc. into the water and we do not need anything further
https://www.nsnews.com/local-news/residents-say-seaspans-vancouver-drydock-expansion-will-impact-vibrant-waterfront-lifestyle-3973811
This project - and the on-going community engagement - are an opportune time to better integrate with the neighbourhood. Rather than merely tolerating (or mitigating), find ways to enhance and contribute to the community that has grown up around. Huge opportunity.
Excited about the expansion of the drydock operations, about Seaspan as a member of the City community and tax base. Skeptical that Seaspan is doing most things within their power to mitigate the

Feedback
impact of the expansion on the neighbourhood. Concerned about excessive Westward encroachment (in spite of the fact that I live to the East).
Pollution which is bad enough now. Air quality. The past two years have been severely impacted by fire smoke. Am extremely concerned the will further deteriorate it. Noise.
Happy that we are continuing on with the shipyard in North Vancouver. Great jobs for the community members. It's part of the legacy of North Vancouver.
Any expansion should go to the East
I have concerns about the dry dock expansion
I think the new jobs it will generate are important. However I am concerned that the construction of the new site will result in a lot more than 50 additional cars in the am and pm. There will be builders and workers coming from afar, and it will congest North Van traffic and the bridge even further.
The docks must goto the east of current operation.
I am very concerned about more noise, more pollution, forgotten promises. It is just unheard of that the dock will extend in front of the residential buildings. Who wants to see the industrial site first thing in the morning when you open your eyes and look out of your window? None of us who live here. This is our playground. Please be with consideration.
Please do not expand West. It will ruin the area, please expand East.
Economic development. Let's build as much as we can locally and provide great jobs to people.
— Many new good paying skilled jobs. — The condition of the seabed. — Tugs performing needles doughnuts churning up the sea floor. — The appearance of the site.
It feels like no one is listening at Seaspan. The community has clearly identified the expansion is not wanted. Seaspan is pushing through their initiative even though the public has spoken. Trying to wear the public down. The proposed improvements presented in the survey on air quality, noise, etc should be applied without the expansion. There are good proposals within the survey that would make a significant difference to the impact Seaspan presently has on our community. Let's be clear there is no compromise that can be reached that will allow the expansion of the Water Lot Project on the west side.
Noise, noise, noise - no confidence in Seaspan to come through once construction is completed. We purchased in this area knowing what was allowed - now Seaspan is trying to change the rules. I see nothing in the proposed changes that will be gained from our sacrifice of peace and quiet.
Development for commercial purposes, on the North side of the inlet should be halted. The companies applying to expand DO NOT care about those of us that live in the area. CN & Neptune removed their noise barriers, cut down trees, and now we have much more noise at night. New grain elevator has added light pollution to the neighbourhood, as well as noise/vibration when the conveyor is running. Seaspan brings far too much traffic to the North Shore and allowing expansion will degrade neighbour's views. MOVE your facilities to an industrial area like Fraser River.
block the view of the buildings at victory ship way and looking bad to the residential, pier and quay public area. Expand dock to the east side of existing dock!!!
We moved to the area this year without knowledge of the proposed expansions. There was no communication in the almost year that we have lived here until receiving a notice from our strata recently to provide this feedback. We had to take it into our own hands to do research and everything we found was not positive. We have already experienced noise concerns with the existing drydock that have impacted our lifestyles significantly as it disrupts our ability to sleep, especially during the summer months. Upon investigation Seaspan said it notified community neighbors about increased noise during the summer but as a direct neighbor to Seaspan (building beside the drydocks) we can attest that notice was never received. These are empty promises unfilled by Seaspan just like the proposed mitigations. The ideal solution for everyone is for Seaspan to expand east not West. The Shipyards has grown into a beautiful community that we hope to raise a family within, this will not be possible if Seaspan expands West. Not only will we make the decision to then leave but I can't imagine what it would do the resale value of our condo. It will destroy the sense of community that the area has strived to build.

Feedback
It's not as bad as the city made it seem, I'm excited to see the work happen as I enjoy an evening at the ship yards
North shore residents finally have a beautiful place to gather at and enjoy only to have it compromised by the encroachment of the shipyard with its noise and lights. The pier that so many people enjoy to sit and stroll on would not be the same with the floating docks 30 meters away. Why the docks cannot be moved to the east where it bothers no one makes no sense.
We are a marine community. The people who moved into the condos knew they were next to a thriving industry
My own health is my biggest concern. First noises are already more than unbearable. Noises from operations, construction truck traffic to Seaspan, and commuting traffic wake me up during nights and early mornings. Secondly, air quality is already bad. I need to vacuum my home at least twice a week to clean up the dust from outside which is partly from Seaspan operation. I understand paint chemicals and rusted dust from your operation has substances that may cause lung cancer. This is already bad but with expansion I am very concerned about my own health. Lastly, the value of my home will go down for sure by losing the water view I have and exposing my home to increased industrial activities. All of these are risking my mental and physical health. And it is not just my health but all residents' health in the community. Please stop expansion.
I am a retired person and the home I live now in this community is my retirement home. I already suffer from noises and air quality from Seaspan operation. Noises are too loud so I cannot have my window open when I am home, and they wake me up sometimes at night and early morning. And blocking view from my home is the worst nightmare I can have. I invested everything in this my retirement home. My home value will go down for sure from increased noises and worsening air quality from the expansion, and the loss of my water view. And I am also concerned about my health. I understand stainless steel, grinder dust, ocean paint and rusted dust from Seaspan operation can cause cancer. Expansion will increase risk of cancer for residents in the community.
Concerned about any additional developments to the west of current operations. The plan seems to have developed in complete disregard of the North Vancouver community created at the bottom of Lonsdale.
They should pay more money to expand the other direction away from the community hub.
Concerned about Seaspan spreading operations westwards
i like the plan to work with, involve and be available to the community. i'm a little bit skeptical that the community's complaints will change future challenges. it will be important to advertise "you asked, we listened" in future years
The dry should be expanded eastward, not westward
I can already hear construction noise often and outside of the regular hours listed. Often there are bright lights coming from that area that already disrupt views, sleep, and ambience. These are visible from my apartment. I've also avoided going to the shipyards or the pier because construction noises were loud and irritating. Sometimes getting there with the intent to look at the city but turning back because of the noise and lights. The docks are already really close to the public space and I understand they were here first, but the area has changed to be more family friendly and active. The docks may need to adapt to that. Adding docks closer to the public space is a terrible idea that will only make that area less appealing. There is nothing on the other side of the docks, if the only reason they want to build on this side is because it's cheaper, then one of the most profitable companies around can surely find a little extra to keep the area hospitable and build in the other direction.
Concerned that reduction of our already limited waterfront will continue to be eaten away.....
It seems plausible to expand eastward-why not?
I'm still concerned about light pollution onto shipyards and the pier. Even with the current dry dock location, we are blinded by welding at times and makes for sitting on the pier unenjoyable.
This entire survey is a joke. Colour of pontoons is meant to be an acceptable "mitigation"? Absolutely not. These proposed mitigations and this fake survey are ridiculous and insulting, but nice attempt at making it

Feedback
<p>seem like you give a care about anyone in this neighbourhood but yourselves and your billionaire owner's personal interests. You know what the only acceptable mitigation is, and that is to move your proposed new work yard/extension to the east, where you have plenty of room and loads of free, industrial space that does not impede on the thousands of community, residents and business owners of the area.</p>
<p>Believe Seaspan should find another industrial site and not expand the current location</p>
<p>Many mitigations are vague: "Trial" the use of curtains. So it is not confirmed these curtains work. And yes, the community should have a say where these devices are as I don't believe they are currently a true reflection. "post-project noise assessment" seems a little too late! Where is there an independent source providing the information on noise and sound pollution?? I thought it was only until 10:30pm for Seaspan hours (not 11 pm). Yes, I would appreciate advance notice of major work and noise, but I don't appreciate them working loudly outside of those hours, nor do I think they should be permitted to work outside of the shorelines bylaws. Twice a year does not seem sufficient to conduct a dust sampling. A recycling system to reduce VOC emissions should have already been required now that the area has been more residential and enjoyed by the community and tourists, not just something to come. Great that Seaspan "will work with" industry experts to source less toxic alternative seems vague and they should ACTUALLY be made to work with safer materials. Seaspan will hire the environmental consultants- so not an independent contractor?? Seems bias and will result in their favourable outcomes and does not provide the community confidence in the results. We were informed by Seaspan in discussions last year that the pile driving can reach 160dB in noise. And for a duration of 6 weeks?! This is unacceptable! And was not noted in their write-up. Noise will be an absolute factor and major problem for health and safety and simply disruptive for people who live and work in the area (residents and businesses will suffer). Yes, during daylight hours should be the only time it should be done, but better not at all. What about pile driving and the integrity of nearby buildings? If you refer to HealthLinkBC, it is stated that sounds above 85 dB are harmful!!! The predicted noise levels are only an estimate, and of 75dB, so who knows how loud they will be in situ and the potential harm to the residents hearing. Further to this, the ricochet of noise that occurs through the Spirit Trail between Trophy and Cascade buildings amplifies the sound. I don't think there has been enough consideration for eastward expansion instead nor acceptable reasoning why they cannot go east. A quarterly report on complaints and Seaspan responds. Responses will not be sufficient, solutions will be. I am not excited about increased noise, pollution, negative environmental impacts or loss of waterfront views in the area. I appreciate the attempted mitigations but I do not think they are sufficient.</p>
<p>Extending the site west</p>
<p>C-SPAN is a bully and they think they own the waterfront</p>
<p>The industrial zone is closing in on the buffer of ocean separating community from the noise, dust, and site lines of existing operations. Property values will be impacted and personal interior and exterior environment will be degraded by the proposed location due to noise, dust, and site lines.</p>
<p>Way too much of your proposal relies on SeaSpan monitoring their own pollution, noise levels and light presence, which historically results in either manipulating the data to create a false sense of security by the public or just giving it lip service to improve your public image. For the home owners, who were never made aware this expansion could occur, there will be a loss of enjoyment of the present aesthetics, a much higher exposure to pollutants, noise and lighting and a sense of betrayal to the community by SeaSpan. The whole survey is like asking someone who does not want a shirt, do you want a red shirt or a blue shirt, while ignoring the fact they don't want a shirt at all. Yes, it may be inconvenient for the Washington Group to have to tie up their yachts in a different location, but there does seem to be a lot of room to expand to the East rather than in front of residential condominiums. Sadly, it would appear that SeaSpan will bully this expansion into existence, ignoring the needs of the community.</p>
<p>The mitigations do not sufficiently address concerns around noise, air quality and lighting. These need to be measured in real-time and available to the public at any time. Monitoring also needs to occur at locations where the public is most impacted.</p>

Feedback
I do not want barges built West near the playground. I have children and elderly to consider. The pollution and noise will to be too great. It will ruin the Spirit Trail and view of downtown. It could easily be built EAST!!!!
Seaspan is not listening to its neighbours and the master planned community. Residents are not against expansion; however they are against expansion to the West.
It's good to provide work and contribute to the local economy but I really don't like the idea of the additional drydock being extended to the west.
The proposal infringes on the community nature of this area and is too close to the Burrard Pier. There is already a considerable amount of noise and particulate matter deposited in the immediate area from current operations.
Don't like at all that there is no concern, yet alone, mentioned that the operation is completely taking away the view of the Cascade Building to downtown.
Noise, pollution, congestion in a residential area.

4. Please provide any additional feedback you may have about the proposed project and be as specific as possible.

Feedback
The proposed project should not proceed - environmental hazard, noise pollution, MOVE EAST
Seaspan needs to better explain why the east option is not viable from the standpoint of shop location and logistics of serving that location.
Invest time and money into building partnerships in the north van community. The port will likely approve this project - and they're in their right to - however, the community will not be excited about Seaspan/Van drydock projects in the future. The lack of coordination between the municipality, safety and fire institutions, businesses, etc. has left a bad taste in peoples' mouths. Going forward I think it'd be a wise business decision to work on building back your reputation.
GO EAST - You will have ZERO opposition to expanding east and the long-term negative impacts on the community as a whole by expanding west a massive!!
It will be exciting to watch it all be built and to see more boats both big and small come to be worked on.
I've stated my concerns already.
Move the expansion to the east
Traffic
Your plan will be great for you but will ruin the property and property values of the owners in the area. It is also going to affect the views for owners further up the hill. It will have a negative impact.
Your recent Siting document does not contain any major impediments that would prevent you from going EAST. And that is also what everyone is telling you. Why are you not listening? It just seems like you have a script indicating that you are going west into our shipyards area and come hell or high water you are sticking to that script. And for those reasons you are not a good neighbour to be trusted.
Try not to be discouraged by the NIMBY folks.
Sincerely wishing you success - this is a win/win project for the industry and for the community.
Expansion of the dry dock to the east of the existing dry dock has not been fully explained as to why it is not feasible. The east side is an industrial site - it is not the personal dock of Seaspan's owner Dennis Washington.
Trust, waters are federal and we can be overridden by Ottawa
Move the project east of the existing dry docks.
I believe I have already been very specific; however, 1. Did Seaspan ever seriously consider moving East? 2. Did Seaspan only present the Western option to the Port of Vancouver? 3. If Seaspan is granted an extension to the West now, how long will it be before the associated companies agree to cooperate and then put forward a request for an extension to the East? 5 years? 10? 15? 4. When will Seaspan produce the long outstanding environmental study? Good deeds do not excuse bad behaviour.
I find the existing docks noisy late into the night, lights extremely intrusive. Dust pollution. All of these are harmful to the marine and local wildlife populations. I understand the existing docks have been here before the Shipyards Community but do not believe they should be allowed to expand west. Go East! Do the improvements to existing docks. Prove you care about the community!
Amazing venture, provincial and federal government should be supportive. Marine maintenance and new builds is untapped revenue for Canadians. I applaud the Washington Group for putting us on the map.
Let the public vote on the issue. The only democratic way.
From where I live, I wondered how it would block my view. Also noise and lights were a concern.
I think I've been pretty specific?
Move the project to the east, away from the residential area.

Feedback
Take the time to really look at the impact this will have on The Shipyards. The City of North Vancouver is not happy about this and neither are the residents in the area.
Nothing further, just looking forward to seeing this new dry dock being in more work to our area!
I live close by and I can watch your working ship yard, in fact I use deliver goods to the ship yard back in the 70s and now in my retirement I love to watch what is happening there. Thanks.
I believe it is very important to maintain the shipyard maintenance activities. Yes it is important to respect that residential and industrial must work together but I believe the mitigation factors that you have undertaken are a sincere attempt to allow both uses to work together. After all this is a shipyard district and everybody knew that when they bought their residential unit.
I know there is room in the east side THERE IS NO REASON TO GO WEST. please come and visit this area and see how happy people are when visiting here. this is a special place , we are so proud what the City of North Vancouver has created for us. don't destroy it.
I appreciate the fact Seaspan wanting to expand its operations and capabilities. However expansion to the West should not be allowed, since it will have a very detrimental effect on this World Class neighbourhood. What is stopping the Port of Vancouver forcing the expansion to the East. I'm sure it could easily be accomplished and thousand of residents and visitors would love to know this GEM will be preserved for our future. Thanks for the opportunity to provide feedback for this giant decision.
Stop the constant nightly noise
Have explained in previous section.
Get on with it already. This is a good thing for the north shore. Stop worrying about the complaints of a few noisy people they will never be satisfied.
When the community turns something down, Seaspan just comes back until they get what they want. I understand the shipyard was here before the community expansion but times have changed and Seaspan is an eyesore and unhealthy being so close to people.
Stop with this ridiculous plan and move your operation to the East. Easy
Go EAST !!!
The air quality heavy noises and pollution are affecting thousands of residents ranging in age from Young to old, as we speak now. please say stop to expansion
Nothing comes to mind.
EXPAND TO THE EAST!
Put the docks to the east. The community is against having them to the West as proposed.
It's time to step up an tell it like it is
In favor of Seaspan expanding and more skilled jobs for canadians! Just to repeat: Noise levels at night and on weekends are the problem and will only be worse after the expansion. Significant number of times throughout the day where noise study indicates noise levels greater than 75 db for the 1min counts. Would like to have seaspan consider parking a clean ship on the north end of the careen and new drydocks, to act as a sound wall, when uhp blasting is being done.
The shipyard was there first, buyer beware
Do not do it here Try a different area !
Do not expand to the WEST
Please withdraw the application for expansion on the West side.
The community has poured a lot of funds and effort to build an entertainment district at the shipyards. This effort is too close to that
What more can I say, other than " How about a TOUR.??."
All noted in previous comments
GO EAST
Extra jobs locally

Feedback
Move the addition to the EAST side of existing operations!
Please read my two previous details statements. Seaspan has not done any meaningful mitigation to address community concerns. What is proposed is simply window dressing with a more detailed explanation of why Seaspan does not favour the alternative of Pier 94.
Go away.
Public Perception improvement through Education and Public Forums .
See prior comment on location of expansion. Also the idea that construction hours are 7am-11pm doesn't really help those that live in the Trophy or Cascade buildings. Essentially their homes could become unusable except for a tight window for sleep.
Assuming that the drydock proposals are approved to go ahead, the port authority is urged to order their relocation from the west to the east of the present repair site. It is urged to put people first, and not last. This is all about profit. The interests of the adjacent population (including short term leisure seeking users) should come before those of shareholders, many of whom will be institutions and not even residents of Canada, far less North Vancouver. The future effect of the proposed operations on the health of the local population and/or marine life cannot be foretold, whatever any "experts" on the subject may say. And if that effect does transpire to be deleterious, the questions of responsibility and liability - both moral and legal - then arise. The answers to such questions can lie only in the distant future, as potentially future existentials.
I implore the Port of Vancouver to decline this proposal. I am extremely opposed to the Westward expansion.
Play nice, play fair.
To Port Authority, Don't allow Seaspan to destroy our community with this misguided and selfish expansion to the West. Seaspan could meet its business goals with an expansion to the East. The impact on the economy is the same if Seaspan goes East or West. or that matter, the impact would be the same if they were to go somewhere else in BC. The compromise is obvious. Go East.
you devalue our waterfront at our homes ... maybe a class action against seaspan on this one!
Please don't come further West. East is industrial.
Don't block the water view from the playground & patios
I wanted to see a larger expansion for future needs of shipbuilding industry of Seaspan.
Expansion west is not in the best interests of the community.
Keep up the good work!!
East expansion will be more suitable.
I feel that your company should continue expanding. There is pride knowing that you are a productive necessary industry that is building and repairing, not just another tourist attraction
You are a greedy company that cares nothing about north Vancouver
Shipyards are an important part of our history and will continue to be an important service in the future. Shipyards lend themselves well to the diversity of an active community. The proposed project will bring improvements to operations at the shipyard while positively addressing environmental concerns. I fully support this initiative.
Expansion should take place at a location where it does not negatively impact local residents (such as an industrial area), not immediately adjacent and impeding upon premium real estate and vibrant public spaces. The current proposal is disrespectful and damaging to the local community.
I am excited about the proposed project and hope that you are successful.
How can Seaspan be so arrogant to claim to be 3/4 of the way through the process of Expansion project in Summer 2022? Major Neighbourhood Feedback ignored from Summer 2021 to date, and obvious from June 23, 2022 in person meeting with Neighbours.
Public needs to know who the approving board is so we can hold them accountable

Feedback
Why was an expansion of Seaspan's operations in Victoria not considered? Or a different site in the Fraser River closer to the workforce?
We do not support drydock extension insofar as commercial expansion should not negatively impact residential areas with further noise, pollution, and being an eyesore.
The City of North Van needs to allow the project to continue and not try to be all things to all people. Seaspan has more than mitigated any concerns and the City should be pleased with this and give the green light.
Seaspan has an opportunity to regain its trust with the Shipyards community. It has been seen as disingenuous in its communication efforts. You are important to our community. But we will not accept westward expansion of the drydock. Move east. Be transparent above and beyond your current instinct as this will regain the trust of the community.
Like the fact Vancouver Drydock would be able to handle smaller vessels. This should provide increased jobs and make the Port of Vancouver more effective in providing services to lacking in the port right now.
Please do not expand West. Residents do not want and will never want a reduced ocean view for corporate profit. The expansion would also affect the tourism industry. Seaspan should focus on improving current operations and reducing impact on residents and giving back to the community rather than expanding. Focus on reducing bright lighting at night and environmental marine impact first.
Please don't do it !
Don't do it.
No additional expansion!!!
Have all possible locations been looked at including industrial areas seaspan currently owns
Extend East towards the second narrows or drop the project.
I love it keep up the great work!
Use your money to make the existing operations better instead of expanding.
I would like to see the expansion of the dry dock moved to the east of the existing structure.
This will increase job opportunities for locals
Don't cave in to public pressure from the wealthy.
I feel that the docks has every right to expand as they were here first. Communities moving in should deal with the fact that they choose to move in by the shipyard.
Thank you for asking. It is a cool part of the neighbourhood that we have an active business like this. We should work hard to make the residents happy in win-win scenarios.
I have no issue with the extending of the dry dock, but the two things that I dislike the most are noise and light pollution, while the mitigation strategies are good, there is nothing better than pure silence and absolute darkness. Until those two are offered as a solution, I think there will always be problems. I live up the hill, out of sight and earshot, but we do frequent the Shipyard District, and ride on the Spirit Trail daily.
I support the project wholeheartedly. Good luck with the expansion!
I think expanding westward is a terrible idea, unnecessarily impacting property values and a beautiful public realm that was only recently completed (at significant cost). This proposal would negatively affect adjacent homeowners and community residents, as well as the many visitors that come from across the region and beyond. For this consultation stage, the community is lacking clear and accessible information on: - a strong rationale for why this location is proposed when there are many other sites along the waterfront - a strong rationale for why this proposal is considered at all when there does not seem to be any critical urgency (increase business revenue for a private corporation?) given the obvious negative impacts to the community - any proposed limitations on operations (i.e. volumetric size of operations area, noise level limits and hours of operation, etc)
Not much to be excited about. The area to the east could have been used with some more determination but this is the easy and cheap way out.
The air and noise pollution will negatively impact this area.

Feedback
I think it's a great idea and will provide more jobs and keep the ship yards district alive
EXPAND TO THE EAST!!! It is already industrial in that area, so it will not have nearly the same impact as it would on all of the very many residents and tourists in the Shipyards District. Trophy and Cascade are already very impacted by Shipyards, and very much do not want this expansion. Nor do the many business owners in the neighbourhood. You have another option - use it!
Really any other industry that was doing well in Vancouver would be applauded and encouraged to expand. I think this would be great for North Vancouver and the surrounding areas; not only for the jobs it would create but also for the surrounding businesses that will benefit from the increased foot traffic.
Don't do it! Stop using job creation as an excuse to wreak environmental havoc. Canada should not be this reliant on resource extraction anymore and the Seaspan operations is just an extension of that greed to dig up, destroy and sell Canada's resources by colonialists.
Move operations to the east side of the ports canada property that you are leasing. If you don't do this, limit noisy operations to day shift, mon-friday except stat holidays.
why not move the pontoon to the East or use the other huge Seaspan works yard on the other side of the automall?
Please, move your existing blue floating dock to the east side of your facilities!
the strategies to combat NIMBY's are universal and should not be overlooked
'-move the docks East as required by the city -Set clear, enforceable standards for how the new docks will be run, as well as remediation or punishment for operating outside of the standards -Commit to more specific, maintainable environmental standards with know unbiased industry leaders -Be more transparent in gneral
Move east
Move site to the East of current dry dock.
I find that the noise of existing operations is very irritating if dining outside of Joey. I'm not convinced that they won't get worse.
Thanks for all of the efforts. Expanding industry on the edge of community development, when shipbuilding and industry was there before they decided to build condos, is a difficult process to say the least. Don't bully your way forward or try to buy your way in with the community (with playgrounds etc). Do the right thing and listen. Move the development EAST
see previous
Expansion of industrial noise and airborne pollutants not tolerable within a residential community.
Please see previous resident comments in first box
The City of North Vancouver and the residents have spent billions repurposing the Lower Lonsdale area with tremendous success. How much more would it cost Seaspan to go east? I know the answer is a lot less than the community has spent.
I 100% opposed this project
It's completely unacceptable to expand towards the residential communities when it is feasible to go the other way. If it's a money concern, perhaps consider selling the \$250M mega yacht It will be very hard to spin this expansion to not appear like a large company stepping on the little guys in their way
My husband and I purchased a condo in a building close to Seaspan. We were fully aware when purchasing in this area that it was a combination of industrial and residential. We love living in the Shipyards and can tolerate the present level of industrial pollution from Seaspan. Any added air pollution will significantly increase the risk of adverse health conditions for not only those of us who reside here, but also those that visit and use this unique area. This is a beautiful and vibrant community that offers amenities and activities to all age groups. Do not destroy the tolerable balance we have at the present time by encroaching to the west.
Increased air pollution and noise pollution is biggest concern; also lighting, water pollution and risks of spills, ,views from shore and pier :we see groups of people doing yoga on pier; weddings every weekend,

Feedback
young children from schools playing in small park and walking in area ;we see teenagers on skateboards; older people on electric bikes and bikers in general, also it is part of the spirit trail, we see runners and people exercising in area ; this area is unique in the world to have access to such a beautiful area on the water and once you expand there is know turning back; don't spoil this jewel!! EXPAND EAST; people are very passionate about this area and if Seaspan expands and spoils it in any way Seaspan will no longer be accepted as a good neighbor
Build to the east and stay away from residential area.
Expand if you must towards east rather than west.
Send view blocks farther East so as not to affect view for public at Lonsdale Quay & Shipyards
It seems that this project will put one of your competitors (Allied) out of business and only limit future competition in this area. Why not look for opportunities where no-one else is providing that service so you are increasing the employment in the marine business. It also seems that what you are proposing to do in the future as mitigation are things you should be doing now.
Read my prior remarks... I do not want this to proceed in any shape or form.
Seaspan has utilized this site for decades. A recreation and residential community has "recently" emerged along the shore of the Seaspan drydock. While Seaspan has a duty to cooperate and liaise with its new neighbours they shouldn't hinder/curtail Seaspan's right to expand and grow its business
Cancel the proposed request to expand west.
I feel it is 100% business focussed and will detract from the beauty of the current state of the area. An eyesore is an eyesore.
Do not allow this project to go ahead. Let the company establish this new work area, if they must on the existing water lots they already have to the East of the Residential development
As it's not likely these responses will be taken seriously (please note, I typically would not respond to community feedback). I do believe the changes achieved by the rezoning of the waterfront space along with the introduction of a new neighbourhood to the area suggest that it's too late to go back to a large industrial presents in the area. The health hazards, noise pollution and general look of the space will change in such a way that most visitors or locals are likely to find it intrusive and unsightly - typically not good for business
Please see other my comments. I think the expansion should go the opposite side, and you could expand as much as you want. Please do not encroach on the beautification that took people years to do.
RELOCATE THE EXISTING AND ANY FUTURE DRYDOCKS TO THE EAST SIDE OF YOUR PROPERTY
Noise, 24 hours work schedule.
Plants at decks/balconies dye of these fine black metal dusts every summer. You can literally scrape the metal dust with your hands. This means people living on Lower Lonsdale are breathing in these particles- most likely to develop lung related disease in time. Will you then take responsibility? I think you'll deny that your site is the cause.
Thank you for designing this project with so many community needs in mind.
Please reconsider
Specifically, I will hope you will add the new docks to the EAST, not WEST, So you will grow your facility, and we will be able to live in our homes more peacefully as well.
I am not familiar with all of the options that have been considered, perhaps these options can be better shared in less lengthy surveys. Options I would like to hear more on are: 1. do not expand (would it be the end of Seaspan if no expansion occurred?) 2. do not expand east or west but make better use of the current space (or expand south?) 3. Expand along the eastern shoreline
The City of North Vancouver has spent 30+ years creating a vibrant community where people want to live, work, play and shop. Lonsdale Quay and the Shipyards have become a popular tourist destination where people visit and come to stay at our 3 hotels. We understand expanding Seaspan to the west is the easiest solution, but extensive planning and a new solution needs to be created to move things to the east,

Feedback
to accommodate any further Seaspan further expansions. Let's get this right! Don't encroach any further west on our beautiful, vibrant harbour!
Do not expand West.
Move east
Please see answer from previous questions
I would like more information on the contribution of Seaspan to North Vancouver in terms of jobs, taxes, and awareness about North Vancouver in and out of Canada.
The expansion will have serious impacts on people's health, pose significant public safety challenges, and result in economic loss for businesses, negatively impacting tourism and property values in the area. Of huge concern: the increase in noise and light pollution, increased dust levels, obstructed views, negative impact and encroachment on a thriving hub for locals, tourists and businesses. The impact on our neighbourhood will be a huge and disastrous. The balance of an active shipyards and a thriving neighbourhood is a fine one. Further expansion would jeopardize that balance and signal that Season does not care about North Vancouver's community.
Go east
Westward expansion of the drydocks is not defensible. Mitigation does not excuse intrusion into a community space. The east side of the current dockyard is being poorly utilized and would have very little impact on the community.
I think you have done a good job with the mitigation initiatives. Good luck!
Thank you Seaspan for your patient, robust, objective education of our North Van community. Best of luck, and thank YOU for the economic value you bring to our community.
I think it'll help people who are interested in learning and going to school in the marine environment. I believe this will add more jobs for people in a competitive environment.
Thanks
I would just say that for those that are pushing back against the project with Nimby-ism need to remember that this was your backyard first.
I worry the air pollution and noise will be worse.
How much noisier will it be for weekly strolls on the pier, around the shipyards area, on the Spirit Trail etc. Will air quality be affected? Increased pollution be obvious etc. Also the fliers I have received by mail have been the only consistent info/updates I have seen about this.
Seaspan was here first. The condo buildings were built right next to, and in front of, the Seaspan drydock. The owners knew that when they bought their condos. My husband and I walk along the Quay most days, and we always find it interesting to see what vessels are in drydock, and we often look them up on Google. I like that Seaspan will be able to take on more work (and pay more taxes) and employ more people. Additionally, the mantra of of all the City and District Councils is that "you don't own the view".
Some jobs are not worth destroying a neighbourhood and potentially whole ecosystems for. This would have an extreme negative effect on so many people and things for the minor benefit of such an unneeded few. The Washingtons have enough money. It's going to take more than consulting with local indigenous people about their colour preferences to make things right. Go back to the drawing-board. Put it elsewhere or don't build it all.
As said in the previous answer, the expansion benefits SeaSpan and damages the entire area and community. An expansion towards east would be easier, would make more sense and reduce risks
Drop the proposal and make due with the infrastructure you already have.
The project will improve the NV city economy but needs better communication about the project, its monthly or quarterly improvements. Please place a quarterly or monthly newsletter in the library and city hall.
Expand east. The businesses, visitors and residents of the Shipyards will be negatively impacted by the westward expansion, despite all initiatives and efforts by Seaspan to mitigate the effects. The proposed

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increased proximity of all these operations cause undue health and noise risks, as eastward expansion is entirely possible. An expansion east would likely receive overwhelming support, as the community endorses the economic benefit of this project. However, not at the expense of the community, when alternate options are available that allow Seaspan equal ability to support its expanded operations.
Please reconsider this proposal and explore further the potential for an eastward expansion.
The noise, pollution and greater intrusion w increased drydocks have a negative impact...others are still paying price for Seaspan's gain
The proposed project steals yet more of the water front than already taken by Seaspan operations along the shoreline.
move the expansion project to the east side of the dry dock.
Please find a way to help mitigate North Vancouver traffic by finding an alternative crossing of the Burrard inlet for those that commute to North Vancouver.
I am very opposed to it as it does not make sense to me. It has already been causing a disturbance to us who live in its neighbourhood. But it was here before we came so it was grandfathered. We accepted it. The extension toward the pier? No way. Why don't you extend it to the opposite side?
The port should reject this proposal. If the port chooses to go ahead - Seaspan is lining their pockets. It is out of integrity and against the ports mandate to accept this proposal - please reject it.
I would like to see the seabed dredged to remove much of existing pollution and have it replaced with cobble which could support a greater variety of sea life. You talked about paint befitting the neighbourhood. Possibly paint murals. Just make the overall structural design and paint not look ugly.
expanding docks to somewhere else!!!
Move the docks to the east, and leave the view corridors open.
Those of us in the rest of lower Lonsdale are happy with our community improvement. Those that are next to it knew 100% what they in for. Keep up the great work
Seaspan should be more involved with the local community. Their building by the quay is always so alienating. Finding information about current projects is difficult. Their whole business feels like they just want to ignore the area around them. If they must expand their docks, do it in the other direction. But also, be more involved in the community.
I sweep biweekly my deck to rid it of black particles from the air I am breathing and wonder the effect it will have on my grandchildren, my child and the wildlife in the future..... I ponder the effect it has on the children playing in the playground.....
Everything except westward expansion ranges from tolerable to well done. Westward expansion is IMHO intolerable.
Add additional barriers to block welding light. The proposed shields on lamps illuminating the work area are one thing - blinding/flickering welding is an annoyance from hell while trying to enjoy the pier. But hey - you were here first, we just shoved millions in tax dollars to create shipyards district for you to creep on closer to the action as soon as the pandemic is wrapping up and people are starting to gather once again.
You lied about your reasons for going west instead of east. You purposely withheld known information about your rationale and excuses. You purposely mislead community members, and lied about specific measurements and communications. You deliberately provided extremely short windows for feedback. We know you are protecting ____'s personal interests and personal yacht storage to the east of your facilities. You do not care about the impact to the residents, businesses, and community here. The survey and your proposed mitigations are a joke, and an insult to this community. By the way, get a new survey software next time -- there should be back buttons. Again, good way to prevent the user from making adjustments or adding ideas. Just the way you like it!
Why can't the expansion be on the other side of the Shipyards, or at Seaspan's other facilities? The neighbourhood has become a destination with all the festivals, markets etc and having a noisy, dusty, bright, massive dock with huge boats so close to the public seems like Seaspan doesn't really care about the welfare of their neighbourhood or anyone visiting or living there. And the towering

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effect next to homes and restaurants seems like it would make the area unattractive after all the work that has been put to restore the are.
Covered in the previous statement. Please refer to that. I do not see how the proposed project will benefit anyone other than Seaspan. The City of North Vancouver has built a vibrant community that will be greatly affected by this project encroaching on the enjoyment of the Shipyards. Seaspan already contributes to undesirable noise and air pollution in the area. Expanding to the west will only exasperate these environmental impacts, on land and on water. It also feels like this is the cheapest and fastest option that is being proposed as opposed to finding out the best solution that works with the multi-generational infrastructure that Seaspan would like to build upon as well as the surrounding community that has chosen to invest, live, play, work and hopefully thrive in this area.
All of your new additions are a panacea which do not make it better that you are still trying to extend the site westward which the community does not want.
The only pretend to be part of the community so they could maximize profits
This expansion may serve SeaSpan's desire for increased revenue by extending their dry docks into areas of the waterfront they have no right to, but it highlights the contempt of an American based company for the Canadian public and community.
Please DO NOT BUILD BARGES WEST IN FRONT OF THE PLAYGROUND AND SPIRIT TRAIL!!! That would be so awful and ruin the whole waterfront! It will ruin people's health and lives.
This project should not be permitted to proceed and the costs to the local community do not outweigh any potential benefits.