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To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>
Date: 2/24/2017 5:01:52 PM
Subject: Memo - Update on Proposed CenTerm Expansion in Port of Vancouver
Attachments: PDS - Memo to M&C - Update on Proposed CenTerm Expansion in Port of Van....pdf

Dear Mayor and Council,

Please see attached memo from Gil Kelley, General Manager, Planning, Urban Design and Sustainability, with an update on the Proposed CenTerm Expansion in the Port of Vancouver for information.

A short summary is below:

- The Vancouver Fraser Port Authority is continuing its process to expand the Centennial Terminal (CenTerm) and formally received an application in December 2016
- City staff continue to engage with the Port, and will be providing comments by March 3rd, 2017. Key outstanding issues relate to Heritage Impacts, Fire response and CRAB Park impacts
- The Port's public consultation process is about to begin, and the City has notified nearby residents to inform them of the project.

If you have any questions, please contact Randy Pecarski, Deputy Director of Planning at 604-873-7810 or at randy.pecarski@vancouver.ca.

Best
Sadhu

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VanRIMS No.: 01-9000-20

MEMORANDUM

February 22, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Randy Pecarski, Deputy Director, Planning, Urban Design & Sustainability

FROM: Gil Kelley, General Manager, Planning, Urban Design & Sustainability

SUBJECT: RTS 11956 - Update on Proposed CenTerm Expansion in Port of Vancouver

Dear Mayor and Council,

In October 2016 staff provided a memo to Council on the proposed expansion of the CenTerm Terminal, its impacts on CRAB Park and City staff's involvement. This memo provides an update to Council on developments from October 2016 to-date, and next steps.

As of February 20, 2017, the Port has initiated a public consultation process regarding the CenTerm expansion. The consultation period will run until March 24, 2017, with a second round of consultation anticipated later this year.

Background

To support forecasted growth in container shipment, the Vancouver Fraser Port Authority ("the Port of Vancouver" or "the Port") proposes to expand the Centennial Terminal ("CenTerm") which is currently operated by DP World Vancouver. CenTerm is located on Port land at the foot of Main Street and Heatley Avenue.

The proposal includes:

- expansion of the container capacity of the terminal by 66%;
- expansion of the terminal on both western and eastern edge increasing the footprint of the terminal by 15%;
- construction of new roads on Port land, including a new elevated structure for Centennial Road between the terminal and Clark Drive;
- the construction and realignment of rail tracks on Port land;
- the removal of the Heatley overpass; and
- potentially, impacts to two heritage “A” structures (Ballantyne Pier and Mission to Seafarers building).

Development activities by the Port are exempt from municipal government oversight and regulation, and the CenTerm project does not require a Development Permit from the City of Vancouver. In addition, jurisdiction in the Inner Harbour is federal including the intertidal zone to high-water mark, seabed, water column, fish, and navigation based on the Six Harbours Agreement (1924). The Province of BC does not have jurisdiction in the Inner Harbour.

While the City of Vancouver has no jurisdiction, the CenTerm expansion project is directly adjacent to the City and may result in impacts to the City and its residents. The Port acknowledges that the City of Vancouver and Park Board are key stakeholders.

More generally, the Port and the City proactively communicate and collaborate on issues and opportunities of mutual interest via the Vancouver Fraser Port Authority-City of Vancouver Leadership Group (VFPA-COV LG). This platform was created in 2011 with the objective of providing joint executive oversight to work being done in which both organizations have an interest. The group meets every 2-3 months, and is currently comprised of the City’s Deputy City Manager and the Director, Business Planning and Project Support, and the Vancouver Fraser Port Authority’s VP, Planning and Operations and Manager, Municipal Executive Liaison. Other staff members from each organization are brought in as needed to address specific agenda items.

Current status of the CenTerm expansion

Since the memo to Council in early October the Port’s proponent team has submitted a formal application to the Port’s review team under the Canadian Environmental Assessment Act 2012. The Port’s review team has deemed the application to be complete on December 9, 2016 and has started the formal review process.

Throughout the pre-application period and since the formal application, City staff have met with the Port to discuss the proposed expansion and potential impacts and mitigations. Given the wide scope of interest and potential impacts, a coordinated team of staff from a range of different City departments have participated in meetings with, and the review of materials from the Port.

City staff have raised a number of issues with the Port in relation to the CenTerm expansion. Many issues have largely been resolved as the Port has refined its proposal. The key remaining issues are the impacts to:

- heritage resources, particularly to the Rogers Sugar (Lantic) building (‘A’ listed on the Vancouver Heritage Register);

- Vancouver's emergency services (i.e., VFRS) ability to respond to an incident on Rogers Street; and,
- CRAB Park use and enjoyment.

Rogers Sugar (Lantic) building 'A' listed heritage resource

The proposal includes constructing an elevated roadway over Centennial Road to enable truck access to CenTerm at a separated grade to the rail lines. This will enable truck traffic to CenTerm to be handled on the Port's road network to Clarke for Southbound traffic and McGill for Eastbound traffic. However, the construction of a two-lane elevated roadway in front of the façade of the historic Rogers Sugar building will have an impact to the heritage value of the building.

In order to assess the impact to the building City staff have pressed the Port to include an Historic Impact assessment as part of the application package, which they have done. Staff have also arranged for the Port to present the proposal to the Vancouver Heritage Commission on February 27, 2017. The outcome of this meeting will be provided to the Port.

Rogers Street Emergency Response

While the majority of land north of the CP/CN rail corridor is within the Port's jurisdiction, Rogers Street and the parcels immediately adjacent are City land. Currently, fire response to Rogers Street is via the overpass on Heatly Avenue. Part of the CenTerm proposal is to remove the Heatley overpass which increases the response time to Rogers Street. This increase would bring addresses on Rogers Street further out of compliance with the Vancouver's Building Bylaw requirements.

The Chief Building Officer and members from VFRS and are aware of this issue and have met with the Port to discuss. These discussions are ongoing and will be to explore alternatives that would better meet the life safety requirements under the Vancouver Building Bylaw.

Impacts to CRAB Park

The Vancouver Park Board assessed potential impacts to experiential or environmental values in CRAB Park from expansion of the Centerm terminal including shoreline or adjacent marine areas. To confirm, CRAB Park is located on Port property with stewardship provided by the Vancouver Park Board. Specific topics of consideration include:

- Loss or changes to important views from CRAB Park;
- Increase in noise in CRAB Park from increased industrial activities;
- Degradation of marine water quality from release of contaminants from terminal construction, operation, or changes to tidal flushing; and
- Reduced fish and wildlife habitat that limit park user's access to nature.

Staff from the Park Board have been working closely with City Staff and have had joint meetings with the Port. Detailed comments from the Vancouver Park Board will be provided to the Port.

Public Notification

While this is not an application to the City, in line with the development permit process, City staff have sent out notification letters to nearby residents informing them of the proposal (see attachment A).

To date, the Port has also prepared a number of consultation materials including a dedicated webpage (porttalk.ca/centermexpansion) and a discussion guide. The Port also sent email notifications to approximately 150 stakeholders informing them of the consultation. A postcard was sent to 6,200 households and businesses in the area near Centerm, between Cambie Street and Clark Drive and north of Hastings Street.

City staff have been advised that the formal public consultation period for the Port's review of the project begins on February 20, 2017 and will extend until March 24, 2017. The consultation process includes three open houses and two small-group meetings. The Port has indicated that a second round of consultation will occur in mid-2017.

Next Steps & Closing

The proposed CenTerm expansion is a significant development on Port lands. City staff are, and have been, fully engaged with Port staff to help identify and understand potential impacts from this expansion on the City.

The CenTerm expansion proposal has entered into the formal application review stage where the public will be consulted by the Port. City staff have worked closely with the Port, to date, to understand the potential impacts to the City's interests and to assist the Port in ensuring that residents of Vancouver are appropriately consulted. Staff will be sending consolidated technical comments in a letter on the application by March 3rd.

If you have any questions, please contact Randy Pecarski, Deputy Director of Planning at 604-873-7810 or at randy.pecarski@vancouver.ca.

Regards,



Gil Kelley, FAICP
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