

Proposed Land Use Plan Amendments

855 & 905 Centennial Road – Burrard Dock Site, Vancouver

11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road – Olsen Road Site, Surrey

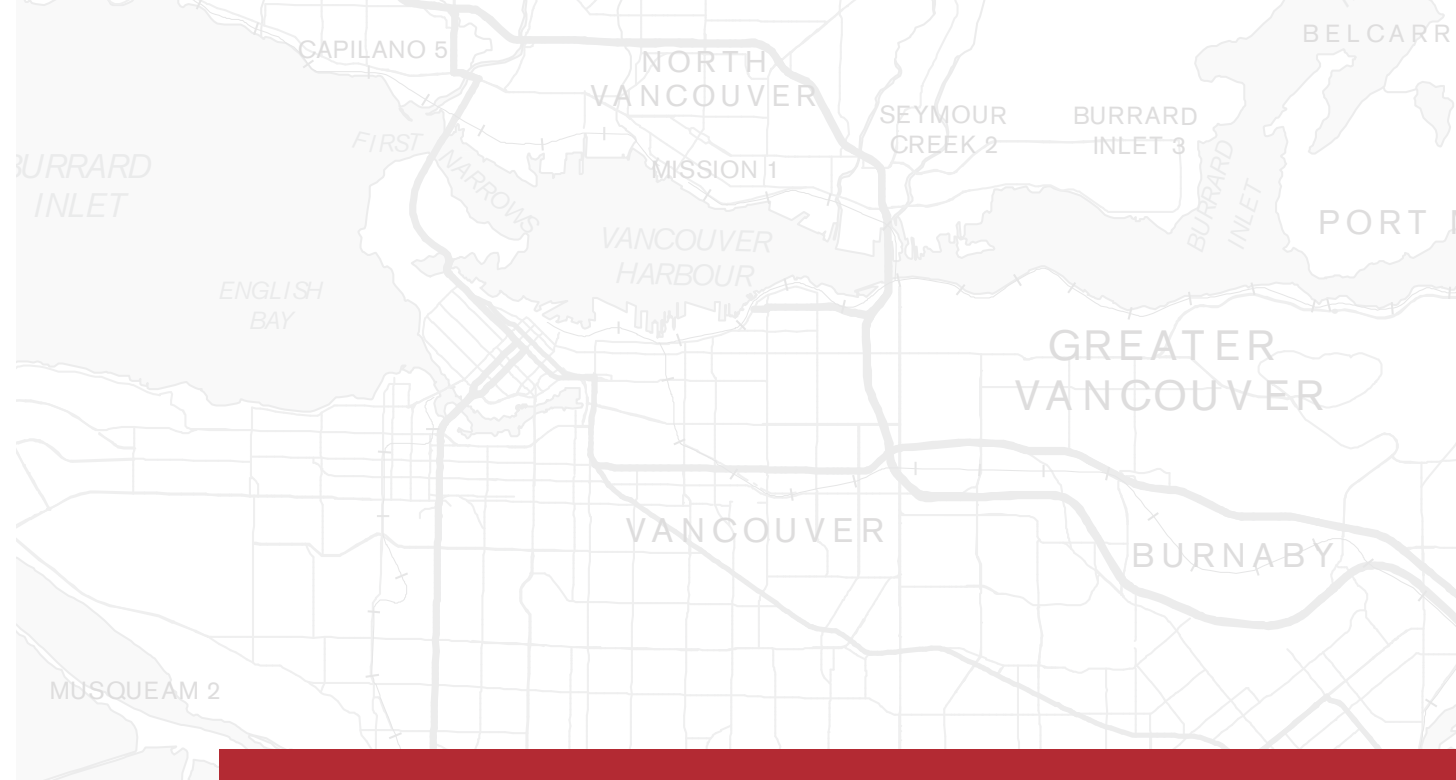
480 Audley Boulevard – Stancor Site, Delta

Adjacent to 10880 Dyke Road – Brownsville Site, Surrey

Junction of Highway 17, Highway 17A and Deltaport Way, Truck Staging Lot, Delta (Long-term Lease)

CONSULTATION SUMMARY REPORT

AUGUST 2019



CONSULTATION SUMMARY REPORT

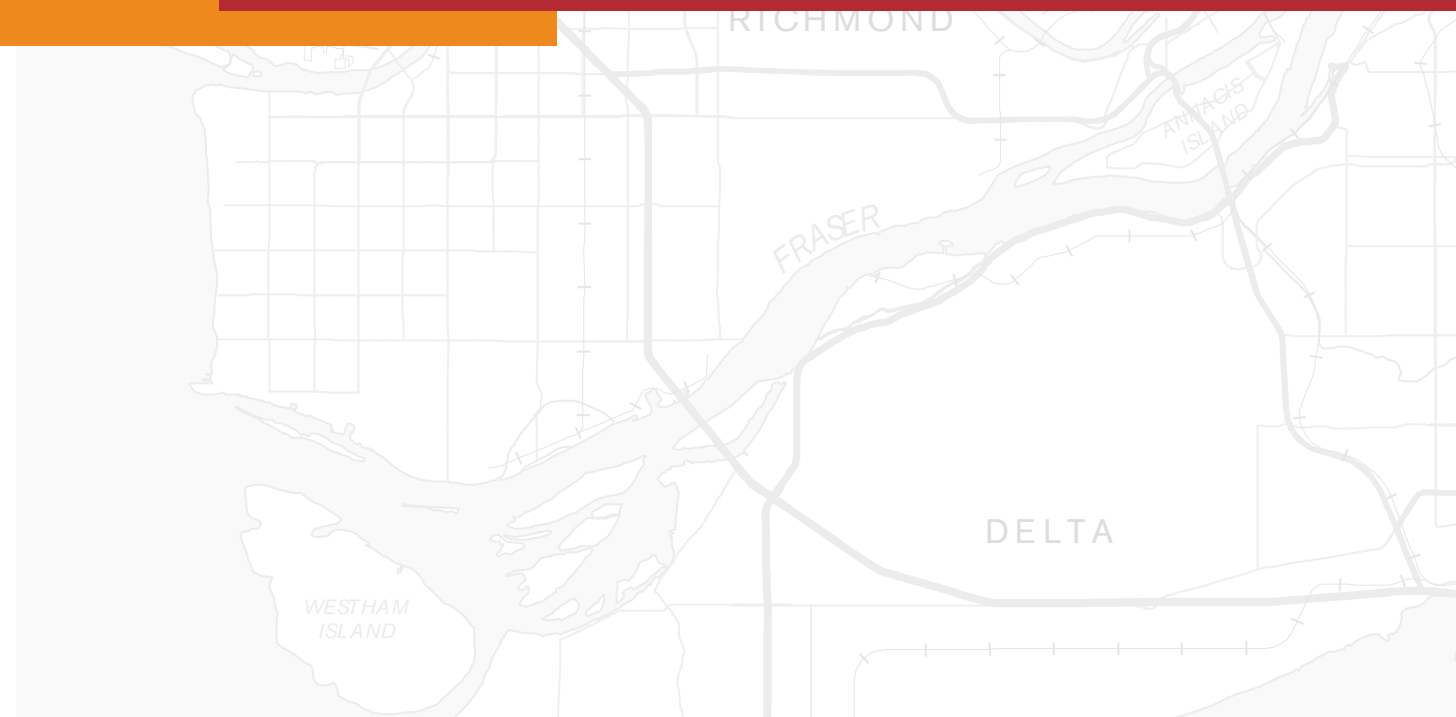
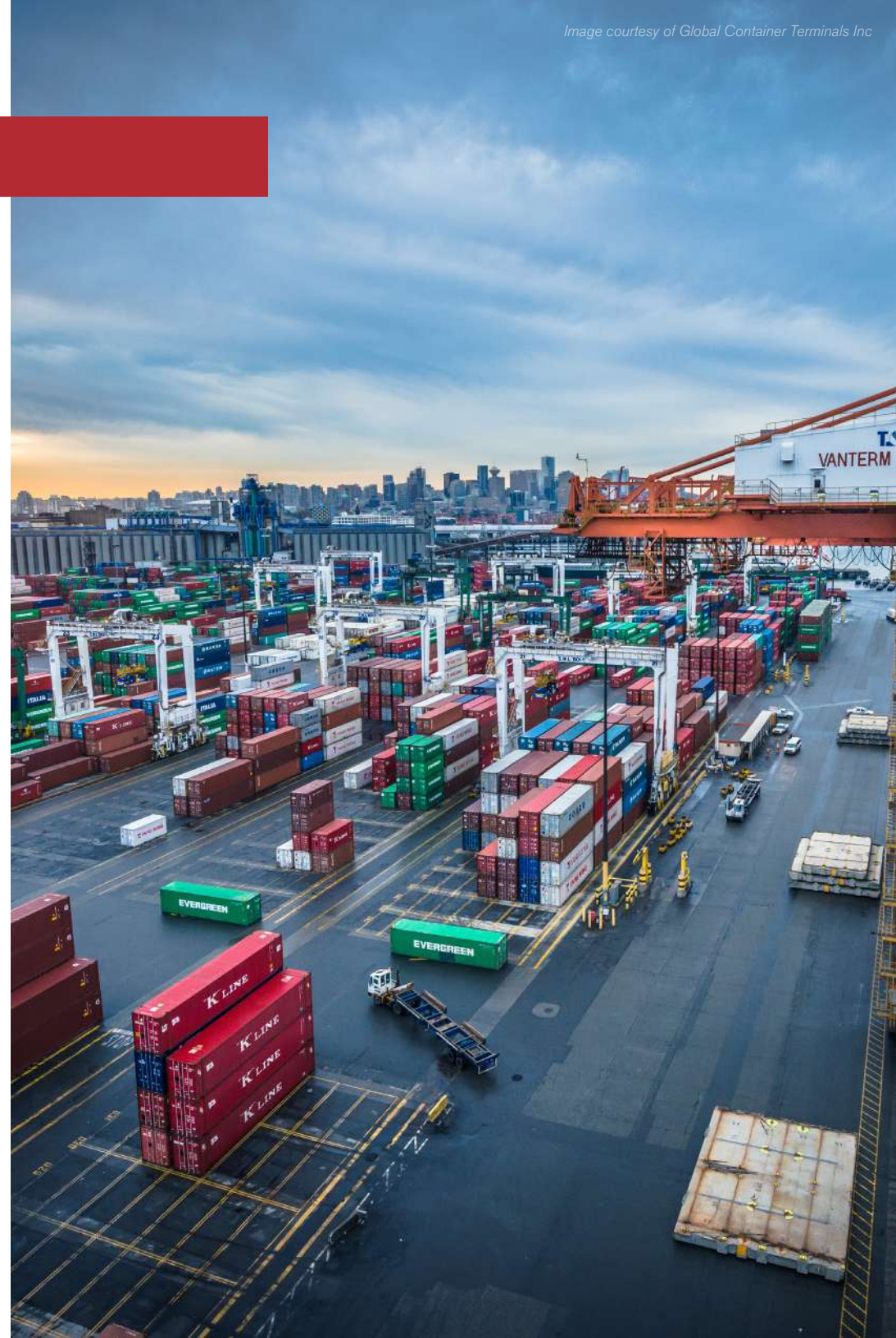


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1. Introduction

The Vancouver Fraser Port Authority's (port authority) Land Use Plan is a policy document that provides a framework for the growth and development of federal port lands and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority's jurisdiction. Every five years, we consider if a review of the entire Land Use Plan is needed. However, from time to time, the Plan may be amended to reflect changing circumstances.

Over the past year, we have acquired three sites in the Lower Mainland in Vancouver, Delta, and Surrey. The port authority also entered into a long-term lease with the Province of B.C. on a site in Delta; will be redesignating a portion of an existing site in Surrey; and has divested sites that will be removed from the Land Use Plan.

A map of each site and the proposed redesignation is provided in Figure 1.

Table 1 provides additional detail about each of the sites being retained by the port authority, including existing designations and proposed designations.

Between April 29 to June 29, 2019, we undertook a 60-day consultation period to provide information about the proposed Land Use Plan amendments and seek feedback from the community. The program included public and stakeholder notifications, notifications to Indigenous groups, and two public open houses - one in Vancouver and one in Surrey.



Figure 1: Map of Proposed Land Use Plan Amendment Properties

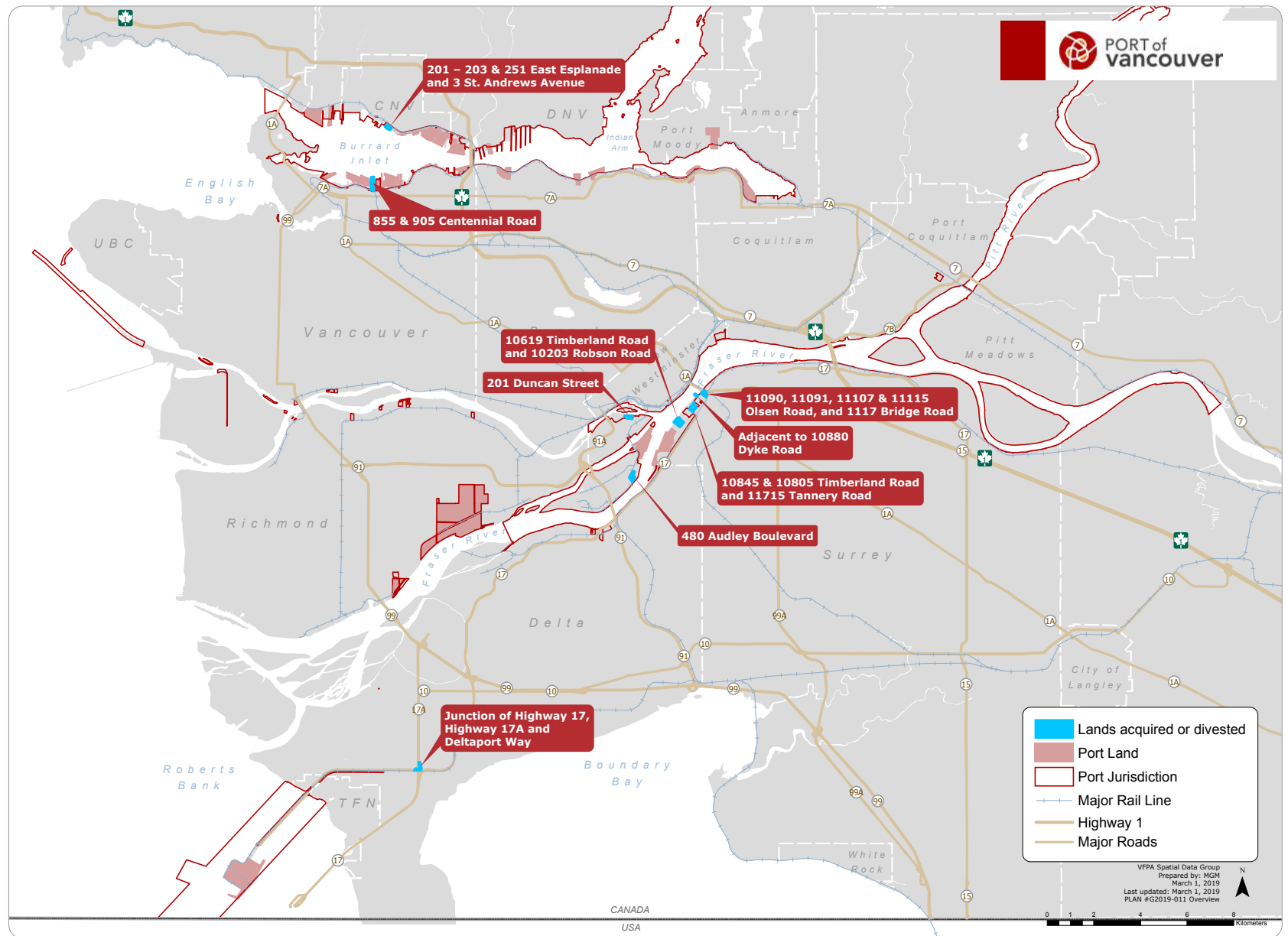
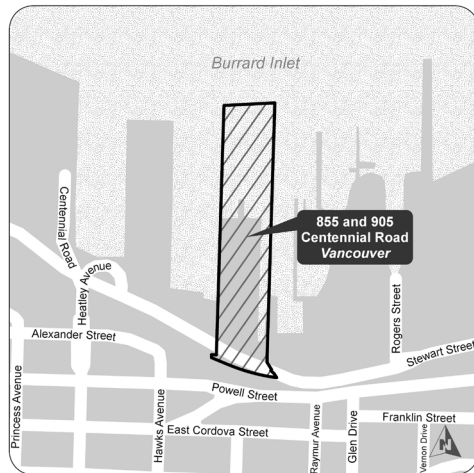


Figure 2: Maps of Proposed Land Use Plan Amendment Properties

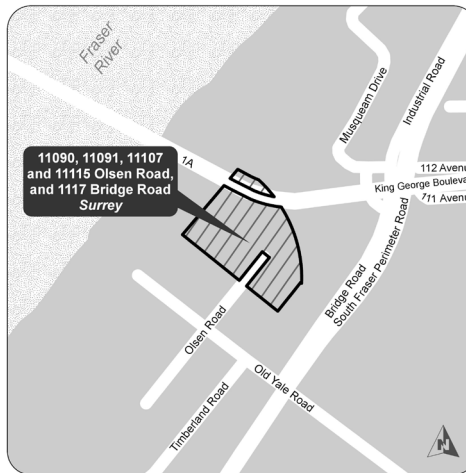
**Vancouver
– Burrard Dock Site**

Proposed redesignation from
“N/A” to “Port Terminal”



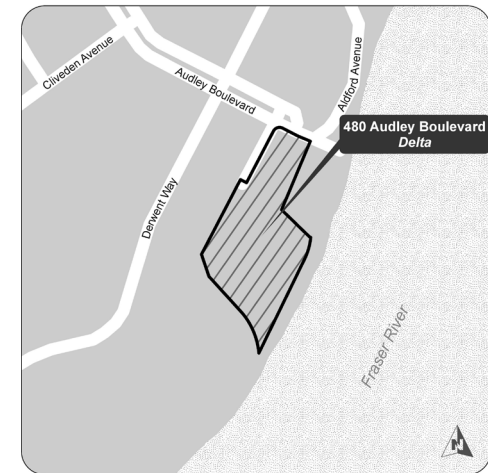
Surrey – Olsen Road Site

Proposed predesignation from
“Commercial” to “Industrial”



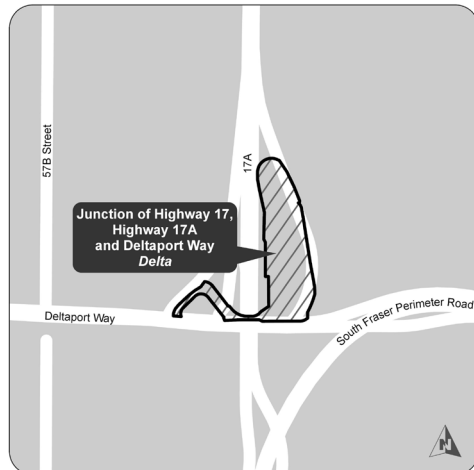
Delta – Stancor Site

Proposed redesignation from
“Industrial” to “Port Terminal”



Delta – Long Term Lease

Proposed redesignation from
“Highway, Right of Way, Provincial”
to “Port Terminal”.



Surrey – Brownsville Site

Proposed redesignation from
“Recreation” to “Industrial”

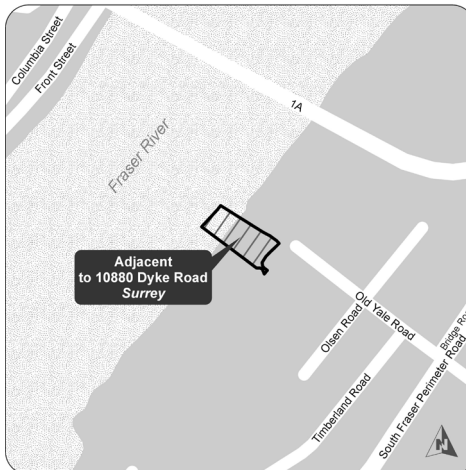


Table 1: Proposed Land Use Plan Amendments

Site Overview	Newly Acquired Lands			Long-term Lease Lands (60 years)	VFPA Redesignated Lands
Site Locations	Vancouver (Burrard Dock Site) 855 & 905 Centennial Road	Surrey (Olsen Road Site) 11090, 11091, 11107 & 11115 Olsen Road and 1117 Bridge Road	Delta (Stancor Site) 480 Audley Boulevard	Delta (Truck Staging Lot) Junction of Highway 17, Highway 17A and Deltaport Way	Surrey (Brownsville) Adjacent to 10880 Dyke Road
Site Area	6.52 ha / 16.11 ac	4.04 ha / 9.97 ac	6.12 ha / 15.12 ac	3.50 ha / 8.66 ac	1.05 ha / 2.58 ac
Current Use	Vacant	Vacant	Warehouse	Vacant	Parking Lot, Vacant
Future Use	To be determined	Logistics Warehousing	To be determined	Truck Staging	To be determined
Former Municipal Zoning	M2 – Industrial	IL-1 – Light Impact Industrial	I2 – Medium Impact Industrial	Unzoned, Provincial	N/A
Former Municipal Land Use Designation	N/A	Commercial	Industrial	Highway Right of Way, Provincial	N/A (VFPA – Recreation)
Proposed Land Use Plan Designation	Port Terminal	Industrial	Port Terminal	Port Terminal	Industrial
Date of Acquisition/ Lease Agreement/ Divestment	December 21, 2018	December 21, 2018	December 21, 2018	November 13, 2018	N/A

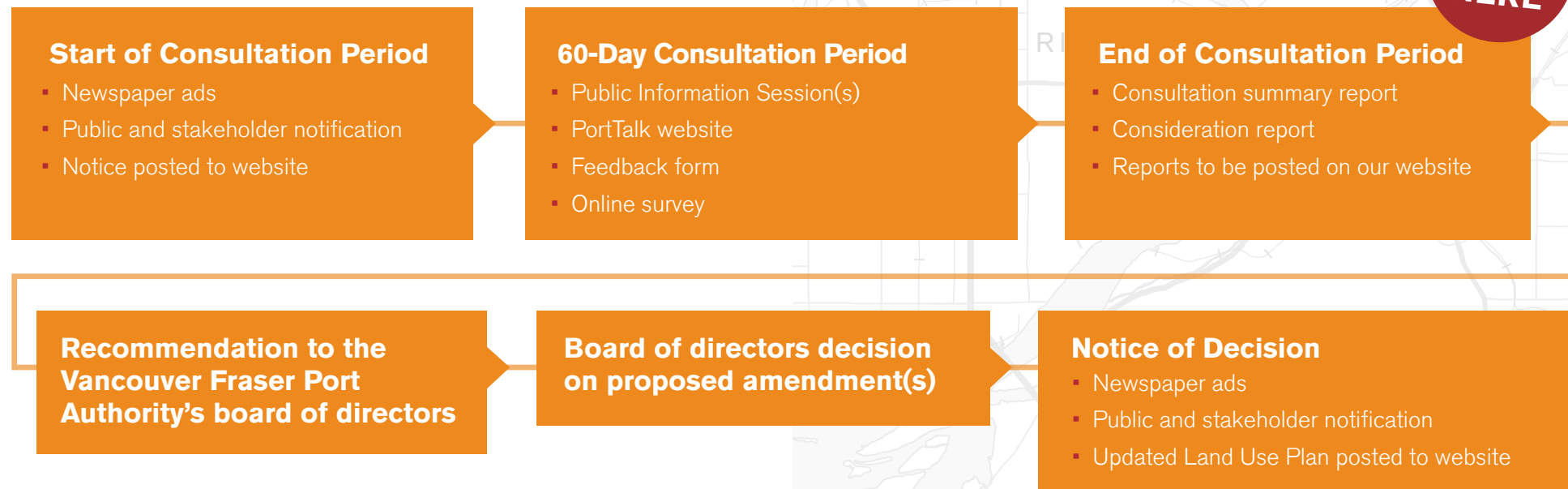
2. Land Use Plan Amendment Process

The *Canada Marine Act* sets out the procedural requirements for amendments, which includes a responsibility to notify and consult the public and interested individuals on all substantive amendments. These proposed amendments to the Land Use Plan also require approval from our board of directors.

To satisfy the requirements of the process laid out in the *Canada Marine Act*, we undertook a 60-day consultation period to seek input from the public, Indigenous groups, and key stakeholders on the proposed amendments from April 29 to June 29, 2019. We reviewed and considered all feedback received during consultation and are preparing to make a recommendation to our board of directors to approve the proposed amendments to the Land Use Plan.

After a detailed review, it is anticipated that a decision will be made by the board of directors at an upcoming meeting. The public will be notified of the decision via newspaper advertisements, and public and stakeholder notification.

Figure 2: Land Use Plan Amendment Process



3. Consultation Process

The 60-day consultation period was designed to engage the public, Indigenous groups, and stakeholders, and to seek input on the proposed Land Use Plan amendments. Our approach to consultation was a combination of high-tech and high-touch engagement activities to inform people about the proposed designations and provide opportunities to submit feedback about the proposed amendments.

Engagement activities included:

- Two public open houses, one Vancouver and one in Surrey;
- A dedicated online information-sharing website on PortTalk (the port authority's online engagement platform);
- A feedback form, available online and in-person at the open houses; and
- A dedicated email address and information phone line monitored during regular business hours by our staff.

Consultation materials, including information about the amendment and consultation processes, background information about the Land Use Plan, details about each of the proposed amendment sites, and a feedback form, were posted online for interested parties to review and submit feedback online or in hard copy by the consultation closing date of June 29, 2019.

3.1 Consultation Methods and Materials

We hosted a comprehensive consultation program to seek input on the proposed amendments and meet the consultation requirements of the *Canada Marine Act*. Two public open houses were held on:

- May 2, 2019 in Vancouver; and
- May 4, 2019 in Surrey.

The open houses were designed to encourage nearby residents and businesses, stakeholders and interested parties to learn about the proposed amendments and ask questions.

The public was notified of the proposed amendments and open houses through the following methods:

- Advertisements in five local newspapers;
- Notification letters were hand-delivered to adjacent residences and businesses near the amendment sites;
- Information including details about the open houses and the feedback form was posted to a project-specific page on PortTalk, the port authority's online engagement hub;
- Information updates were sent out via social media; and
- Emails were sent out to interested parties who had subscribed via the Land Use Plan database.

All notifications were sent out and published by April 18, 2019.

Additional updates were provided throughout the process through social media to remind the public and other interested parties to attend the open houses and to submit their feedback prior to the end of the consultation period.

Details of each of the methods and materials used are summarized in the following sections.

Samples are provided in Appendix A.

3.1.1 Notification Letters

Notification letters providing notice of the proposed amendments and public open houses were sent to adjacent property owners, residents, businesses and port authority tenants within 500 metres of each proposed amendment site in Delta, Surrey and Vancouver. The letters were hand-delivered to approximately 2,049 recipients.

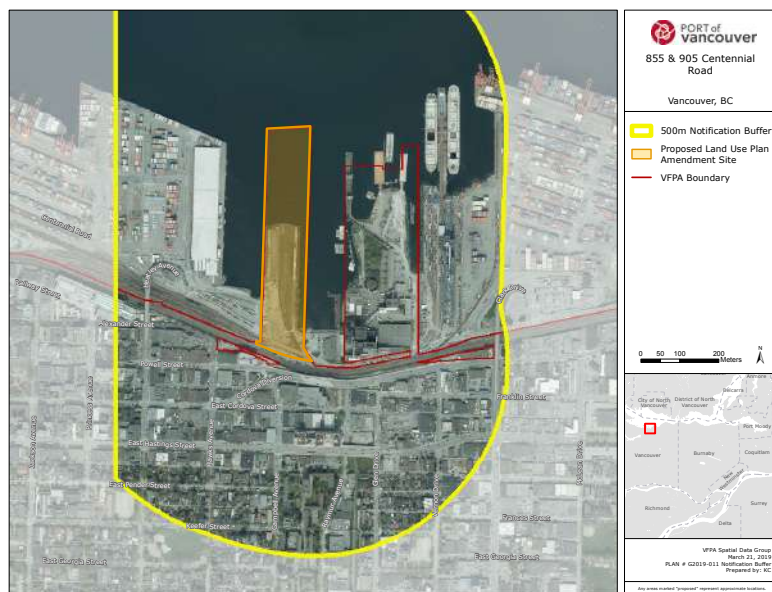
Maps of the notification areas are provided in Figures 3 through 7.

Notification letters were distributed to identified key stakeholders on April 17, 2019.

These letters included an invitation to attend the public open houses and to provide feedback online or via e-mail.

On April 15, 2019, notification emails were also sent to Indigenous groups whose traditional territories overlap the land use plan amendment sites. These emails included the information described in Table 1 above, an invitation to attend the open houses and to provide feedback through the online or print feedback forms, as well as the opportunity to contact the port directly to discuss the proposed land use plan amendments. Indigenous groups were also provided with an overview map identifying the land use plan amendment sites.

**Figure 3: Map of notification area for
855 and 905 Centennial Road, Vancouver**



**Figure 4: Map of notification area for
11090, 11091, 11107, & 11115 Olsen Road, and 1117 Bridge Road, Surrey**

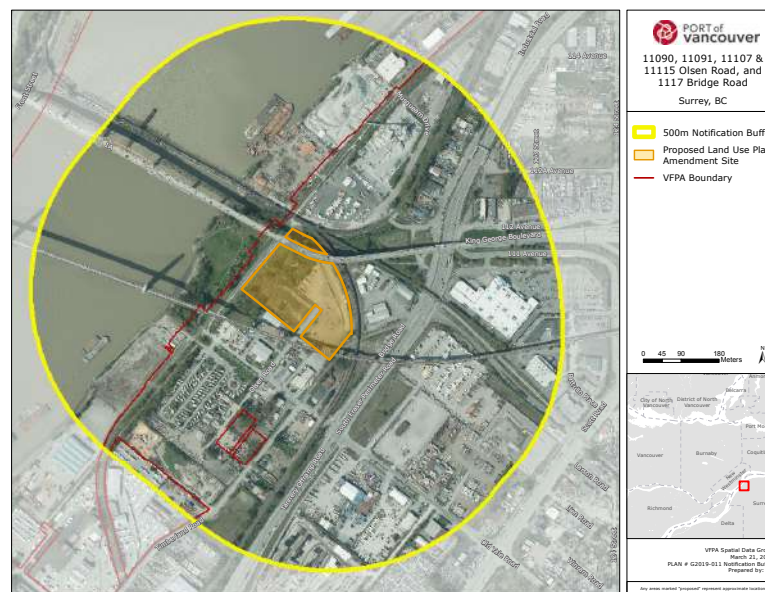
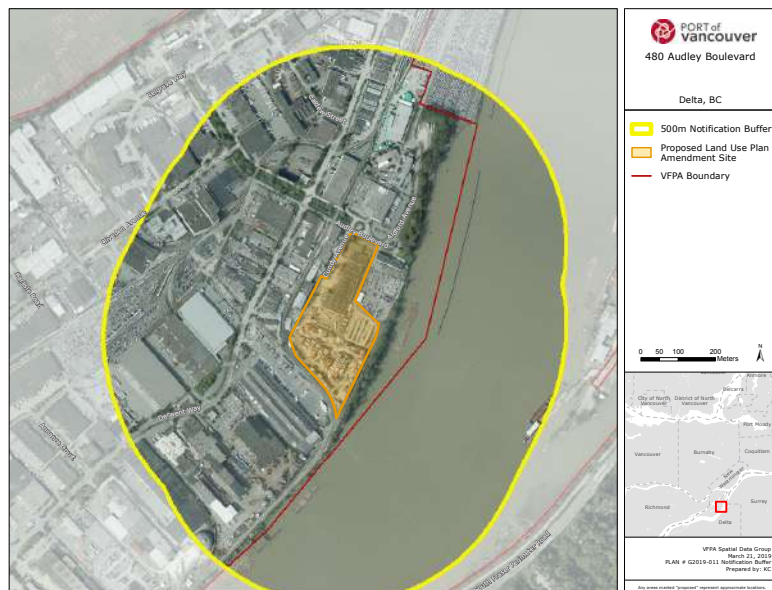


Figure 5: Map of notification area for 480 Audley Boulevard, Delta



**Figure 6: Map of notification area for
Junction of Highway 17, Highway 17A and Deltaport Way, Delta**

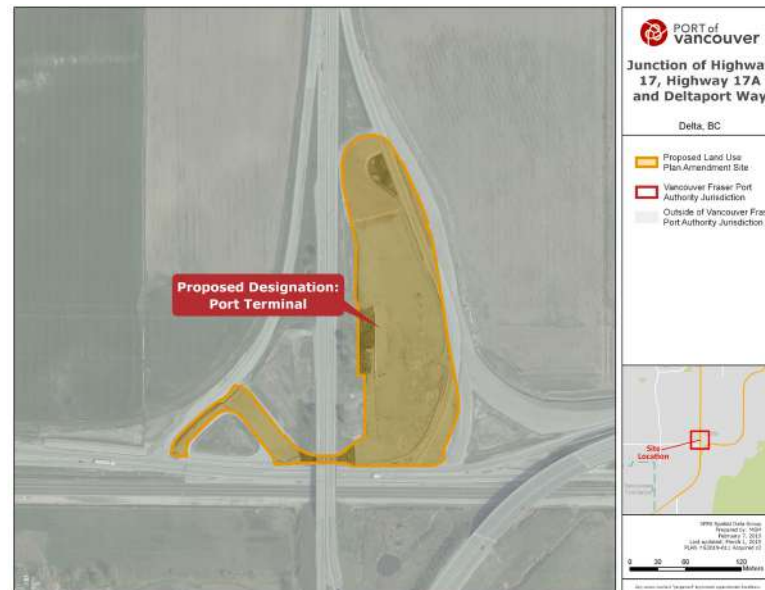
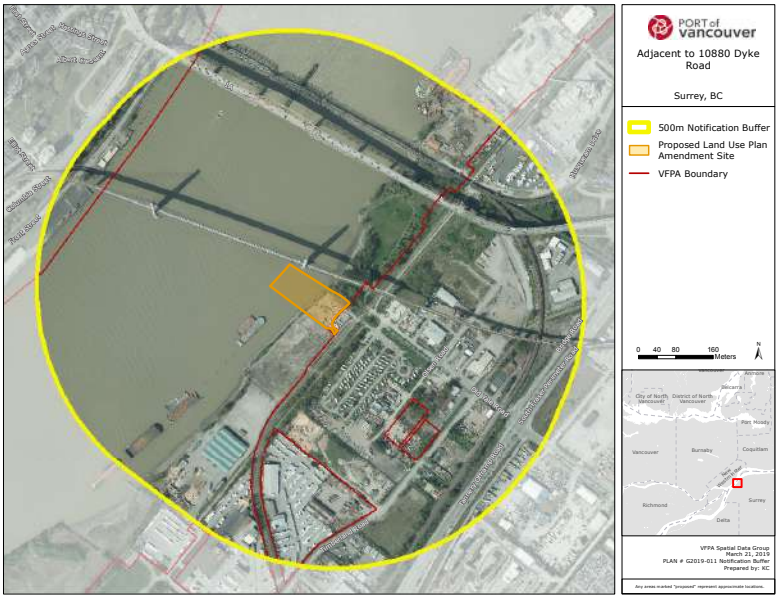


Figure 7: Map of notification area for Adjacent to 10880 Dyke Road, Surrey



3.1.2 Newspaper Advertisements

Newspaper advertisements were placed in five local newspapers on the following dates:

- Vancouver Sun, The Province and Surrey Now-Leader on April 17; and
- North Delta Reporter and The Delta Optimist on April 18.

A copy of the advertisements are available in Appendix A.

3.1.3 Social Media

Twelve tweets were sent from the @portvancouver Twitter handle, notifying the public about the consultation period and open houses. The port authority's Twitter account has approximately 12,600 followers.

Three paid Facebook and Instagram posts were also published, informing the public about the amendments and opportunities for participation.

The social media outreach achieved 274,774 total impressions by the public, 519 engagements (likes, shares and comments) and 2,058 link clicks.

Samples of social media posts are included in Appendix A.

3.1.4 Online Engagement

A dedicated webpage for the Land Use Plan amendments was developed on PortTalk, the port authority's online engagement portal. The PortTalk page was activated on April 15, 2019, and included general information about the amendments and how to participate in consultation activities. The page officially launched at the start of the consultation period on April 29, 2019.

The PortTalk page was designed as an information-sharing tool for the amendment process, including a description of the proposed amendments, an online feedback form, Q&A function, and consultation materials listed below:

- Land Use Plan Amendments Backgrounder;
- Feedback Form;
- Notice of Proposed Land Use Plan Amendments;
- Newspaper Advertisements; and
- Vancouver Fraser Port Authority Land Use Plan.

Reference materials from previous consultation and amendments to the Land Use Plan are available for reference in the Document Library on PortTalk.

The Land Use Plan page on the port authority's website was also updated with information about the proposed amendments and directed the public to the PortTalk page as a primary engagement tool and main source of information.

A copy of the PortTalk webpage content is provided in Appendix A.

3.1.5 Email Update

The Land Use Plan email database includes 1,030 subscribers. Notification emails were sent to all subscribers about the proposed amendments and public open houses on April 18, 2019.

The email included information about opportunities to participate in the consultation initiatives, open houses dates and how to provide feedback during the consultation period.

3.1.6 Media Advisory

A media advisory was sent to local media outlets on April 17, 2019. The advisory provided open house dates and directed the public to the PortTalk page for additional information.

A copy of the media advisory is provided in Appendix A.

3.1.7 Public Open Houses

Public open houses were held in Vancouver and Surrey in the vicinity of the proposed amendment sites. Details of the open houses are listed below:

Vancouver	Surrey
Thursday, May 2, 2019 4:00 p.m. – 7:00 p.m. <i>Vancouver Fraser Port Authority</i> <i>Discovery Centre</i> 100 The Pointe, 999 Canada Place, Vancouver, V6C 3T4 <i>Proposed amendments for</i> <i>Vancouver, Surrey and Delta</i>	Saturday, May 4, 2019 1:00 p.m. – 4:00 p.m. <i>Surrey Library City Centre Branch</i> <i>Dr. Ambedkar Room (Room 418)</i> 10350 University Drive, Surrey, V3T 4B8 <i>Proposed amendments for</i> <i>Surrey and Delta</i>

At each session, information about the proposed amendments was provided through display boards and reference materials. Port authority staff were in attendance to discuss the amendments and answer participants' questions, and all participants were encouraged to provide additional feedback through the online or print survey as well.

Upon arriving, participants were provided consultation materials, including an information backgrounder and a feedback form to support informed discussions about the proposed Land Use Plan amendments. Additional brochures and pamphlets containing general information about the port authority, and copies of the Land Use Plan and the *Canada Marine Act* were made available for reference.

A total of sixteen people attended the two public open houses. Participants included nearby residents, business owners, public service staff, and the general public.



4. Summary of Public, Indigenous, and Stakeholder Participation

During the 60-day consultation period, there were a total of **3,244 participant interactions**:

- 712 PortTalk 2019 Land Use Plan page views;
- 2,058 social media post clicks;
- 454 recipients of the e-mail update viewed the content;
- 16 people attended the two public open houses;
- Two e-mail submissions were received from members of the public;
- Three written submissions were received from key stakeholders - the City of Surrey, City of Delta and Metro Vancouver;
- Two written submissions were received from Indigenous groups.

4.1 Written Submissions

4.1.1 Public Feedback

We received two e-mail submissions from members of the public with feedback on the amendment process. The written submissions included a query about leasing information for the property at 11115 Olsen Road in Surrey, and general opposition to any redesignation from former municipal land use designations to a port authority land use plan designation. No feedback forms were completed online or in person.

4.1.2 Indigenous Groups' Feedback

The port authority received responses from two Indigenous groups who did not share any concerns regarding the proposed amendments, and stated that they expected to be consulted on any works proposed within the land use plan amendment sites. The port authority responded to the Indigenous groups, confirming that the port authority would consult on any future works proposed within the sites that may have the potential to adversely impact Aboriginal rights and interests.

4.1.3 Stakeholder Feedback

During stakeholder consultation, response letters were received from the City of Surrey, City of Delta, and Metro Vancouver.

The cities of Surrey and Delta provided site-specific comments regarding the future development of sites within their respective jurisdictions.

The City of Surrey noted that, while consistent with the Official Community Plan (OCP), the proposed designation of a site within its jurisdiction is designated "Commercial" and "Parks & Open Space" within the South Westminster Neighbourhood Concept Plan (NCP) and is in a location that is under active study. The City has identified the area as a priority for recreation and conservation opportunities that are to be reinforced within City plans. A summary of the City's comments and our considerations are in the table below.

Comments from the City of Surrey	Considerations
11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road	
The subject properties on Olsen and Bridge Road are currently zoned Light Impact Industrial (IL) and designated as 'Commercial' with the OCP, which permits limited light industrial use where compatible with adjacent uses. The Vancouver Fraser Port Authority proposal is consistent with the OCP and current zoning.	No response needed.
Site adjacent to 10880 Dyke Road	
<p>The subject property along the Fraser River waterfront is currently zoned Light Impact Industrial (IL) and designated as 'Industrial' with the OCP. However, the site is designated 'Commercial' and 'Parks & Open Space' within the South Westminster NCP. Furthermore, the City is actively studying opportunities for our Fraser River Waterfront and this site has been identified as a priority. The intent for recreation and conservation at this location will likely be reinforced within City plans.</p> <p>As such, the City does not support the re-designation of this site as proposed and recommends that all un-dyked parcels between Tannery Road and Brownsville Park be considered for long-term 'Recreation' and 'Conservation' purposes only.</p>	<p>The port authority understands that the City of Surrey is currently studying the area around the site and has preliminarily identified it as a high-priority area for recreation and conservation opportunities. While the port authority notionally supports these efforts, we do not believe the redesignation of a portion of the site impedes those efforts. The portion of the existing port authority property that is subject to the redesignation is at present a parking lot and would not be naturalized back to a state that would support recreational activities. Furthermore, the water lot fronting the land portion of the site is required to fully realize the development potential and viability of the site's development that is consistent with the adjacent existing industrial activity.</p> <p>In regards to the 'Industrial' designation being proposed for the site being inconsistent with Surrey's South Westminster Neighbourhood Concept Plan (NCP) designation as 'Commercial' and 'Parks & Open Space', the port authority believes this land use designation is most appropriate in fulfilling the port authority's mandate to facilitate Canada's trade objectives and ensure goods are moved safely to, within, and from the region.</p>

General Response to All Comments

Future proposed development of the lands and waters identified in this year's Land Use Plan amendment will require approval through the port authority's PER process, which includes consultation requirements.

The City of Delta made a number of comments regarding the proposed designations of two sites in its jurisdiction. The City maintains the proposed designations are not consistent with its OCP designations. The City's comments and our considerations are in the table below.

Comments from the City of Delta

Considerations

480 Audley Boulevard

This property is designated 'Industrial (I)' in Delta's OCP, which is intended for light, heavy and water-related industrial uses. This is inconsistent with the port authority's proposed 'Port Terminal' designation for this parcel. 'Port Terminal' areas are primarily designated for deep-sea and marine terminals. A small rail line runs between 480 Audley Boulevard and the Fraser River, impeding the water access that is characteristic of 'Port Terminal' areas.

Staff recommended that the port authority's future land use plan continue to designate the property as 'Industrial', which would be consistent with the 'Industrial (I)' designation in Delta's OCP, intended for light, heavy and water-related industrial uses.

Canada's trade is growing and the port needs to be ready to accommodate that growth. Sites that offer strategic development opportunities, coupled with critical infrastructure, that expand the gateway's capacity to handle increased trade are necessary to achieve this, whether it be projects like the Sunbury interchange, improvements at Deltaport or optimizing and/or intensifying individual site development potential.

In light of this, the 480 Audley Boulevard site in Delta holds strategic development potential with immediate water access to the Fraser River and the 'Port Terminal' designation is consistent with other port authority properties with similar access. As such, the port authority believes this land use designation is most appropriate in fulfilling the port authority's mandate to facilitate Canada's trade objectives and ensure goods are moved safely to, within, and from the region. Additionally, this site has the opportunity to serve as an annex to the adjacent Wallenius Wilhelmsen Solutions (WWS), auto terminal on Annacis Island in the future; a site that also has the 'Port Terminal' designation.

Comments from the City of Delta

Considerations

Junction of Highway 17, Highway 17A and Deltaport Way

This junction is a highway right-of-way located within the Agricultural Land Reserve and surrounded by lands designated as 'Agricultural' in Delta's OCP.

As the site is owned by the Province and part of the dedicated highway network, staff do not recommend a land use designation other than 'Highway right-of-way' or 'Agriculture'. In their decisions regarding adjacent properties, the Agricultural Land Commission has determined the land around the site to have agricultural capability. As such, a designation of the junction to an industrial use may compromise the long-term agricultural integrity of the area. Neither the 'Port Terminal' nor the 'Industrial' land use designations would be appropriate land use designations considering the agricultural uses surrounding the site. This is a problem with the port's land use classification system which does not include highway or transportation use designations.

Delta recognizes that the truck staging facility will benefit the community through the improved management of container truck traffic; however, there are still concerns regarding the loss of agricultural habitat and impacts on the surrounding agricultural community. Staff recommend that the port authority not designate the use under its land use plan and instead continue to reflect the existing highway right-of-way use throughout the term of the lease. Alternatively, a 'Special Study Area' land use designation would be most appropriate at this time.

The proposed land use designation of the Truck Staging Lot is 'Port Terminal' as it will be a terminal annex to support container operations for the Canada Border Services Agency (CBSA) and the Roberts Bank terminal. While the site is owned by the Province, it is under port authority jurisdiction, by way of a 60-year lease, and as such requires the site to be given a port authority Land Use Plan designation appropriate for the site's intended use. Additionally, the port authority believes the 'Port Terminal' land use designation is most appropriate in fulfilling the port authority's mandate to facilitate Canada's trade objectives and ensure goods are moved safely to, within, and from the region.

General Response to All Comments

Future proposed development of the lands and waters identified in this year's Land Use Plan amendment will require approval through the port authority's PER process, which includes consultation requirements.

Metro Vancouver offered comments regarding all of the amendment sites across the Lower Mainland and are in the table below, including the port authority's considerations.

Comments from Metro Vancouver	Considerations
855 and 905 Centennial Road, Vancouver; and, 480 Audley Boulevard, Annacis Island, Delta.	
All parcels are within the Urban Containment Boundary. The anticipated port authority use of these parcels (Port Terminal) is consistent with the 'Industrial' designation in Metro 2040, which is "intended for heavy and light industrial activities, and appropriate accessory uses". Further, the anticipated port authority use of these parcels is also consistent with Metro 2040 Strategy 2.2 to, "protect the supply of industrial land". Metro Vancouver shares the port authority's desire to ensure there is sufficient industrial land to provide for a prosperous future by supporting a diverse industrial base and recognizing the region's role as a key gateway location. Further, we support any efforts to intensify the use of existing industrial lands.	No response needed.
11090, 11091, 11107 & 11115 Olsen Road, Surrey; 1117 Bridge Road, Surrey; and, Adjacent to 10880 Dyke Road, Surrey	
<p>Although the regional 'General Urban' designation is primarily "intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities, and parks", having industrial activities on these lands is also in alignment with Metro 2040. Ideally, municipalities, the port authority and Metro Vancouver would work together to best align the regional land use designation with planned use. The anticipated port authority use of these parcels (industrial) is supported by municipal zoning (Light Impact Industrial).</p> <p>With respect to the water lot adjacent to 10880 Dyke Road, Surrey, Metro Vancouver understands that the port authority intends to change the Land Use Plan designation from 'Recreation' to 'Industrial'. The anticipated use of this parcel (light impact industrial) is supported by municipal zoning and OCP designation. Ideally, municipalities, the port authority and Metro Vancouver would work together to best align the regional land use designation with planned use and the municipal framework.</p>	No response needed.



Comments from Metro Vancouver

Considerations

Junction of Highway 17, Highway 17A and Deltaport Way

This parcel is located outside of the Urban Containment Boundary. The anticipated port authority use of this parcel (Port Terminal) is not consistent with the 'Agricultural' designation in Metro 2040, which is "intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production, where appropriate". The parcel is also in the Agricultural Land Reserve.

It is Metro Vancouver's understanding that this site will be utilized as a truck parking/staging area and will therefore help facilitate the trade-enabling industrial sectors and regional economy. Metro Vancouver also recognizes, however, that agricultural lands are an important and limited resource in our region. In addition, these lands continue to be subject to conversion pressures from other economic sectors. Although it is recognized that this particular parcel is within a BC Ministry of Transportation and Infrastructure road right-of-way, and is somewhat constrained by highway infrastructure, the practice of converting agricultural land to other land uses is not sustainable for the agricultural sector. Metro Vancouver therefore urges the port authority to designate the parcel as a 'Special Study Area' (as opposed to 'Port Terminal') in the port authority Land Use Plan, or to seek appropriate amendments from the Agricultural Land Commission, Delta and Metro Vancouver.

The proposed land use designation of the Truck Staging Lot is 'Port Terminal' as it will be a terminal annex to support container operations for the Canada Border Services Agency (CBSA) and the Roberts Bank terminal. While the site is owned by the Province, it is under port authority's jurisdiction, by way of a 60-year lease, and as such requires the site to be given a port authority Land Use Plan designation appropriate for the site's intended use. Additionally, the port authority believes the 'Port Terminal' land use designation is most appropriate in fulfilling the port authority's mandate to facilitate Canada's trade objectives and ensure goods are moved safely to, within, and from the region.

General Response to All Comments

Future proposed development of the lands and waters identified in this year's Land Use Plan amendment will require approval through the port authority's PER process, which includes consultation requirements.

4.2 Feedback Form Responses

Participants were encouraged to provide their input through a feedback form, which was available in person at each of the public open houses, and online through PortTalk. No completed feedback forms were received.

4.3 Public Open House Feedback

A total of sixteen people attended the two public open houses. Port authority staff members were in attendance to discuss the amendments, and answer participants' questions as they reviewed the display boards and reference materials.

Topics brought up included:

- General questions related to consultation and engagement at the port authority;
- The monetary values of parcels purchased (specifically Vancouver site);
- Centerm-related questions;
- Details on the “future use” of sites where engagement materials indicate the future uses “to be determined”;
- A question around overall traffic impacts once the Vancouver site is developed; and
- A question seeking clarification on future activities planned for the Brownsville site.

Appendix – Consultation Materials

1. Notification Letters
2. Advertisements
3. Media Advisory
4. Social Media Posts
5. PortTalk Website
6. Land Use Plan Amendment Backgrounder
7. Notice of Amendment
8. Public Open House Display Boards
9. Feedback Form

Notification Letters



Vancouver Fraser Port Authority
100 The Pointe, 999 Canada Place
Vancouver, B.C. Canada V6C 3T4
portvancouver.com

April 17, 2019

Dear Resident or Business Owner:

Re: Land Use Plan Amendments – Notice of Public Consultation | Delta and Surrey

This notice is to advise you of upcoming public consultation on proposed Land Use Plan Amendments in Delta and Surrey, from April 29 to June 29, 2019.

The Vancouver Fraser Port Authority (port authority) will be consulting on one proposed amendment to our Land Use Plan in Vancouver and an additional two sites in Surrey and two in Delta. We intend to re-designate all sites from former municipal land use designations to a port authority Land Use Plan designation.

How to participate

1. Attend an open house:

Vancouver

Thursday, May 2, 2019
4:00 p.m. - 7:00 p.m.

Vancouver Fraser Port Authority
Discovery Centre
100 The Pointe, 999 Canada Place,
Vancouver

Surrey

Saturday, May 4, 2019
1:00 p.m. - 4:00 p.m.

Surrey Library City Centre Branch
Dr. Ambedkar Room (Room 418)
10350 University Drive, Surrey

2. Visit porttalk.ca/landuseplan to learn more about the proposed Land Use Plan amendment in Vancouver and across the Lower Mainland, or to read about the current Land Use Plan.

3. Submit a feedback form before Saturday, June 29 2019:

- Online: porttalk.ca/landuseplan
- Email: landuseplan@portvancouver.com
- In Person: At our open house

For more information about the Land Use Plan Amendments or the consultation process, contact our Project Team at 604.665.0092 or landuseplan@portvancouver.com.

Regards,

Chris Bishop
Manager, Planning | Land Use Plan Amendments Project Team



Vancouver Fraser Port Authority
100 The Pointe, 999 Canada Place
Vancouver, B.C. Canada V6C 3T4
portvancouver.com

April 17, 2019

Dear Resident or Business Owner:

Re: Land Use Plan Amendments – Notice of Public Consultation | Vancouver

This notice is to advise you of upcoming public consultation on proposed Land Use Plan Amendments in Vancouver, from April 29 to June 29, 2019.

The Vancouver Fraser Port Authority (port authority) will be consulting on one proposed amendment to our Land Use Plan in Vancouver and an additional two sites in Surrey and two in Delta. We intend to re-designate all sites from former municipal land use designations to a port authority Land Use Plan designation.

How to participate

1. Attend an open house:

Vancouver

Thursday, May 2, 2019
4:00 p.m. - 7:00 p.m.

Vancouver Fraser Port Authority
Discovery Centre
100 The Pointe, 999 Canada Place,
Vancouver

Surrey

Saturday, May 4, 2019
1:00 p.m. - 4:00 p.m.

Surrey Library City Centre Branch
Dr. Ambedkar Room (Room 418)
10350 University Drive, Surrey

2. Visit porttalk.ca/landuseplan to learn more about the proposed Land Use Plan amendment in Vancouver and across the Lower Mainland, or to read about the current Land Use Plan.

3. Submit a feedback form before Saturday, June 29 2019:

- Online: porttalk.ca/landuseplan
- Email: landuseplan@portvancouver.com
- In Person: At our open house

For more information about the Land Use Plan Amendments or the consultation process, contact our Project Team at 604.665.0092 or landuseplan@portvancouver.com.

Regards,

Chris Bishop
Manager, Planning | Land Use Plan Amendments Project Team



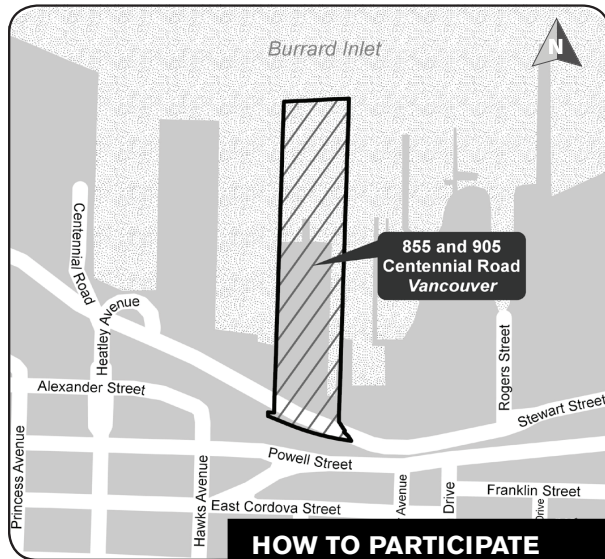
Advertisements



Proposed Land Use Plan Amendments Public Consultation Period

April 29 - June 29, 2019

The Vancouver Fraser Port Authority intends to amend its Land Use Plan to designate sites that have been acquired by the port authority over the past year. This includes redesignating one site in Vancouver to the "Port Terminal" designation. In addition to the site in Vancouver, we will be consulting on sites located in Surrey and Delta.



HOW TO PARTICIPATE

Attend a public open house:

Vancouver

Thursday, May 2, 2019 4:00 p.m. – 7:00 p.m.

Vancouver Fraser Port Authority Discovery Centre
100 The Pointe, 999 Canada Place
Vancouver, BC, V6C 3T4

Or visit porttalk.ca/landuseplan to:

- Read the proposed amendments and Land Use Plan
- Submit an online feedback form by June 29, 2019

For more information:

email: landuseplan@portvancouver.com

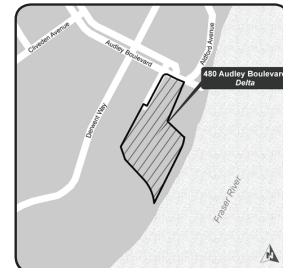
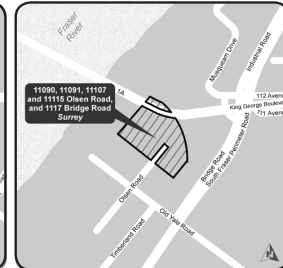
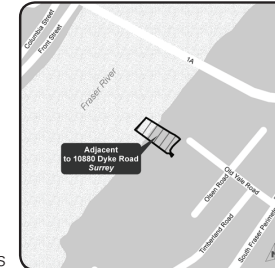
call: 604-665-9092



Proposed Land Use Plan Amendments Public Consultation Period

April 29 to June 29, 2019

The Vancouver Fraser Port Authority intends to amend its Land Use Plan to designate sites that have been acquired, leased, or redesignated by the port authority over the past year. This includes redesignating two sites in Surrey to the "Industrial" designation and two sites in Delta to the "Port Terminal" designation. In addition to the sites in Surrey and Delta, we will be consulting on a site located in Vancouver.



Media Advisory



Media Advisory

Vancouver Fraser Port Authority hosts public open houses on proposed Land Use Plan amendments

April 17, 2019 | FOR IMMEDIATE RELEASE

The Vancouver Fraser Port Authority is hosting two public open houses on the following proposed amendments to its Land Use Plan:

- The port authority recently acquired three properties in Vancouver, Surrey and Delta.
- The port authority entered into a long-term lease (60 years) with the Province of B.C. on a site in Delta.
- The designation of a current port authority site needs to be changed.

Under the [Canada Marine Act](#), the port authority is required to add all land purchases to its Land Use Plan by way of formal amendment.

The amendment process is set out in the *Canada Marine Act* and requires public notification and consultation. A public consultation period will be held from Monday, April 29 to Saturday, June 29, 2019. The port authority invites the public to provide feedback on the proposed amendments by attending an open house or reviewing the material online.

Date/Time	Location
Thursday, May 2 2019 4:00 p.m. to 7:00 p.m.	Vancouver Fraser Port Authority Discovery Centre – 100 The Pointe, 999 Canada Place, Vancouver
Saturday, May 4, 2019 1:00 p.m. to 4:00 p.m.	Surrey Library - City Centre Branch Dr. Ambedkar Room (Room 418) 10350 University Drive, Surrey

The public can also visit the port authority website or porttalk.ca/landuseplan to read about the Land Use Plan, and learn more about all the proposed amendments. Feedback must be submitted to the port authority by before **Saturday, June 29, 2019**, and can be provided in one of three ways:

- Online: PortTalk online feedback survey
- Email: landuseplan@portvancouver.com
- In person: At one of two open houses

About the Vancouver Fraser Port Authority

The Vancouver Fraser Port Authority is responsible for the stewardship of the federal port lands in and around Vancouver, British Columbia. It is financially self-sufficient and



Media Advisory

accountable to the federal minister of transport and operates pursuant to the Canada Marine Act. The Port of Vancouver is Canada's largest, and the third largest in North America by tonnes of cargo, facilitating trade between Canada and more than 170 world economies. Located in a naturally beautiful setting on Canada's west coast, the port authority and port terminals and tenants are responsible for the efficient and reliable movement of goods and passengers, integrating environmental, social and economic sustainability initiatives into all areas of port operations. Enabling the trade of approximately \$200 billion in goods, port activities sustain 115,300 jobs, \$7 billion in wages, and \$11.9 billion in GDP across Canada.

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Media contact:

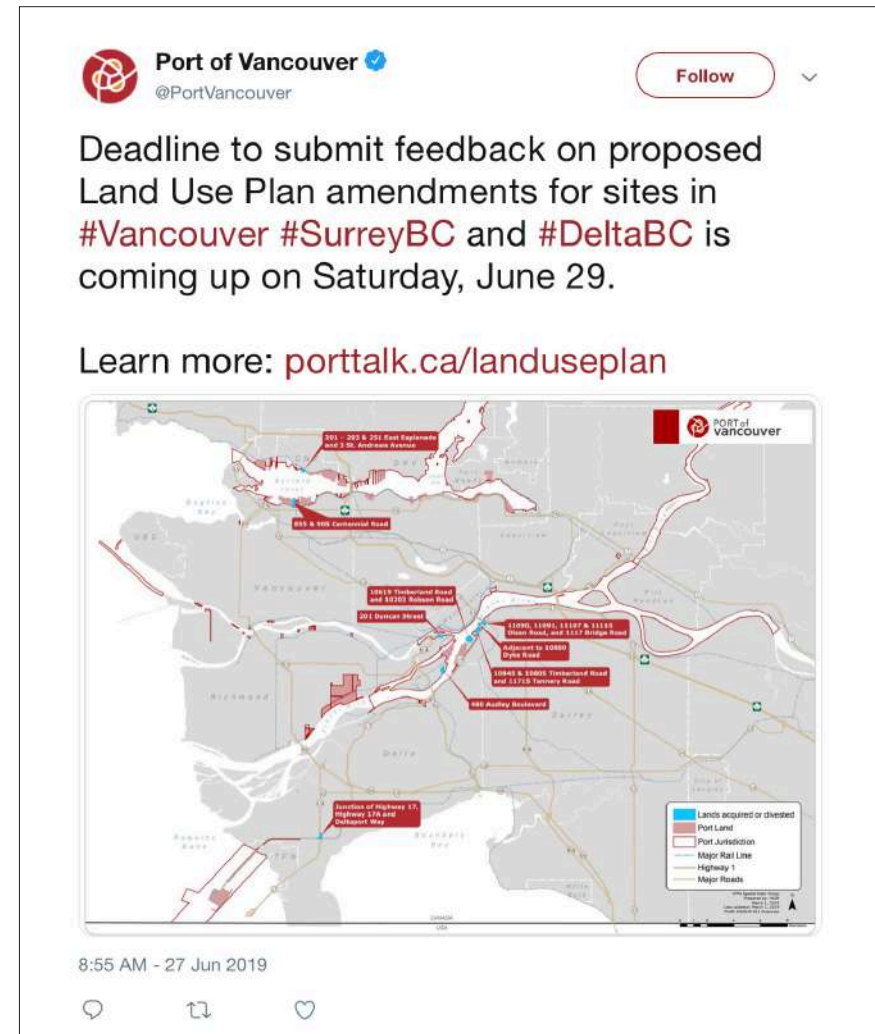
Danielle Jang
Media Relations Advisor
604.340.8617
Danielle.Jang@portvancouver.com

Social Media posts

Sample Twitter posts



TWEET 1



TWEET 2

Social Media posts, continued

Sample Facebook post



PortTalk Website

<http://porttalk.ca/landuseplan>



Home » 2019 Land Use Plan Amendments

2019 Land Use Plan Amendments

About the Land Use Plan

The port authority oversees the more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver. Our mandate, as set out in the **Canada Marine Act**, is to enable Canada's trade objectives, ensuring safety, environmental protection and consideration for local communities. In 2014, we adopted our **Land Use Plan** which provides a framework for development and use of port lands and waters for the next 15 to 20 years.

From time to time, we acquire land to ensure future port-related activities can be accommodated, focusing on sites with ready access to shipping channels, truck routes or rail corridors and close proximity to existing port holdings. Strategic land acquisitions are one of the ways we are responding to the increasing shortage of trade-enabling industrial land, ensuring the Port of Vancouver is ready to handle growing trade, and living up to our commitment to deliver economic prosperity through trade.

Land Use Plan Amendments

Over the past year (2018 calendar year), we have acquired sites in Vancouver, Surrey and Delta.

The port authority has also divested land in North Vancouver, New Westminster and Surrey, and has entered into a long term lease (60 years) with the Province of B.C.

Under the Canada Marine Act, the port authority is required to add all land purchases to its Land Use Plan by way of formal amendment. Similarly, divested lands must be removed from our Land Use Plan, as they are no longer under port jurisdiction. The amendment process is set out in the **Canada Marine Act** and requires public notification and consultation.

Get Involved

8/30/2019

2019 Land Use Plan Amendments | PortTalk

We'd love your thoughts on the proposed amendments. We invite you to review the information set out below and fill out our feedback form.

The public consultation period is now closed and took place from April 29 to June 29, 2019. All consultation materials are available in the [document library](#).

Details of the sites and proposed amendments (click [here](#) to open a larger file):

	Newly Acquired Lands			Long-term Lease Lands (60 years)	VFPA Redesignated Lands
	Vancouver (Burrard Dock Site)	Surrey (Olsen Road Site)	Delta (Stancor Site)	Delta (Truck Staging Lot)	Surrey (Brownsville)
Site Location	855 & 905 Centennial Road	11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road	480 Audley Boulevard	Junction of Highway 17, Highway 17A and Deltaport Way	Adjacent to 10880 Dyke Road
Site Area	6.52 ha / 16.11 ac	4.04 ha / 9.97 ac	6.12 ha / 15.12 ac	3.50 ha / 8.66 ac	1.05 ha / 2.58 ac
Current Use	Vacant	Vacant	Warehouse	Vacant	Parking Lot, Vacant
Future Use	To be determined	Logistics Warehousing	TBD	Truck Staging	TBD
Former Municipal Zoning	M2 - Industrial	IL-1 - Light Impact Industrial	I2 - Medium Impact Industrial	Un zoned, Provincial	N/A
Former Municipal Land Use Designation	N/A	Commercial	Industrial	Highway Right of Way, Provincial	N/A (VFPA - Recreation)
Proposed Land Use Plan Designation	Port Terminal	Industrial	Port Terminal	Port Terminal	Industrial
Date of Acquisition/ Lease Agreement/ Divestment	December 21, 2018	December 21, 2018	December 21, 2018	November 13, 2018	N/A

Land Use Plan Designations Definitions

- **“Port Terminal”**: Primarily intended for deep-sea and marine terminals that handle a variety of commodities, but also permits uses that support shipping and the transportation of goods.
- **“Industrial”**: Primarily intended for light and heavy industrial activities such as warehousing, transloading facilities and ship repair to support port operations, transportation of goods and marine support services.

How To Participate

1. Attend an **open house**

PortTalk Website, continued

8/30/2019

2019 Land Use Plan Amendments | PortTalk

2. Read about the proposed **Land Use Plan amendments**
3. Read about the current **Land Use Plan**
4. Submit a **feedback form** by June 29, 2019

FEEDBACK FORM

Land Use Plan Feedback Form 2019

Thank you for taking the time to provide your feedback on this year's proposed Land Use Plan amendments.

To ensure your comments are considered, please submit your feedback by **June 29, 2019**.

Feedback received during the consultation period will be considered as part of the Land Use Plan amendment process. Once consultation is complete, the project team will provide a Consultation Summary Report to show how feedback was considered, which will be available **here**.

[Complete Form](#)




Key Dates

Open House - Vancouver
02 May 2019

Open House - Surrey/Delta
04 May 2019

Consultation Period
29 April → 29 June 2019

Document Library

-  Consultation Materials
-  Site Overview
-  LUP Amendment Process
- [more..](#)

For More Information

Email: landuseplan@portvancouver.com

Call: 604-665-9092

Or visit:

- Vancouver Fraser Port Authority
- Land Use Plan
- *Canada Marine Act* (Note: Section 48 discusses Land Use Plan requirements.)

[TERMS AND CONDITIONS](#)

[PRIVACY POLICY](#)

[MODERATION POLICY](#)

[ACCESSIBILITY](#)

[TECHNICAL SUPPORT](#)

[SITE MAP](#)



LUP Amendment Backgrounder



Public Backgrounder Land Use Plan Amendments 2019

What is a Land Use Plan?

All Canada Port Authorities are required to have a [Land Use Plan](#), which is a high level policy document and framework to guide the development of a port authority's land and waters for the next 15 to 20 years. It is similar to a municipal official community plan and identifies the types of uses that are appropriate within different areas of the port authority's jurisdiction.

The Vancouver Fraser Port Authority's most recent Land Use Plan was issued in 2014. It was developed in consultation with more than 1,000 people, representing municipalities, Aboriginal groups, government agencies, environmental organizations, businesses, industry and members of the public.

What does the Land Use Plan include?

The Land Use Plan includes goals, policies and land use designations to guide planning in all areas across our jurisdiction and provide clarity for neighbouring communities and stakeholders on long-term development for all federal lands managed by the port authority.

Our Land Use Plan includes eight different designations for land and water, as well as implementation measures to ensure we work towards identified goals.

Why is the Land Use Plan being amended?

From time to time, the port authority purchases new lands, enters into a long-term lease agreement with a landowner, redesignates existing properties, or divests existing property, and these purchases, lease agreements, redesignations, and divestments require amendments to be made to our Land Use Plan, public consultation and approval from the port authority's board of directors. For such amendments, the *Canada Marine Act* sets out procedural requirements for public notice, consultation and adoption by our board of directors.

Over the past year, we have acquired, leased, or redesignated sites in Delta, Surrey and Vancouver. The port has also divested land in North Vancouver, New Westminster and Surrey. We are now required by the *Canada Marine Act* to add or redesignate these lands to our Land Use Plan by way of an amendment and give them a port authority land use designation. Similarly, the divested lands must be removed from our Land Use Plan, as they are no longer under port jurisdiction.

Why did the port authority buy this land?

The supply of industrial land in the Lower Mainland suitable for trade and goods movement is running out and is expected to be gone in about a decade. The port authority is buying available industrial land to preserve it for future use for trade because Canada's trade is growing.

At the same time, we are calling for a regional discussion on land management so that land for goods movement and other uses, including agricultural use, can be preserved for future generations.

Who is the port authority entering into a long-term lease with?

In 2018, the port authority entered into a long-term lease (60 years) with the Province of B.C. on a site in Delta.



Public Backgrounder Land Use Plan Amendments 2019

Is any of this land agricultural land?

None of this year's amendments are on agricultural land.

What is being amended?

	Newly Acquired Lands			Long-term Lease Lands (60 years)	VFPA Redesignated Lands
	Vancouver (Burrard Dock Site)	Surrey (Olsen Road Site)	Delta (Stancor Site)	Delta (Truck Staging Lot)	Surrey (Brownsville)
Site Location	855 & 905 Centennial Road	11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road	480 Audley Boulevard	Junction of Highway 17, Highway 17A and Deltaport Way	Adjacent to 10880 Dyke Road
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Date of Acquisition/ Lease Agreement/ Divestment	December 21, 2018	December 21, 2018	December 21, 2018	November 13, 2018	N/A

LUP Amendment Backgrounder, continued



Public Backgrounder Land Use Plan Amendments 2019

What are the lands currently being used for?

The newly acquired lands in Vancouver are currently vacant. The newly acquired lands in Surrey and Delta are currently either vacant or used for warehousing.

The Vancouver Fraser Port Authority also entered into a long-term lease with the Province of B.C. on a site in Delta. The land is currently vacant.

The land that is being redesignated in Surrey is currently a parking lot.

In addition, the port authority has divested 9 lots total located in North Vancouver, New Westminster and Surrey.

What is the proposed designation for these new sites?

Using the terminology in our Land Use Plan, the lands being acquired in Vancouver, Surrey and Delta are proposed to be designated "Port Terminal" and "Industrial".

The long-term leased lands in Delta is proposed to be designated for "Port Terminal" use. The redesignated lands in Surrey is proposed to be designated for "Industrial".

The "Port Terminal" designation specified by our Land Use Plan is primarily intended for deep-sea and marine terminals that handle a variety of commodities, but also permits uses that support shipping and the transportation of goods.

The "Industrial" designation specified by our Land Use Plan is primarily intended for light and heavy industrial activities such as warehousing, transloading facilities and ship repair to support port operations, transportation of goods and marine support services.

How will the sites be used in the future?

Newly acquired lands, redesignated lands and leased lands are expected to be used for trade-enabling infrastructure and development. Any proposals for future development would be subject to the port authority's Project and Environmental Review process and must conform to the uses permitted under the Land Use Plan.

How is the public being notified?

The procedure to amend the Land Use Plan and designation of lands is set out in the [Canada Marine Act, section 48](#). This section of the Act also includes the procedure for public consultation. The port authority is required to advertise in newspapers and host a public meeting at least 60 days prior to adopting the plan or making substantive amendments.

As part of this process, we are hosting two public open houses, one in Vancouver and one in Surrey. The port authority is also advertising in local papers, notifying neighbours in the surrounding area, and sending out notifications to municipalities and stakeholders.

How can I participate?

The public comment period runs from April 29 to June 29, 2019. We encourage you to learn about the proposed amendments on our website at porttalk.ca/landuseplan.

You can provide your feedback in person by attending one of the two public open houses, fill out a feedback form online at PortTalk, send an email to landuseplan@portvancouver.com or call us at 604.665.9092.



Public Backgrounder Land Use Plan Amendments 2019

Public Open Houses:

Thursday, May 2, 2019 4:00 pm – 7:00 pm	Saturday, May 4, 2019 1:00 pm – 4:00 pm
Vancouver Fraser Port Authority Discovery Centre 100 The Pointe, 999 Canada Place, Vancouver, B.C. V6C 3T4	Surrey Library City Centre Branch Dr. Ambedkar Room (Room 418) 10350 University Drive Surrey, B.C. V3T 4B8
<i>Proposed amendments for Vancouver</i>	<i>Proposed amendments for Surrey and Delta</i>

* All proposed amendments are available for review and feedback online at porttalk.ca/landuseplan.

What will you do with the feedback?

We will be compiling all feedback and summarizing key themes in a Consultation Summary Report which will be posted on porttalk.ca/landuseplan after the close of the consultation period. The summary report will also describe how we responded to the feedback received. The summary report will be provided to the port authority's board of directors for review to inform their decision on the amendments.

How will the results of the consultation be shared?

At the end of the public consultation period, we will post the Consultation Summary Report outlining all the comments that were received and how we considered the comments on porttalk.ca/landuseplan. We will also directly notify those who subscribed to our Land Use Plan email list.

How will the decision from the board of directors be shared?

Should the port authority's board of directors approve the proposed amendments, the notice of decision would be distributed through advertisements in local newspapers, on porttalk.ca/landuseplan and emailed to those subscribed to our Land Use Plan email list. The notice of decision and amended land use plan maps will also be published on our website portvancouver.com/development-and-permits/land-use-plan/.

Notice of Amendment

NOTICE OF LAND USE PLAN AMENDMENTS

The Vancouver Fraser Port Authority is responsible for the stewardship of federal port lands in and around Vancouver, British Columbia. Our mandate is to facilitate Canada's trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

We manage more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver. In 2014, we adopted our Land Use Plan, which provides a framework for development and use of port lands and waters for the next 15 to 20 years.

PROPOSED LAND USE PLAN AMENDMENTS

Over the past year, the Vancouver Fraser Port Authority has acquired, entered into a long-term lease or redesignated sites in Vancouver, Surrey, and Delta. In addition to these acquisitions, lease and redesignation, the port has divested 11 lots total located in North Vancouver, New Westminster and Surrey.

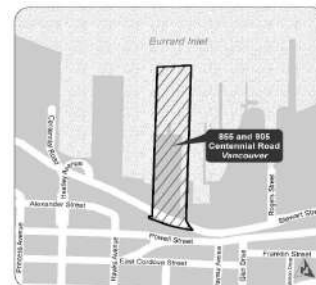
We are now required by the Canada Marine Act to add the newly acquired lands to our Land Use Plan by way of an amendment and give them a port authority land use designation. Similarly, the divested lands must be removed from our Land Use Plan.

The following sites have been acquired, leased or redesignated and will be included in this year's Land Use Amendments:

- Acquired:
 - 855 & 905 Centennial Road, Vancouver
 - 11090, 11091, 11107, & 11115 Olsen Road, and 1117 Bridge Road, Surrey
 - 480 Audley Boulevard, Delta
- 60 Year Lease:
 - Junction of Highway 17, Highway 17A and Deltaport Way, Delta
- Land Use Redesignation:
 - Adjacent to 10880 Dyke Road, Surrey

855 & 905 Centennial Road, Vancouver

Proposed redesignation from "No designation" to "Port Terminal"



11090, 11091, 11107, & 11115 Olsen Road, and 1117 Bridge Road, Surrey

Proposed redesignation from "Commercial" to "Industrial"



480 Audley Boulevard, Delta

Proposed redesignation from "Industrial" to "Port Terminal"



Junction of Highway 17, Highway 17A and Deltaport Way, Delta

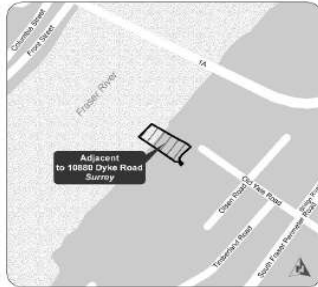
Proposed redesignation from "Agricultural" to "Port Terminal"



Notice of Amendment, continued

Adjacent to 10880 Dyke Road, Surrey

Proposed redesignation from "Recreation" to "Industrial"



The following sites are being removed from the port authority's Land Use Plan as they are no longer under port jurisdiction:

- 201 – 203 & 251 East Esplanade and 3 St. Andrews Avenue, City of North Vancouver
- 201 Duncan Street, New Westminster
- 10619 Timberland Road and 10203 Robson Road, Surrey
- 10845 & 10805 Timberland Road and 11715 Tannery Road, Surrey

HOW TO PARTICIPATE

Attend a public open house:

Vancouver

Thursday, May 2, 2019
4:00 p.m. - 7:00 p.m.

Vancouver Fraser Port Authority
Discovery Centre
100 The Pointe, 999 Canada Place,
Vancouver

Surrey

Saturday, May 4, 2019
1:00 p.m. – 4:00 p.m.

Surrey Library City Centre Branch
Dr. Ambedkar Room (Room 418)
10350 University Drive, Surrey

* All amendments will be shown online at PortTalk.ca/landuseplan.

Visit porttalk.ca/landuseplan to:

- Read about the proposed Land Use Plan Amendments
- Read the existing Land Use Plan
- Fill out our online feedback form by **Saturday, June 29, 2019**

HOW TO SUBMIT COMMENTS

- Fill out the feedback form by **Saturday, June 29, 2019** (online or hard copy)
- Email: scan and email the form to landuseplan@portvancouver.com
- By Mail: print and mail to 100 The Pointe, 999 Canada Place, Vancouver, BC, V6C 3T4 by Saturday, June 29, 2019
- In Person: at one of our public open houses

For more information, and to review the proposed amendments, please visit porttalk.ca/landuseplan or call 604-665-9092.

Welcome

Vancouver Fraser Port Authority
Land Use Plan Amendment
Public Information Session



PORT of
vancouver

Vancouver Fraser Port Authority

Our mandate is to facilitate Canada's trade objectives, ensuring goods are moved safely, while protecting the environment and considering local communities.

Like all Canadian port authorities, the Vancouver Fraser Port Authority was established by the Government of Canada pursuant to the *Canada Marine Act*, and is accountable to the Federal Minister of Transport. We are responsible for managing federal port lands in the Port of Vancouver.

In fulfilling our mandate under the *Canada Marine Act*, we carry out a variety of duties:



Safety and security of all land and waters, in collaboration with other agencies, using technology and land and water patrols.



Real estate management including negotiation of all tenant leases and purchase and sale of holdings.



Customer services with trade partners around the world, demonstrating the Port of Vancouver's competitive advantage.



Environmental reviews and permitting for all projects and works on port lands under the *Canada Marine Act* (1998) and the *Canadian Environmental Assessment Act*, 2012.



Transportation operations in collaboration with all terminal operators, railroads and shippers to ensure safe and efficient goods movement throughout port lands and waters.



Communication, engagement and collaboration with port stakeholders including local, provincial, federal and international governments, local communities, trade partners, Aboriginal groups and the general public.



Planning future use of port lands, long-term economic forecasting, strategic plans and performance evaluation.



Infrastructure development to support growth and efficient operations, including collaboration with government, stakeholders and others on projects beyond port lands.

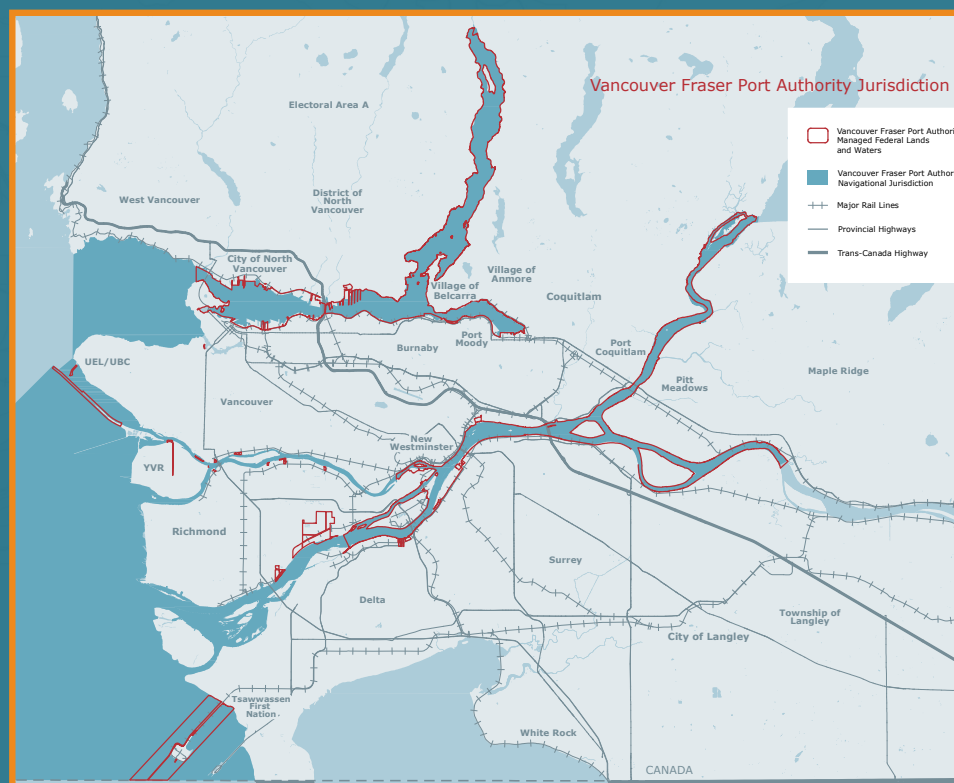


Our jurisdiction

The Vancouver Fraser Port Authority manages more than 16,000 hectares of water, more than 1,000 hectares of land and approximately 350 kilometres of shoreline within the Port of Vancouver.

We border 16 municipalities and intersect the asserted and established traditional territories and treaty lands of several Coast Salish First Nations.

We are home to 27 major marine cargo terminals, three Class 1 railroads, and a full range of facilities and services to the international shipping community.



What is the Land Use Plan?

- Communicates our long-term land use policy directions
- Guides land use and future growth opportunities
- Assists our tenants and customers in identifying areas to locate or expand
- Facilitates coordination of land use and transportation planning
- Provides neighbouring communities with greater clarity about activities and uses that can occur on port authority lands and waters and how community interests will be considered
- Provides First Nations with clarity about land use and activities on port authority lands and waters adjacent to their reserves and within their asserted traditional territories
- Illustrates our ability to accommodate growth in a socially, environmentally and economically responsible way



The Land Use Plan provides a framework to manage growth and development on port lands and waters over the next 15 to 20 years.

Land and water designations

The Land Use Plan includes eight different land and water designations that guide the development and management of the areas within port lands and waters, and provide clarity on long-term development.

Port Terminal

Port Terminal areas are primarily designated for deep-sea and marine terminals, which handle a variety of commodities, including autos, breakbulk, dry bulk, liquid bulk and containers, as well as cruise passengers. These areas include uses that support shipping, transportation and the handling of goods.

Industrial

Industrial areas are primarily designated for industrial activities in support of port operations and marine support services. This includes uses that support shipping, transportation and the handling of goods, and in some cases including the manufacturing of goods.

Commercial

Commercial areas are primarily designated for commercial activities related to port or marine support services, tourism-related businesses, transportation of passengers, and the handling and storage of goods.

Log Storage and Barge Moorage

Log Storage and Barge Moorage areas are primarily designated for log storage, barge moorage and associated activities.

Recreation

Recreation areas are primarily designated for public recreational use such as parks and viewing areas. Examples include Crab Park at Portside, New Brighton Park, and the public viewing platforms on the south side of Queensborough.

Conservation

Conservation areas are primarily designated for habitat conservation, enhancement, restoration and similar uses, and may be publicly accessible. These areas are generally not intended for development.

Port Water

The Port Water designation primarily applies to open water and foreshore areas adjacent to port and non-port lands, and is generally intended for shipping, navigation and anchorages. Port Water includes the marine safety channel and navigation channel.

Special Study Area

Special Study Areas are areas that require additional study, consultation and planning to determine their future use through a Land Use Plan amendment. Until further analysis can be completed, the current use remains unchanged.

How is the Land Use Plan amended?

Every five years, we will consider if a review of the entire Land Use Plan is needed. However, from time to time, the Plan may be amended to reflect changing circumstances.

Major Amendment Process



Two Types of Amendments

Minor Amendments may include wording revisions, technical updates, or minor designation boundary adjustments. These types of amendments do not require public consultation.

Substantive Amendments may include new land acquisitions or dispositions, changes to land use designations, or significant revisions to the Plan's goals or policies. The *Canada Marine Act* sets out the procedural requirements for substantive or major amendments which includes public notification and consultation. These major amendments to the Land Use Plan also require approval from our board of directors.

Why are we amending the Land Use Plan?

Over the past year, we have acquired three sites in the Lower Mainland in Vancouver, Delta and Surrey. The port authority also entered into a long-term lease with the Province of B.C. on a site in Delta; and will be redesignating the land use of an existing site in Surrey.

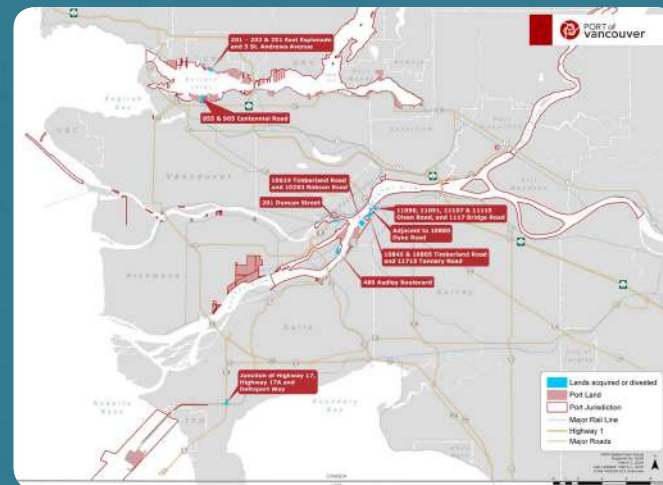
We propose to redesignate the following sites from their former municipal land use designations with a port authority land use designation.

- 855 & 905 Centennial Road, Vancouver: From “No designation” to “Port Terminal”
- 11090, 11091, 11107, & 11115 Olsen Road, and 1117 Bridge Road, Surrey: From “Commercial” to “Industrial”
- 480 Audley Boulevard, Delta: From “Industrial” to “Port Terminal”

We have entered into a 60 year lease with the Province of B.C. on a Truck Staging Lot site in Delta. We propose to redesignate it from “Highway, Right of Way, Provincial” to “Port Terminal”.

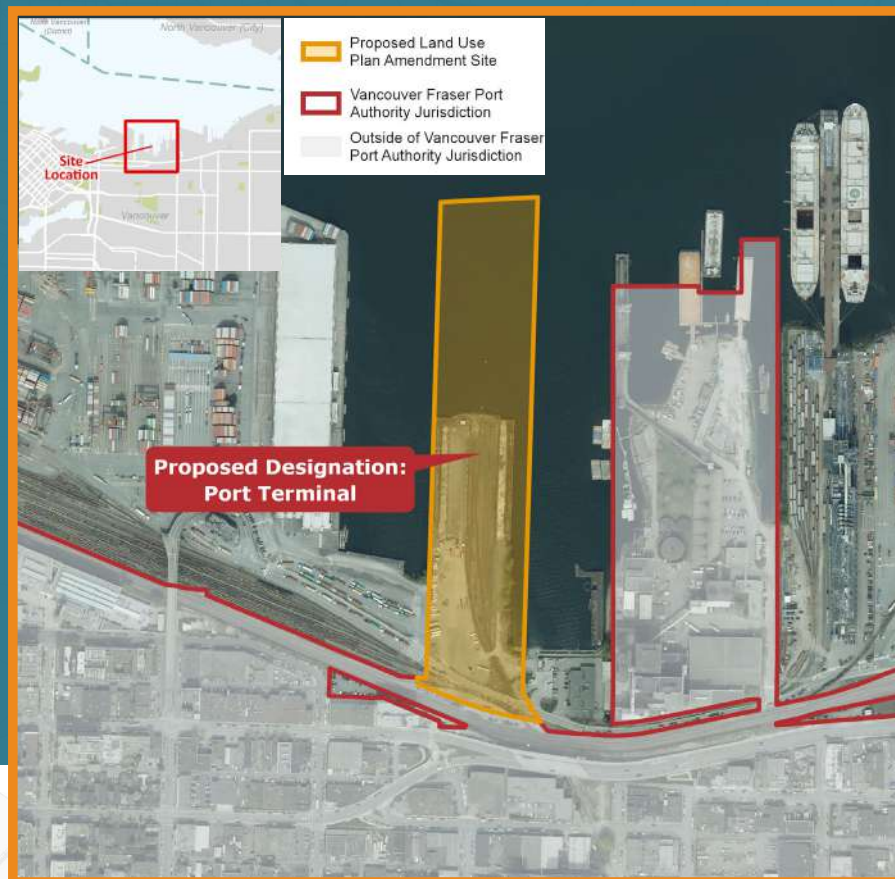
We are also proposing to redesignate a portion of an existing port authority site from “Recreation” to “Industrial”.

In addition, we have also divested four sites in the Lower Mainland. One site in North Vancouver, one in New Westminster and two sites in Surrey. These will be removed from our Land Use Plan as the port authority no longer owns the land.



Proposed Land Use Plan Amendment

855 and 905 Centennial Road – Burrard Dock Site,
Vancouver



Proposed Land Use Plan Amendment

855 and 905 Centennial Road – Burrard Dock Site,
Vancouver

Site Area:

6.52 ha / 16.11 ac

Current use:

Vacant

Former municipal land use designation:

No designation

Proposed Land Use Plan designation:

Port Terminal

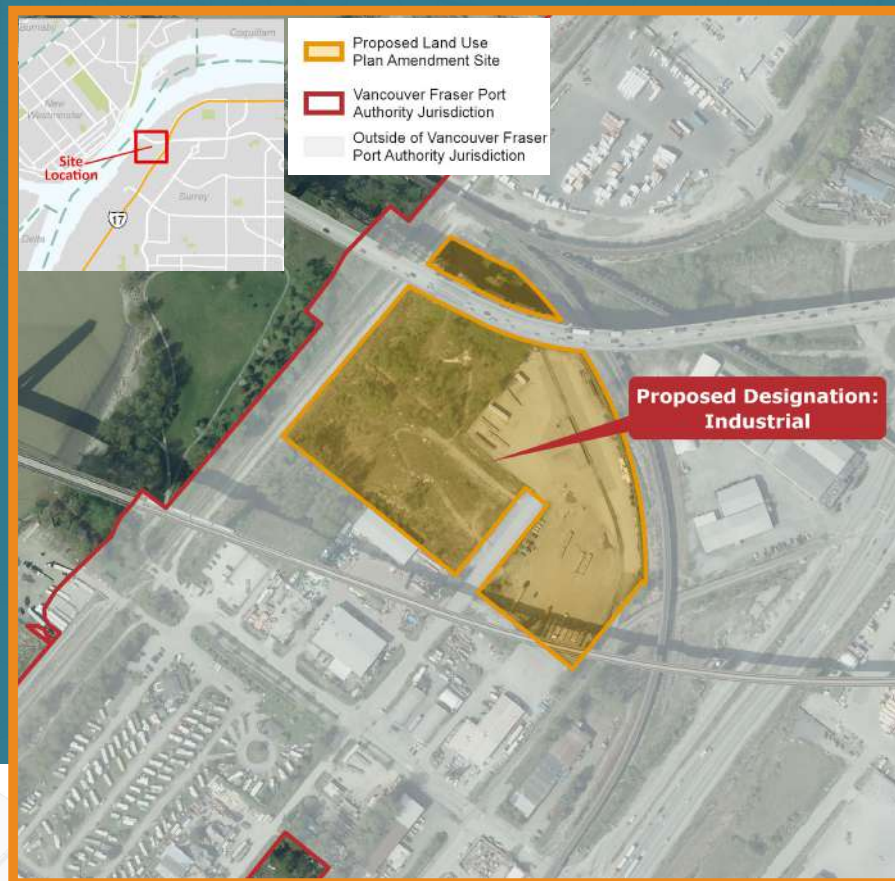
Future use:

To be determined



Proposed Land Use Plan Amendment

11090, 11091, 11107 & 11115 Olsen Road, and
1117 Bridge Road - Olsen Road Site, Surrey



Proposed Land Use Plan Amendment

11090, 11091, 11107 & 11115 Olsen Road, and
1117 Bridge Road - Olsen Road Site, Surrey

Site Area:

4.04 ha / 9.97 ac

Current use:

Vacant

Former municipal land use designation:

Commercial

Proposed Land Use Plan designation:

Industrial

Future use:

Logistics warehousing



Proposed Land Use Plan Amendment

480 Audley Boulevard – Stancor Site, Delta



Proposed Land Use Plan Amendment

480 Audley Boulevard – Stancor Site, Delta

Site Area:

6.12 ha / 15.12 ac

Current use:

Warehouse

Former municipal land use designation:

Industrial

Proposed Land Use Plan designation:

Port Terminal

Future use:

To be determined



Proposed Land Use Plan Amendment

Junction of Highway 17, Highway 17A and Deltaport Way,
Truck Staging Lot, Delta (Long-term Lease)



Proposed Land Use Plan Amendment

Junction of Highway 17, Highway 17A and Deltaport Way,
Truck Staging Lot, Delta (Long-term Lease)

Site Area:

3.50 ha / 8.66 ac

Current use:

Vacant

Former municipal land use designation:

Highway Right of Way, Provincial

Proposed Land Use Plan designation:

Port Terminal

Future use:

Truck staging



Proposed Land Use Plan Amendment

Adjacent to 10880 Dyke Road – Brownsville Site, Surrey



Proposed Land Use Plan Amendment

Adjacent to 10880 Dyke Road – Brownsville Site, Surrey

Site Area:

1.05 ha / 2.58 ac

Current use:

Parking lot, vacant

Former municipal land use designation:

Recreation

Proposed Land Use Plan designation:

Industrial

Future use:

To be determined



Feedback Form

Thank you for taking the time to provide your feedback on the proposed Land Use Plan Amendments.

To ensure your comments are considered, please submit your feedback form before **June 29, 2019**

For more information, and to and to review all the proposed Amendments across the Lower Mainland, please visit porttalk.ca/landuseplan or call 604-665-9092.

Over the past year, the Vancouver Fraser Port Authority has purchased several sites to protect trade-enabling lands, ensuring the availability of these lands for future port uses. These purchases include five sites across the Lower Mainland, including Vancouver, Surrey and Delta.

Details of the five sites and proposed amendments are described in the table below.

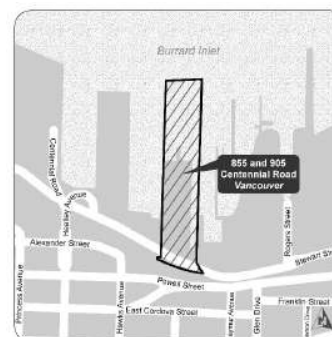
PROPOSED LAND USE PLAN AMENDMENTS

	Newly Acquired Lands			Long-term Lease Lands (60 years)	VFPA Redesignated Lands
	Vancouver (Burrard Dock Site)	Surrey (Olsen Road Site)	Delta (Stancor Site)	Delta (Truck Staging Lot)	Surrey (Brownsville)
Site Location	855 & 905 Centennial Road	11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road	480 Audley Boulevard	Junction of Highway 17, Highway 17A and Deltaport Way	Adjacent to 10880 Dyke Road
Site Area	6.52 ha / 16.11 ac	4.04 ha / 9.97 ac	6.12 ha / 15.12 ac	3.50 ha / 8.66 ac	1.05 ha / 2.58 ac
Current Use	Vacant	Vacant	Warehouse	Vacant	Parking Lot, Vacant
Future Use	Construction Laydown	Logistics Warehousing	TBD	Truck Staging	TBD
Former Municipal Zoning	M2 – Industrial	IL-1 – Light Impact Industrial	I2 – Medium Impact Industrial	Un zoned, Provincial	N/A
Former Municipal Land Use Designation	N/A	Commercial	Industrial	Highway Right of Way, Provincial	N/A (VFPA – Recreation)
Proposed Land Use Plan Designation	Port Terminal	Industrial	Port Terminal	Port Terminal	Industrial
Date of Acquisition/ Lease Agreement/ Divestment	December 21, 2018	December 21, 2018	December 21, 2018	November 13, 2018	N/A

Please provide your feedback on the following proposed amendments below.

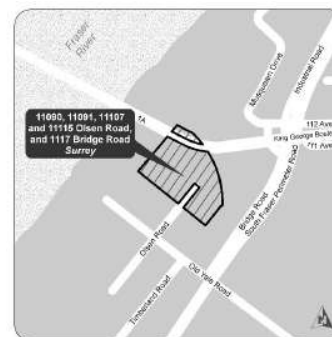
SITE: VANCOUVER (BURRARD DOCK SITE)

1. 855 & 905 Centennial Road, Vancouver B.C. Comments/feedback regarding this site:

[illegible]

SITE: SURREY (OLSEN ROAD SITE)

2. 11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road, Surrey, B.C.



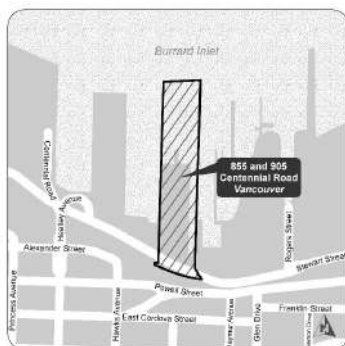
Comments/feedback regarding this site:

Feedback Form, continued

Please provide your feedback on the following proposed amendments below.

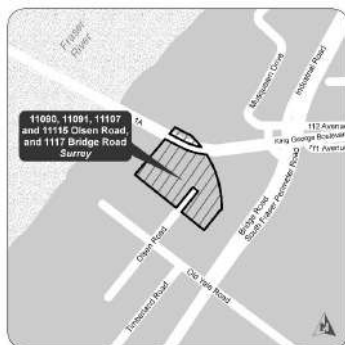
SITE: VANCOUVER (BURRARD DOCK SITE)

1. 855 & 905 Centennial Road, Vancouver B.C. Comments/feedback regarding this site:

[illegible]

SITE: SURREY (OLSEN ROAD SITE)

2. 11090, 11091, 11107 & 11115 Olsen Road, and 1117 Bridge Road, Surrey, B.C.



Comments/feedback regarding this site:

SITE: SURREY (BROWNSVILLE SITE)

5. Adjacent to 10880 Dyke Road, Surrey, B.C.



Comments/feedback regarding this site:

ADDITIONAL COMMENTS

ADDITIONAL COMMENTS
Please provide any additional comments you may have about the proposed Land Use Plan Amendments.

6. Additional comments:

PLEASE TELL US ABOUT YOURSELF

7. Which community do you live in? Please check only one.

- Vancouver
- Surrey
- Delta
- Other Lower Mainland
- Other

8. Which open house did you attend, if any? Please check all that apply.

- o Thursday, May 2, 2019 (Vancouver Fraser Port Authority Discovery Centre)
- o Saturday, May 4, 2019 (Surrey Public Library City Centre Branch)
- o I did not attend an open house

Feedback Form, continued

RECEIVE LAND USE PLAN UPDATES

To subscribe to our mailing list and receive updates about the Land Use Plan, please provide us with your contact information below, and consent to email correspondence from the Vancouver Fraser Port Authority.

Full Name: _____ Postal Code: _____
Email: _____

☐

By checking here I consent to receive email correspondence from the Vancouver Fraser Port Authority relating to projects, events and other initiatives.

Thank you for taking the time to complete this feedback form and providing us with your feedback on the proposed Land Use Plan Amendments. Should you wish to review all the proposed lands in this year's Land Use Plan, please visit: porttalk.ca/landuseplan.

To submit your feedback form:

Online: porttalk.ca/landuseplan

In person: At an open house

By email: landuseplan@portvancouver.com

By mail: Vancouver Fraser Port Authority
Planning & Development
100 The Pointe
999 Canada Place
Vancouver, BC V6C 3T4



PORT of
vancouver

100 The Pointe, 999 Canada Place
Vancouver, BC V6C 3T4

Phone: 604.665.9000

Fax: 1.866.284.4271

portvancouver.com

Canada 