



October 3, 2023

Mr. Paul Hebson
Vice President & General Manager
Vancouver Drydock Company
203 Esplanade East
North Vancouver, BC V7L 1A1

Re: PER No. 20-189: Seaspan Vancouver Drydock water lot expansion

Dear Mr. Hebson:

This letter provides my decision regarding the application of the Vancouver Drydock Company Ltd. Partnership (Seaspan) to expand the Vancouver Drydock operation located at the south foot of St. Georges Avenue, North Vancouver.

The details of the application are described in detail in the September 27, 2023 project and environmental review report prepared by the port authority staff, and I have considered the full report in making my decision. This decision is a challenging one due to the considerable public opposition to the project.

Based on my review of the staff report I considered the following factors to be in favour of the approval of the application.

- The project would increase the capacity of the drydock to service additional vessels and would consolidate vessel repair activities at the drydock location adding capacity for shipbuilding at Seaspan's Pemberton Avenue location.
- Although there has been considerable recent residential development in close proximity to the Seaspan drydock location, the project is located in an industrial area and within an area designated as industrial in the port authority's Land Use Plan.
- Seaspan evaluated siting the drydock to the east, further from the residential areas, and demonstrated that the project could not be constructed there due to project operational and economic constraints.
- Seaspan invested additional time and effort to engage the public and developed meaningful measures to reduce the effects of the project and address their concerns. Their proposed measures include improvements to their current operations to reduce effects.
- With mitigation measures and project conditions, no significant adverse effects are expected to occur.

On the other hand, I also considered factors that favour denying the application:

- There is strong public opposition to the project, in particular the extensive concerns about the impacts of the current operation on the public use and enjoyment of the Shipyards residences and the outdoor space within the community and that the expansion project would further add to those impacts. The comments from the public are summarized in the project and environmental review report and include concerns such as, proximity of the project to the Shipyards residential

community, impacts from noise, air emissions and lighting, impacts to the aquatic environment and wildlife, poor communication from Seaspan to the community, and concerns about the public engagement process itself.

- Communications from the Mayor of the City of North Vancouver, two city councilors, and Minister Jonathan Wilkinson regarding the public concerns as well as comments from the City of North Vancouver about the potential impacts to road traffic, environmental effects, emergency planning, and fire response.
- Comments from Indigenous groups regarding potential impacts from noise, air emissions, and lighting, effects on wildlife, water quality, and fish habitat, spills and spill response, and cumulative effects.
- Though not significant, residual adverse environmental effects are anticipated for several environmental components including air quality, lighting, noise, marine sediments, surface water and water bodies, aquatic resources, health and socio-economic conditions, and from accidents and malfunctions.

Having carefully considered the information and factors described above I have decided to approve the Seaspan Vancouver Drydock waterlot expansion project on 61 permit conditions.

In making this decision I have given particular weight to the mitigation measures and permit conditions that address the public concerns about impacts of noise, air emissions, and lighting; and that Seaspan plans to apply several mitigations to their existing operation as well as to the expanded drydocks. Seaspan conducted a supplemental public engagement process to seek feedback from the public on their proposed mitigation measures and considered the public input in designing and refining the measures. The public input and project changes by Seaspan have further reduced potential effects beyond what was initially proposed.

I also gave considerable weight to the project location and use of the area in making this decision. The existing Vancouver Drydock site and the proposed project are located within a known industrial area. Although the recent Shipyards development has increased residential use near the project site, the area has been used historically for this purpose for decades and the proposed expansion area is designated for industrial purposes in the port authority Land Use Plan.

Finally, in my view, the concerns raised by City of North Vancouver and Indigenous groups, as well as the potential environmental effects, have been appropriately addressed through mitigation measures and the conditions included in the project permit.

I acknowledge the time and effort of the public to engage with the port authority and Seaspan about the project and express their concerns. The public input has been an important part this review process and the feedback has been incorporated into the assessment, mitigation and permit conditions, and the decision to approve the project.

Yours truly,

ORIGINAL COPY SIGNED

Andrea MacLeod
Director, Project and Environmental Review
Vancouver Fraser Port Authority