

# SEASPAN VANCOUVER DRYDOCK WATER LOT PROJECT

Public Engagement Summary Report  
November 19, 2021

APPENDIX A – Part 2

## **APPENDIX A: NOTIFICATION AND ENGAGEMENT MATERIALS**

8. Community meeting presentation
9. Community meeting how-to guide (posted online for attendees of the community meetings)

# Community Meeting Presentation

## Welcome the Vancouver Drydock Water Lot Project Public Information Meeting – What to Expect Tonight

Thank you for joining us this evening. We appreciate you taking the time.

Before we get underway, we invite you to download our **project information guide** and meeting **'how to' guide** at [www.drydockprojects.com/communitymeeting](http://www.drydockprojects.com/communitymeeting)

### Tonight's Program:

- Part One: ~30 mins
  - Project overview presentation
- Part Two: 1.5 hours
  - 'Ask Us' question and answer session



**VANCOUVER DRYDOCK  
PROPOSED WATER LOT PROJECT**

Community Information Meetings  
July 13 and July 15, 2021



## Where & How to Share Your Feedback During the Community Engagement Process

There are several ways for you share your feedback with us.

1. Speak with us this evening - [we are here to answer your questions](#)
2. Complete our feedback form at [www.drydockprojects.com](http://www.drydockprojects.com)
3. Email us at [infodrydock@seaspan.com](mailto:infodrydock@seaspan.com)
4. Call us at 778-729-0288

Feedback is welcome until **July 30, 2021**.

- ✓ All feedback will be recorded, reviewed and provided to the port authority.

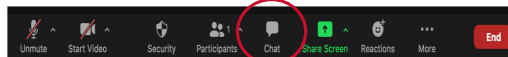
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## How to Share Your Feedback & Ask Questions Tonight

How to ask questions

- Post your questions through the **Chat** function. The moderator will direct questions to our project leads.



- We will try to get through as many questions as possible. Questions not addressed during the meeting will be compiled with answers and posted to the project website with a recording of the presentation.

- ✓ Download our meeting 'How To' Guide for additional instructions on how to ask questions.

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## Meet the Seaspan Team

### Project Leads



**Paul Hebson**  
VP & GM  
Vancouver Drydock



**Kris Neely**  
Corporate Affairs



**Dan Jennings**  
Project Planning

### Meeting Moderator



**Nicola Lambrechts**

### Technical Team



**Sean McCoy**  
Air & Noise



**Rebecca Kordas**  
Marine



**Dugald Jamieson**  
Lighting

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## PER Process

- The application review is led by the port authority and is referred to as the **Project and Environmental Review (PER)** process.
- If an application is approved, a **project permit** is issued for construction.

### Preliminary Review

- Compliance with the Land Use Plan

### Application Review

- Technical review
- Engagement with the public, stakeholders (including municipalities), and Indigenous groups

### Project Decision

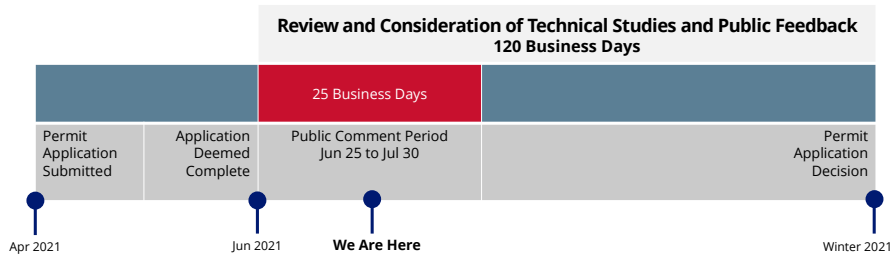
- Decision made on whether to issue a project permit or not
- Conditions of construction and operations added, as necessary

### Compliance

- Monitoring of conditions set out in the project permit

## Project Status

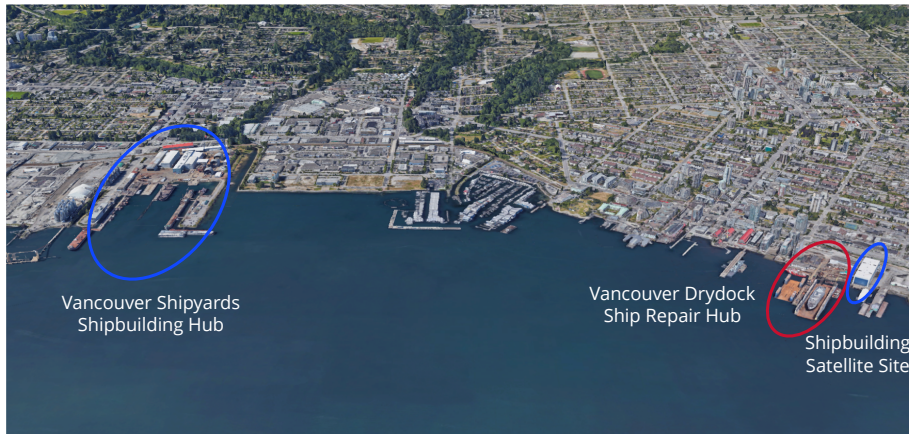
Seaspan has applied the Vancouver Fraser Port Authority to make changes to our existing Vancouver Drydock water lot to optimize the on-water operations.



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## Seaspan Shipyards – Our North Vancouver Operations



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## Why Do We Need This Project?

**As a group of companies, Seaspan's goal is to build a multi-generational business that will create sustained jobs and economic activity in our local community for decades to come.**

To enable this, we are:

- Focusing our shipbuilding activities for the Canadian Coast Guard and Royal Canadian Navy at our Vancouver Shipyards.
- Consolidating our repair and maintenance services at Vancouver Drydock.

At Vancouver Drydock, this means making improvements to better use our land and the space within our water lots.

The changes we are proposing allow us to continue our ship repair and maintenance services more efficiently, to better serve our customers no matter what their vessel size, and to also support our national shipbuilding efforts.

This added capacity would add 100 new highly-skilled jobs to our current operations.



## Proposed Project

- Move the Careen floating drydock 40 metres south from where it sits today, away from the shoreline.
- Install two smaller floating drydocks and a work pontoon beside the Careen.
- Six permanent support pilings to secure the drydocks.
- Two to four cranes mounted on the sidewalls of the mid-sized drydock to transfer equipment to the work areas.

	Existing Careen	New Mid-Sized	New Small	New Work Pontoon
<b>Length</b>	131m	100m	55m	98m
<b>Width</b>	48m	30m	22m	13m
<b>Depth</b>	23m	10m	8m	4m
<b>Sidewall Height</b>	15m	7m	6m	no sidewalls
<b>Lift Capacity</b>	30,000 tonnes	4,500 tonnes	1,200 tonnes	n/a

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## Proposed Drydock Operations





## Why this Location?

Several constraints limit potential positioning:

1. The majority of the potential locations do not have sufficient space to accommodate the proposed drydocks and work pontoon.
2. The buildings east of the water lot require direct water access.
3. Because of the shallows at the end of the existing pier, occasionally the Careen drydock must be positioned in the east bay to allow sufficient water depth.
4. Maintaining safety with increased proximity to open water and navigation channels.



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## Topics of Interest for the Community

As a part of our project planning, we completed several technical assessments and studies to understand how the new drydocks and work pontoon may impact the the environment around us.

Balancing the need to better serve our customers while minimizing impact on our neighbours has been central to our project planning.

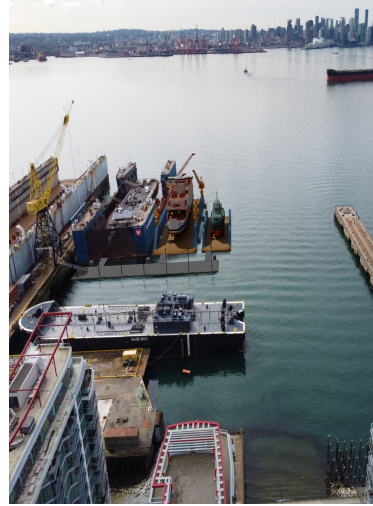


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## Views & Shading

- We looked at several options for how to best position the proposed new drydocks and work pontoon to enable efficient operations and to minimize impacts to our neighbours.
- As a result, we are proposing to shift our operations away from the shoreline.
- The renderings are illustrative, as the exact design and configuration is not yet known. They show the most complex configuration, with four large cranes on the larger drydock. The smaller drydock will not have any cranes.
- There is not expected to be any significant shade impact because the new structures are shorter than the existing ones.



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## How Will It Look?



Before



After

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### How Will It Look?



Before



After

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### How Will It Look?



Before



After

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### How Will It Look?



Before

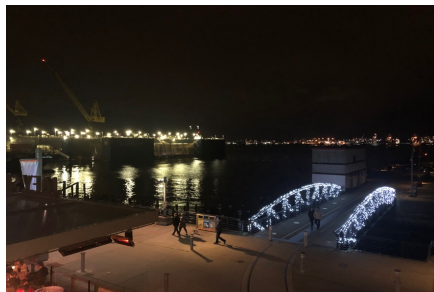


After

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### How Will It Look?



Before



After

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## Lighting

- Lighting has been designed to meet safety requirements and be 'dark sky friendly'.
- Light spill will not reach the shoreline.
- 7x - 10m light poles on the work pontoon with 'dark sky friendly' technology.
- North facing (towards the shoreline) lighting will have motion sensors and will only be used when a vessel is moored on the north side of the work pontoon.



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## Air Quality

- The types of emissions from the proposed additional drydocks will be identical to the activities within the existing drydocks.
- It is projected that emissions will continue to be within safe, annual allowable emission levels.
- The annual emission rates in the Metro Vancouver permit will accommodate the incremental increase in activity from the new drydocks and work pontoon.



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## Noise

- Noise levels will increase slightly with the additional drydock activity.
- The low frequency noise at the nearest residences due to current UHP activities range from 69 to 74 dB.
- The predicted future range is estimated to be 1 to 3 dB higher, at 71 and 75 dB.
- During construction, there will be noise from pile driving for six weeks.



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## Marine Habitat, Water Management & On-Water Operations

- There are not expected to be any impacts to wildlife, including fish and fish habitat as a result of the water lot project, as habitat quality is relatively low .
- During construction, underwater noise, vibration, and water quality will be monitored to ensure the marine environment is protected.
- The new drydocks will connect into the onsite wastewater treatment system.
- Stormwater and washwater will be managed using the processes that are in use and permitted by Metro Vancouver today.
- Dry docking and launching of the vessels will be done using tug assist and winching processes that are in use today.



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## Traffic, Parking & Emergency Response

- We anticipate the additional 100 new employees will be distributed over the two operating shifts.
- The potential increased traffic and parking requirements will be accommodated within the existing Seaspán parking lot.
- Emergency response procedures will be the same processes that are in use today.
- We have a robust emergency response plan that links into the City of North Vancouver emergency response system .



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## Construction Activities

**Timing:** 3 to 4 months

**Scope:**

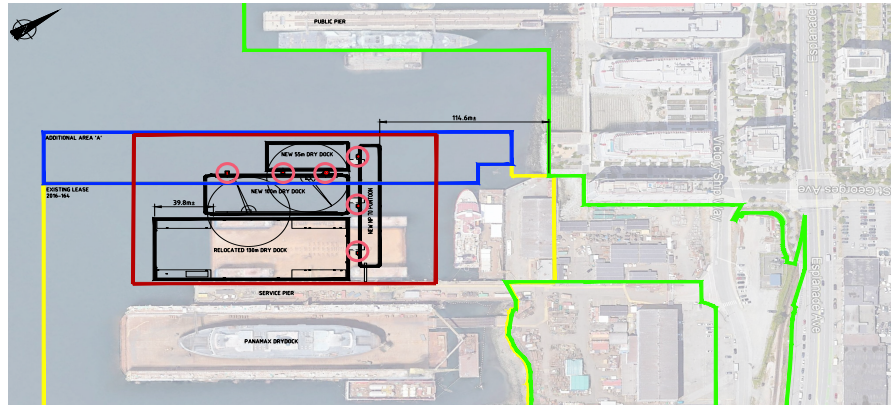
- The new drydocks and work pontoon will be transported to site fully assembled.
- Six piles will be installed in the water to secure the drydocks and work pontoon in place.
- Each pile will take ~1 week to install using vibratory hammers, or if necessary, impact hammers. During construction, each permanent pile may require up to four temporary piles to hold them in place while being installed.
- Access to the area and most of the project work will be marine-based on barges and/or other vessels resulting in no land-based activities or traffic. The staging area will also be entirely marine-based.

✓ Notice will be provide two-weeks prior to any activity getting underway.

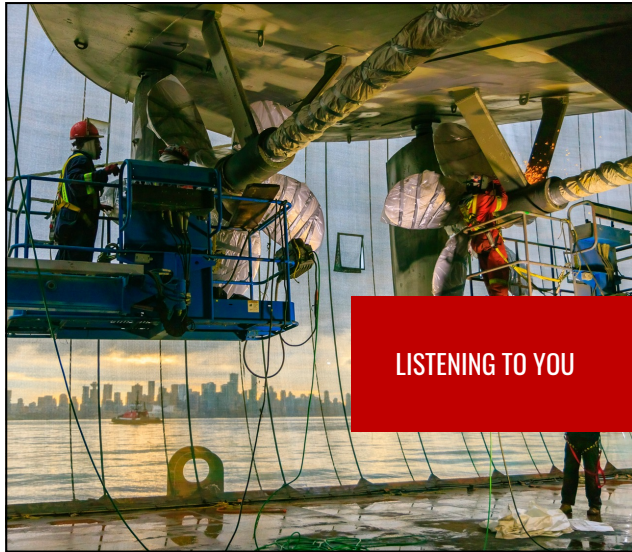
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## Piling Locations - ○



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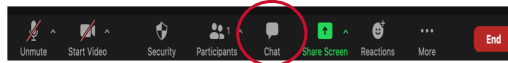
LISTENING TO YOU



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Feedback is welcome until **July 30, 2021**

- ✓ All feedback will be recorded and provided to the port authority.

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THANK YOU

Siting Assessment



# Community Meeting How To Guide

(Instructions to use Zoom to dial in)



## Community Meeting HOW TO Guide

Welcome to the Vancouver Drydock community information meeting. We appreciate you taking the time to join us.

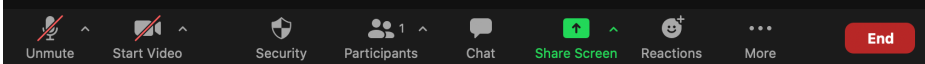
We have two meetings scheduled on July 13, 2021 and July 15 2021 – 6:00pm to 8:00pm.

### Joining a Meeting

Click on **JOIN OUR MEETING** on the Community Meeting page of our website. There is no need to enter a meeting ID. You can join up to 10 minutes prior to the meeting starting and at any time while each meeting is taking place.

You will be asked to provide your name and city, so we can make note of who attended. If you would like to receive any follow up information from us, please also provide your email address.

When you join the meeting, we suggest that you to turn on your video camera by clicking **Start Video**. You will automatically be muted for the duration of the meeting.



Click here – **Start Video** – to turn on your video

### Telephone Access

If you prefer, you can also listen into the meetings by phone.

To join by phone, please dial +1 778-907-2071 and enter the meeting ID and passcode when prompted.

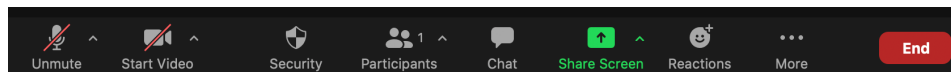
Meeting ID: 827 9414 3406  
Passcode: 278484

As you will be in listen-only mode, you are welcome to send us your questions in advance to [infodrydock@seaspan.com](mailto:infodrydock@seaspan.com).

### Asking Questions / Providing Your Feedback – DURING THE MEETING

There will be two parts to the meeting – a project overview for about 30 minutes and an “ask us” question and answer session for 1.5 hours. You can ask a question at any time during the meeting through the **Chat** function, where you can also see questions from others. To ask a question:

1. Click on **Chat**.
2. Type your question into the box. Click Submit.
3. The moderator will direct your question to the appropriate presenter.



Click here – **Chat** – to ask a question, see questions from others, or see what questions have already been answered.

Once we have answered a question, we will note a short reply to let you know the question has already been addressed. If we unable to get to questions during the meeting, we will post answers on our website following the meeting.

### Asking Questions / Providing Your Feedback – BEFORE OR AFTER THE MEETING

Before or after the community meeting, you can ask questions or share your feedback with us in a several ways.

1. Complete the feedback form on our website at [www.drydockprojects.com](http://www.drydockprojects.com)
2. Email us at [infodrydock@seaspan.com](mailto:infodrydock@seaspan.com)
3. Call us at 778-729-0288 to share your feedback or to request a feedback form.

You can provide your feedback at any time from **June 25, 2021** to **July 30, 2021**

### Missed the Meeting?

If you were unable to join one of our meetings, the meetings will be recorded and posted on our website to view at another time.

Thank you for taking the time to be a part of our community information meetings.