



Project and Environmental Review Permit

PER No.:	20-189
Tenant/Permit Holder:	Seaspan Vancouver Drydock Company
Project:	Seaspan Vancouver Drydock water lot expansion
Project location:	203 East Esplanade, North Vancouver
Land use designation:	Industrial
Applicant:	Seaspan Vancouver Drydock Company
Category of review:	C
Date of expiry:	September 30, 2026
Project description	
<p>For the purposes of this project permit, (the "Permit"), the project is understood to include the following works on Vancouver Fraser Port Authority ("port authority") property:</p> <ul style="list-style-type: none"> • Installation of six new steel piles • Installation of two new drydocks <ul style="list-style-type: none"> • One large drydock measuring approximately 100 m long x 30 m wide x 10 metres high • One small drydock measuring approximately 55 m long x 22 m wide x 8 metres high • Installation of a new work pontoon measuring approximately 98 m long x 13 m wide x 4 metres high • Installation of three ramps to connect the work pontoon to the drydocks, and to the pier • Installation or relocation of utilities including water, electrical, stormwater, process water, etc. • Installation or relocation of lights • Installation of four seasonal suspended herring spawn panels on the service pier, or at other suitable locations within the water lot over the course of a trial period • Installation and use of several types of noise mitigation measures, including mobile panels and curtains, as well as equipment to facilitate environmental and noise monitoring 	
Project and environmental conditions	
<p>The port authority has undertaken and completed a review of the Project in accordance with the <i>Canada Marine Act</i> and Section 5 of the <i>Port Authorities Operations Regulations</i> and, as applicable, Section 82 of the <i>Impact Assessment Act</i>.</p> <p>If at any time the Permit Holder fails to comply with any of the project and environmental conditions set out in the Permit below, or if the port authority determines that the Permit Holder has provided any incomplete, incorrect or misleading information in relation to the Project, the port authority may, in its sole and absolute discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.</p> <p>Pursuant to Section 29 of the <i>Port Authorities Operations Regulations</i>, the port authority may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to the port authority at any time in relation to the potential adverse environmental and other effects of the Project.</p>	

The following are the project and environmental conditions that must be followed by the Permit Holder to mitigate potential or foreseeable adverse environmental and other effects.

Port authority guidelines and record drawing standards referenced in this document can be located at:
<https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/guidelines/>.

No.	General conditions
1.	The Permit Holder must have a valid lease, licence, or access agreement for the Project site prior to accessing the Project site or commencing construction or any other physical activities on the Project site. This Permit shall in no way limit any of the Permit Holder's obligations, or the port authority's rights, under such lease, licence, or access agreement.
2.	The Permit Holder shall at all times and in all respects, comply with and abide by all applicable statutes, laws, regulations and orders from time to time in force and effect, including all applicable environmental, labour and safety laws and regulations.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that the port authority has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.
4.	The Permit Holder shall indemnify and save harmless the port authority in respect of all claims, losses, costs, fines, penalties or other liabilities, including legal fees, arising out of: (a) any bodily injury or death, property damage or any loss or damage arising out of or in any way connected with the Project; and (b) any breach by the Permit Holder of its obligations under this Permit.
5.	The Permit Holder is responsible for locating all existing site services and utilities, including any located underground. The Permit Holder shall provide an Infrastructure Surveyed Data Drawing that includes topographic and utility locate data based on surveys in accordance with the port authority's Record Drawing Standards. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of the port authority, that result from construction and operation of the Project.
6.	The Permit Holder shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with applicable standards and specifications set out in the sections above entitled Project Description and Information Sources, including the attached plans and drawings numbered PER No. 20-189 - A to C . The Permit Holder shall not carry out any other physical activities unless expressly authorized by the port authority.
7.	The Permit Holder shall cooperate fully with the port authority in respect of any review by the port authority of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by the port authority. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit.
8.	The Permit Holder shall review the Permit with all employees, agents, contractors, licensees and invitees working on the Project site, prior to such parties participating in any construction or other physical activities on the Project site. The Permit Holder shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with this Permit.
9.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.
10.	Unless otherwise specified, the Permit Holder shall provide plans, documents, and notices required under this Permit to our compliance and monitoring portal at https://eper.portvancouver.com .

11.	Unless otherwise specified, all plans, schedules, and other Project-related documentation that the Permit Holder is required to provide under this Permit, and any subsequent updates, must be to the port authority's satisfaction.	
12.	The Permit Holder shall prepare and submit a self-report form to the port authority demonstrating compliance with conditions at each of the following project phases: a) Prior to construction Conditions (self-report shall be submitted a minimum of 15 business days before the commencement of construction, or any physical activities, to a maximum of 90 business days before construction, or any physical activities) b) Construction Conditions (self-report shall be submitted at 50% of construction) c) Conditions Upon Completion (self-report shall be submitted within 60 business days of completion of construction) d) Conditions Prior to Operations (self-report shall be submitted 15 business days prior to commencement of operation of the new drydocks)	
13.	The port authority shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.	
14.	The Permit Holder must maintain and retain any records associated with, or produced by, actions or activities undertaken to achieve compliance or that indicate non-compliance with project permit conditions. These records must be made available at the request of the port authority.	
15.	All conditions in this Permit which expressly or by their nature survive expiration or termination of this Permit will remain in effect after the expiration or termination of this Permit.	
16.	Adhere to all of the mitigations put forward, as described in the Public Engagement Consideration Report Mitigation Table (dated February 22, 2023), as applicable to this Permit and other drydock operations.	
17.	The Permit Holder shall notify interested individuals of the issuance of the permit via the <i>Seaspan Signal e-newsletter</i> , the <i>Drydock e-Newsletter</i> , and by email to the individuals in Seaspan's database of interested parties collated during the permit process. Notification to the individuals listed in the database must be provided within 48 hours of permit issuance, and in the next monthly e-newsletters .	
	Conditions – prior to commencing construction or any physical activities	Submission timing (business days)
18.	The Permit Holder shall submit Issued For Construction Drawings for proposed works in accordance with the port authority's Record Drawing Standards. These drawings shall be signed and sealed and approved for construction by a professional engineer licensed to practice in the Province of British Columbia. In addition, these drawings shall be submitted in both AutoCAD and PDF format and shall be named according to the record drawing index numbering system set out at Section 2.10 of the port authority's Record Drawing Standards.	40 business days before commencing construction or any physical activities
19.	The Permit Holder shall submit a geotechnical report for the scope of proposed works. This report shall be signed and sealed by a professional engineer licensed to practice in the Province of British Columbia.	40 business days before commencing construction or any physical activities
20.	The Permit Holder shall submit a draft construction communications plan in accordance with the port authority's Public Engagement Guidelines. The plan shall outline how the Permit Holder will engage and communicate with the public and	40 business days before commencing

	<p>stakeholders (including the City of North Vancouver, the port authority's North Shore Waterfront Liaison Committee, and the new community working group) from pre-construction to the completion of construction.</p> <p>The plan shall be updated as necessary and upon request by the port authority to ensure public and stakeholders are provided with relevant information as it becomes available.</p> <p>The Permit Holder shall carry out the Project in accordance with the construction communications plan, and any subsequent updates requested and/or approved to the port authority's satisfaction. A bi-annual (every 6 months) report summarizing construction communication activities is to be provided to the port authority for review for a period of two years.</p>	<p>construction or any physical activities</p>
21.	<p>The Permit Holder shall provide a draft construction notification to the port authority's satisfaction in accordance with the port authority's Public Engagement Guidelines.</p>	<p>20 business days before commencing construction or any physical activities</p>
22.	<p>The Permit Holder shall distribute a construction notification to residents and businesses to an area within 500 m of the project location; at a minimum, as well as to the interested individuals listed in their Project database.</p> <p>This shall be completed through the same delivery methodology used for the supplementary public engagement period notifications distributed in 2022 (i.e., Canada Post Personalized Mail), and to the port authority's satisfaction.</p> <p>The Permit Holder shall notify the port authority when such distribution has been completed.</p>	<p>10 business days before commencing construction or any physical activities</p>
23.	<p>Prior to the commencement of any vessel-related activities, the Permit Holder shall contact Canadian Coast Guard (CCG) Marine Communications and Traffic Services (MCTS), (email: NAVWARN.MCTSPrinceRupert@innav.gc.ca; Phone: 250-627-3070) regarding the issuance of a Navigational Warning (NAVWARN) to advise the marine community of potential hazards associated with the Project. The port authority's Marine Operations department must be carbon copied into the request (navigation.review@portvancouver.com).</p>	<p>As per Coast Guard requirements</p>
24.	<p>The Permit Holder shall submit a marine construction and staging plan to the port authority's satisfaction, which includes:</p> <ul style="list-style-type: none"> a) Staging and construction areas; b) Dates and hours of operations; c) Description of activities taking place; d) Participating equipment and vessels (dimensions must be included); e) Identification of navigation related hazards and risk mitigation measures; f) Emergency contact information; g) Method of preferred communication with marine users; h) Method of communicating updates to relevant marine users; and i) Special requests and/or additional information. <p>The Permit Holder shall carry out the Project in accordance with the marine construction and staging plan, including any subsequent updates made to the port authority's satisfaction.</p>	<p>30 business days prior to commencing vessel-related activities</p>
25.	<p>The Permit Holder shall provide a Project schedule to the port authority showing the anticipated start dates for all major phases of the Project as identified by the port authority. The Permit Holder shall notify the port authority of any material changes to the Project schedule and, upon request, shall provide an updated Project schedule.</p>	<p>20 business days before commencing construction or</p>

		any physical activities
26.	<p>The Permit Holder shall submit an updated Construction Environmental Management Plan that includes a description of drilling methods and mitigation measures to contain, collect and dispose of drill cuttings, and a description of and mitigation measures for Project lighting during construction, to the port authority's satisfaction.</p> <p>The Permit Holder shall carry out the Project in accordance with the Plan, any measures described within that plan, and any subsequent updates made to it, to the port authority's satisfaction.</p>	20 business days before commencing construction or any physical activities
Conditions – during construction or any physical activities		
27.	The Permit Holder shall notify the port authority upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	
28.	<p>All general construction and physical activities related to the Project shall be conducted from Monday to Saturday between the hours of 7:00 a.m. and 8:00 p.m. No construction and physical activities shall take place on Sundays or statutory holidays in British Columbia or Canada. These hours shall not be modified without prior approval of the port authority.</p> <p>To request permission to conduct activities outside these hours, the Permit Holder must submit a written request no less than 30 business days prior to the desired start date.</p>	
29.	The Permit Holder shall notify the port authority of any complaints or inquiries received from the community and stakeholders, within 2 business days of being received, or in accordance with the construction communications plan. The Permit Holder shall indicate to the port authority when the response was provided, and how each complaint or inquiry was addressed.	
30.	The Permit Holder shall provide opportunities for interested Indigenous groups to monitor and be present on the Project site at all times during in-water works.	
31.	The Permit Holders shall provide environmental monitoring reports to interested Indigenous groups.	
32.	The Permit Holder may place temporary construction trailers on the Project site while this permit remains in effect, provided such trailers meet all of the criteria set out in the port authority's Temporary Construction Trailer Criteria, available at: https://www.portvancouver.com/permitting-and-reviews/building-permits/ . Should one or more of the criteria not be met, a port authority Building Permit is required.	
33.	The Permit Holder is responsible for locating all existing site services and utilities, including any located underground. The Permit Holder shall provide an Infrastructure Surveyed Data Drawing that includes topographic and utility locate data based on surveys in accordance with the port authority's Record Drawing Standards. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of the port authority, that result from construction and operation of the Project.	
34.	<p>During any vessel-related activities, the Permit Holder shall:</p> <ol style="list-style-type: none"> Position vessels and equipment associated with the Project in such a manner so as not to obstruct line of sight to navigational aids or markers; Exhibit the appropriate lights and day shapes at all times; Monitor the VHF channel used for MCTS communications in the respective area at all times and participate as necessary; Be familiar with vessel movements in areas affected by the Project. Plan and execute the Project in a manner that will not impede navigation or interfere with vessel operations; and, During night hours, unless working 24 hours per day, ensure that the rig and associated 	

	equipment is moored outside the navigation channel and lit in accordance with all applicable regulations.
35.	The Permit Holder, or their contractor, shall engage a qualified environmental professional to monitor the Project in order to ensure that the works are carried out in compliance with this Permit. Monitoring events shall take place as required by the environmental monitor, the Construction Environmental Management Plan, or the port authority, provided that monitoring will be full time when works are underway that have the potential to adversely affect fish or fish habitat.
36.	The Permit Holder shall provide environmental monitoring reports to the port authority as specified in the Construction Environmental Management Plan or more frequently if the port authority requires. In addition, a summary report for the whole monitoring period shall be forwarded to the port authority within 30 days of the conclusion of the monitoring period.
37.	<p>Vibratory pile installation is recommended as the primary method used for pile installation works. If impact pile driving is necessary, the following additional mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> a) Conduct hydroacoustic monitoring during impact pile driving to monitor underwater sound. b) Install and use an effective sound attenuation device (e.g., bubble curtain) to reduce peak sound pressure levels to below 206 dB re: 1 µPa and a SELcum of 186 dB re: µPa2s outside of the sound attenuation device to protect fish and pinnipeds. c) Establish a cetacean exclusion zone (e.g., perimeter around the noise source) prior to impact pile driving where sound levels are not to exceed 160 dB RMS re: 1 µPa at the edge of the cetacean exclusion zone during impact pile driving. Monitor for cetaceans within the cetacean exclusion zone for at least 30 minutes prior to the start of impact pile driving. If a cetacean enters the cetacean exclusion zone, temporarily suspend impact pile driving until the individual has left the exclusion zone or has not been sighted for 30 minutes. d) The use of a soft start procedure shall be implemented where the impact energy is gradually increased over a 10 minute period. The soft start procedure shall also be implemented any time after there is a break of 30 minutes or more during impact pile driving. e) If hydroacoustic monitoring indicates sound levels in excess of the abovementioned thresholds, impact pile driving shall cease and only resume after additional mitigation measures are implemented to effectively reduce sound levels below the above-mentioned thresholds. <p>The above measures shall also be implemented for vibratory pile installation if multiple piles are installed simultaneously, unless five consecutive days of hydroacoustic monitoring demonstrates, to the port authority's satisfaction, that the above thresholds are not exceeded.</p>
38.	<p>The reports from this monitoring shall be provided to the port authority. Prior to the commencement of pile installation (vibratory or impact), the Permit Holder shall hire a qualified vibration consultant to instrument and monitor any potential ground vibrations adjacent to the foundation of the nearest building during these activities, and to set maximum allowable vibrations to reduce the risk of impacts to nearby buildings.</p> <p>The reports from this monitoring shall be provided to the Port Authority for review upon completion of pile installation activities, and posted to the Seaspan project website page.</p>
39.	The Permit Holder shall immediately cease work and notify the port authority if the Permit Holder has reasonable grounds to believe that the Project has harmed fish or fish habitat, including observation of distressed, injured, or dead fish. The Permit Holder shall not resume work until authorized by the port authority.
40.	The Permit Holder shall conduct all activities involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials in a manner that shall not deposit sediments, debris, concrete (cured or uncured), and concrete fines into the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials (such as the water that may be used for exposed aggregate wash-off,

	wet curing, equipment and truck washing) shall not be permitted to enter the aquatic environment. The Permit Holder shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.	
41.	The Permit Holder shall cap any exposed hollow pipe piles to prevent wildlife entrapment.	
42.	The Permit Holder shall not permit barges or other vessels used during the Project to ground on the foreshore or seabed or otherwise disturb the foreshore or seabed (including disturbance as a result of vessel propeller wash), excepting only such disturbance as is reasonably required resulting from the use of barge spuds.	
43.	In-water works shall be conducted during the marine least risk timing window for fish and fish habitat from August 16 to February 28, inclusive, unless otherwise approved in writing by Fisheries and Oceans Canada (DFO) or the port authority. The port authority shall be notified of any DFO exemptions allowing works outside the least risk timing window.	
44.	The Permit Holder shall not disturb the seabed outside the Project site.	
45.	Without limiting the generality of permit condition No. 2, if suspect contaminated materials are encountered, the Permit Holder shall contain, test and dispose of such materials at appropriate licensed off-site facilities and maintain records of off-site disposal. The port authority shall be notified of such activities and provided relevant documentation upon completion.	
46.	Without limiting the generality of permit condition No. 2, the Permit Holder shall not, directly or indirectly: (a) deposit or permit the deposit of a deleterious substance of any type in water frequented by fish in a manner contrary to Section 36(3) of the <i>Fisheries Act</i> ; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the <i>Fisheries Act</i> .	
	Conditions – prior to operations of new drydocks	Submission timing (business days)
47.	The Permit Holder shall submit an updated Fire Safety Plan which includes the additional drydocks and work float (including all fire-related equipment). The City of North Vancouver Fire Department shall also be provided a copy of the updated document.	At least 40 business days before commencing operations
48.	The Permit Holder shall conduct a risk-based analysis for the preparation of a comprehensive hazard and risk profile of the site, to assist with emergency response planning. The Permit Holder shall submit this hazard and risk profile, to the satisfaction of the port authority. The City of North Vancouver Fire Department shall also be provided a copy of the document.	At least 40 business days before commencing operations
49.	The Permit Holder shall convene a meeting with the port authority and the City and District Fire departments to discuss coordinated marine fire response. The permit holder shall provide a coordinated response plan based on the outcomes of the meeting, and combine existing fire safety and fire response plans into a single document, to the port authority's satisfaction..	Draft plan to be submitted at least 40 days prior to commencing operations
50.	The Permit Holder shall submit a draft operations communications plan in accordance with the port authority's Public Engagement Guidelines. The plan shall outline how the Permit Holder will engage and communicate with the public and stakeholders	At least 40 business days before

	<p>(including the City of North Vancouver, the port authority's North Shore Waterfront Liaison Committee and the new community working group) during operations.</p> <p>The plan shall also detail how the Permit Holder will share data from the noise monitoring station with the community working group (as per condition No. 56). The plan shall be updated as necessary and upon request by the port authority to ensure public and stakeholders are provided with relevant operational information as it becomes available.</p> <p>The Permit Holder shall operate in accordance with the operations communications plan, and any subsequent updates requested and/or approved, to the port authority's satisfaction. A bi-annual (every 6 months) report summarizing operations communication activities is to be provided to the port authority for review for two years after the project is in operations.</p>	commencing operations
51.	<p>The Permit Holder shall provide an Air Emissions Management Plan (AEMP) in accordance with the Port Authority guidelines and accepted by the Port Authority. The Permit Holder shall ensure that the Project is carried out in accordance with the plan, including any subsequent amendments accepted by the Port Authority.</p> <p>The AEMP shall include air quality monitoring, with the parameter(s), location(s), and duration recommended by a qualified professional, to the Port Authority's satisfaction. Reporting associated with the AEMP shall be provided to the Port Authority and posted to the Seaspan project website page.</p>	At least 60 business days prior to operations commencing
52.	<p>Prior to finalization of lighting design, the Permit Holder shall update the lighting assessment to include all lighting associated with the Project (e.g., drydocks, pontoon lights with revised pole height, etc.). The updated assessment, including photometric plot and lighting drawing, shall be completed to the port authority's satisfaction.</p>	At least 40 business days prior to finalizing lighting design
	Conditions – upon completion	Submission timing (business days)
53.	<p>The Permit Holder shall notify the port authority upon completion of Project construction.</p>	Upon substantial completion
54.	<p>The Permit Holder shall provide record drawings, including a Project site plan that clearly identifies the location of works, in both AutoCAD and PDF format (with an Engineers stamp where applicable) in accordance with the port authority's Record Drawing Standards. All drawings shall be named according to the record drawing index numbering system set out at Section 2.10 of the port authority's Record Drawing Standards.</p>	Within 40 business days of completion
55.	<p>The Permit Holder shall remove all abandoned utilities from the Project site, both underground and aboveground. At locations of connection to municipal works (i.e., at property lines), the abandoned utilities shall be capped. The Permit Holder shall provide detailed drawings of abandoned utilities and capped connections in both AutoCAD and PDF format in accordance with the port authority's Record Drawing Standards.</p>	Within 40 business days of completion
56.	<p>The Permit Holder shall conduct a post-project noise monitoring assessment, over a representative length of time to be determined by a qualified professional, to confirm the predictions of the 2021 Environmental Noise Assessment. The monitoring assessment shall include consideration of the noise mitigation measures being tested and implemented, and report on their effectiveness.</p>	Within 90 days of commencing operation of the additional drydocks

	The Permit Holder shall provide the final report to the port authority, and additional mitigation measures may be required.	
57.	<p>The Permit Holder shall install a permanent noise monitoring station in close proximity to the sensitive receptors located to the north of the drydocks. The data generated by this station shall be provided to the port authority's satisfaction annually along with a report. More frequent data sharing and reporting may be required at the request of the port authority.</p> <p>Excessive noise, as determined by a qualified professional, that is captured by the station must be reported back to the community working group as outlined in the operations communications plan (see condition No. 50).</p>	Installation of the noise monitoring station within 30 days of commencing operation of the additional drydocks
58.	<p>The Permit Holder shall conduct a post-project lighting assessment, including achieved lighting levels through a photometric plot for the area to the north of the proposed work pontoon, both with and without a vessel positioned there. The testing shall confirm the lighting levels and pattern achieved following the installation of all new lighting, and the site-wide retrofit. The results of the testing shall be documented in a report, which must be posted on the Seaspan website, and reported back to the community working group.</p> <p>The Permit Holder shall provide the final report to the port authority, and the port authority may require additional light reduction mitigation measures if results indicate offsite community impacts of lighting remain.</p>	Within 180 days of commencing operation of the additional drydocks
59.	<p>The Permit Holder shall conduct a post-construction dive survey to characterize all anthropogenic debris within the waterlot.</p> <p>Any identified debris shall be removed and disposed of at suitable upland locations to the port authority's satisfaction. Best efforts shall be made to prevent the mortality of marine organisms attached to debris during removal.</p> <p>The Permit Holder shall provide the port authority with waste disposal records, photographs, and a written inventory of debris recovered within 10 days of the completion of removal.</p>	Within 180 days of commencing operation of the additional drydocks
60.	<p>For the duration of the 3-year herring net panels trial, the Permit Holder shall assess panel use and document the findings in an annual report, submitted to the port authority for review within 60 business days from the completion of each annual monitoring period.</p> <p>The 3 annual reports shall also be posted the Seaspan website until the completion of the trial period.</p>	Within 60 days following the completion of each trial year
61.	<p>The Permit Holder shall update the Database Information Office of the Canadian Hydrographic Service (250-363-6360 or chsdatacentre@dfo-mpo.gc.ca) with the relevant information to arrange for the Canadian Hydrographic Service charts to be updated. The port authority's Marine Operations department must be carbon copied into the request (navigation.review@portvancouver.com).</p>	Within 30 business days of project completion
<p>The port authority reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to the port authority.</p>		
<p>Length of permit validity</p>		
<p>The Project must commence by September 30, 2024 (the "Commencement date") and be completed no later than September 30, 2026 (the "Expiry date").</p>		

Amendments

- Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to the port authority for consideration of an amendment to this Permit.
- For an extension to the Commencement Date, the Permit Holder must apply to the port authority in writing no later than 40 business days prior to that date.
- For an extension to the Expiry Date, the Permit Holder must apply in writing to the port authority no later than 40 business days prior to that date.

Failure to apply for an extension as required may, at the sole discretion of the port authority, result in termination of this Permit.

Project and environmental review decision

In completing the project and environmental effects review, the port authority has reviewed and taken into account relevant information available on the proposed Project and has considered any adverse impact that the Project may have on the rights of Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the Project. We conclude that with the implementation of proposed mitigation measures and Permit conditions, the Project is not likely to cause significant adverse environmental effects.

The port authority concludes that the Project has appropriately addressed all identified concerns subject to conformance with the project and environmental conditions in the Permit.

Project Permit PER No. 20-189 is approved by:

ORIGINAL COPY SIGNED

Andrea MacLeod
Director, Project and Environmental Review

October 3, 2023

Date of approval

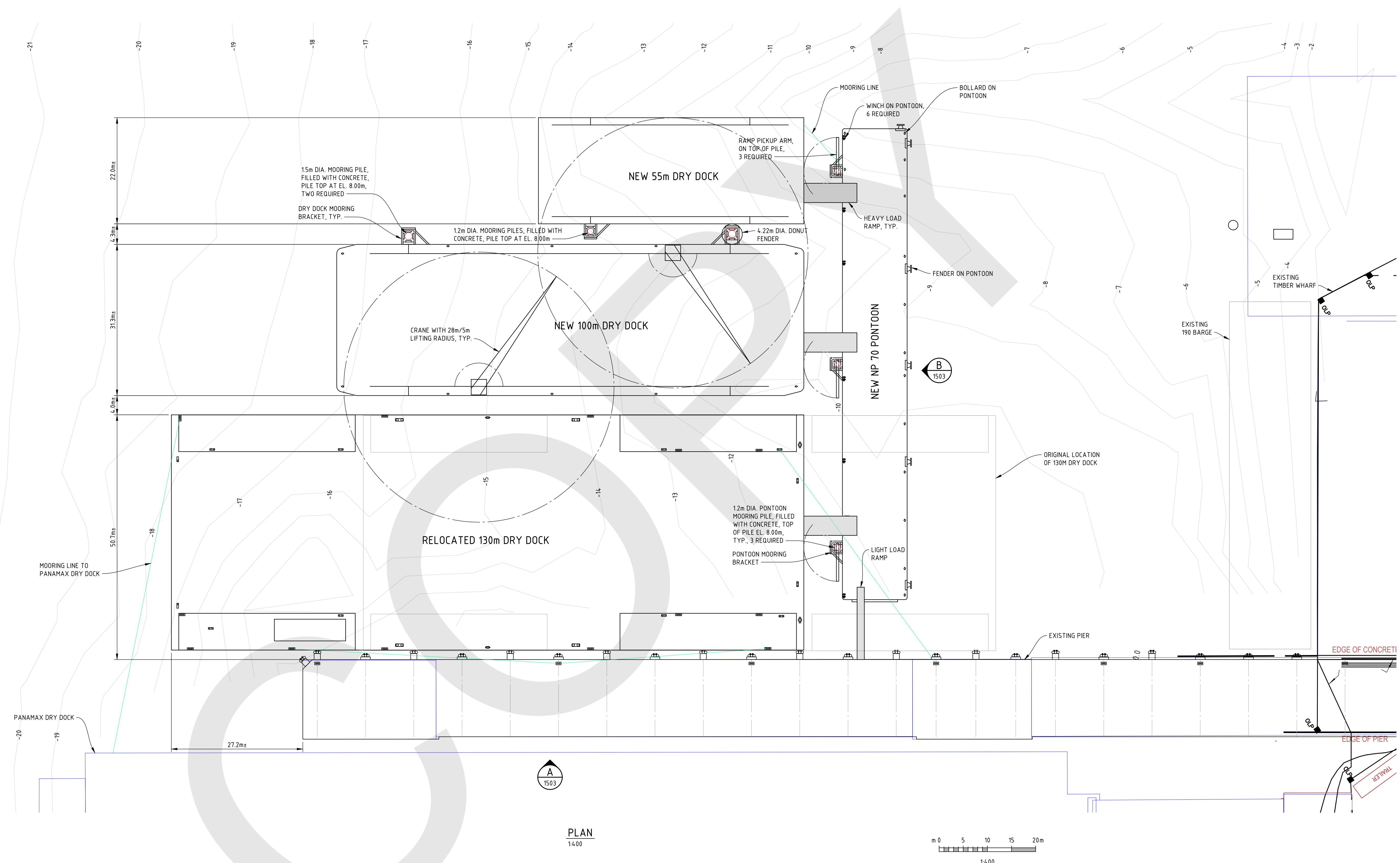
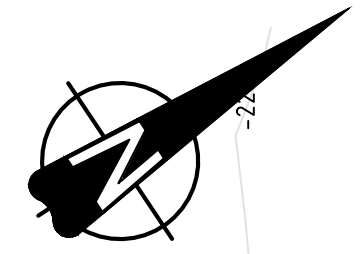
Contact information

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

Project & Environmental Review
Tel.: 604-665-9047
Fax: 1-866-284-4271
Email: PER@portvancouver.com
Website: www.portvancouver.com

After normal business hours:

In the event of any land or marine construction incidents or concerns related to works carried out on-site under this permit, please contact the 24/7 Port Operations Centre 604-665-9086. In the event of an emergency requiring 'First Responders', please call 911 first.



PLAN
1:400

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	QAR	REF DRAWING No	REFERENCE DRAWING TITLE
F	25-MAR-21	ISSUED FOR PERMIT	GL	-	JJC	GL	DCB	-		
E	23-MAR-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		
D	10-MAR-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		
C	18-FEB-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		
B	11-FEB-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		
A	29-JAN-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		

VANCOUVER FRASER PORT AUTHORITY
 This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

D SHEET SCALE SHOWN

WORLEY PROJECT No
317086-32308

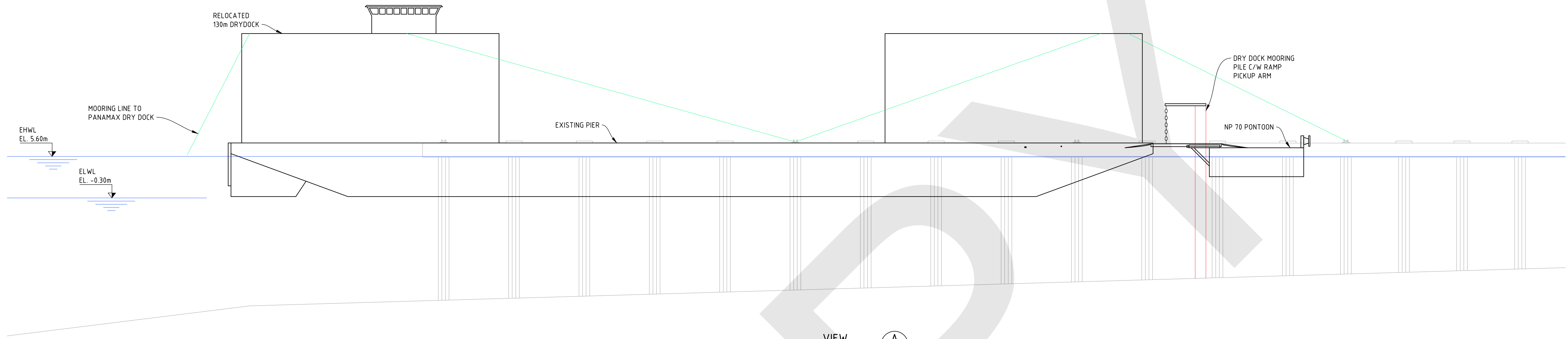
ENGINEERING AND PERMIT STAMPS (As Required)

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION
 Last Saved: Mar. 25/21 3:26pm

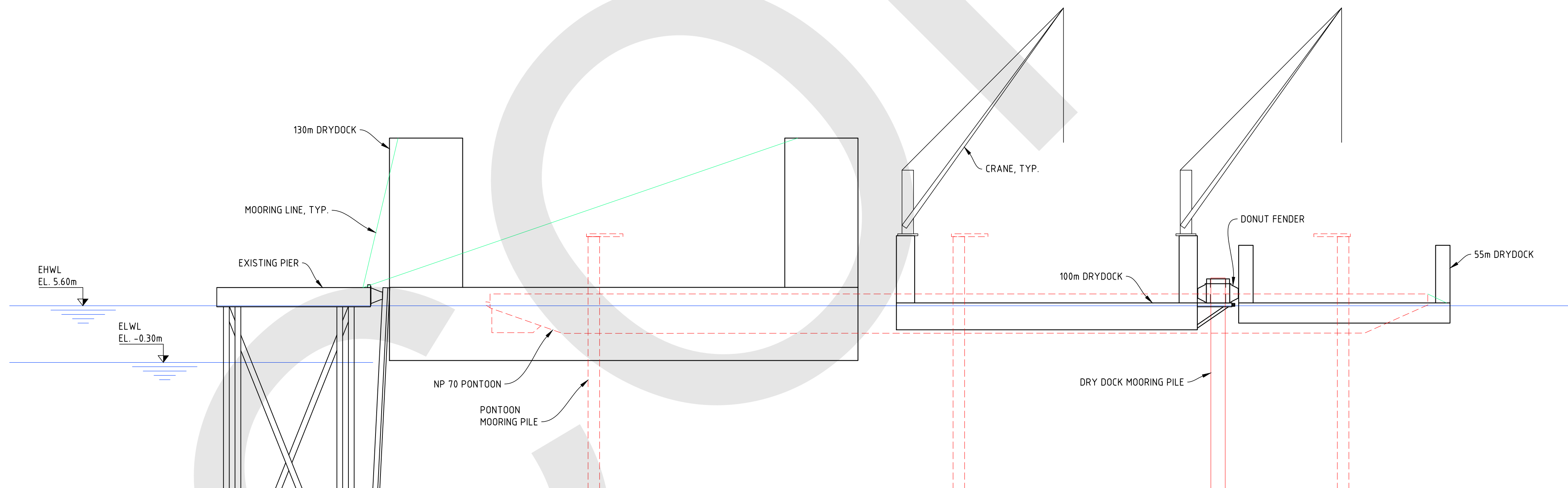
CUSTOMER

SEASPAN
 WATER LOT PROJECT
 GENERAL ARRANGEMENT
 PLAN

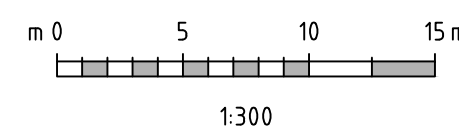
DRG No 317086-32308-00-MA-DGA-1502 REV F



VIEW A
1:300



VIEW B
1:300



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	QAR	REF DRAWING No	REFERENCE DRAWING TITLE
C	25-MAR-21	ISSUED FOR PERMIT	GL	-	JJC	GL	DCB	-		
B	23-MAR-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		
A	10-MAR-21	ISSUED FOR CLIENT REVIEW	GL	-	JJC	GL	DCB	-		

VANCOUVER FRASER PORT AUTHORITY
 This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

D SHEET SCALE SHOWN

Oneway
to zero harm

WORLEY PROJECT No
317086-32308

ENGINEERING AND PERMIT STAMPS (As Required)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Mar. 25/21 3:26pm

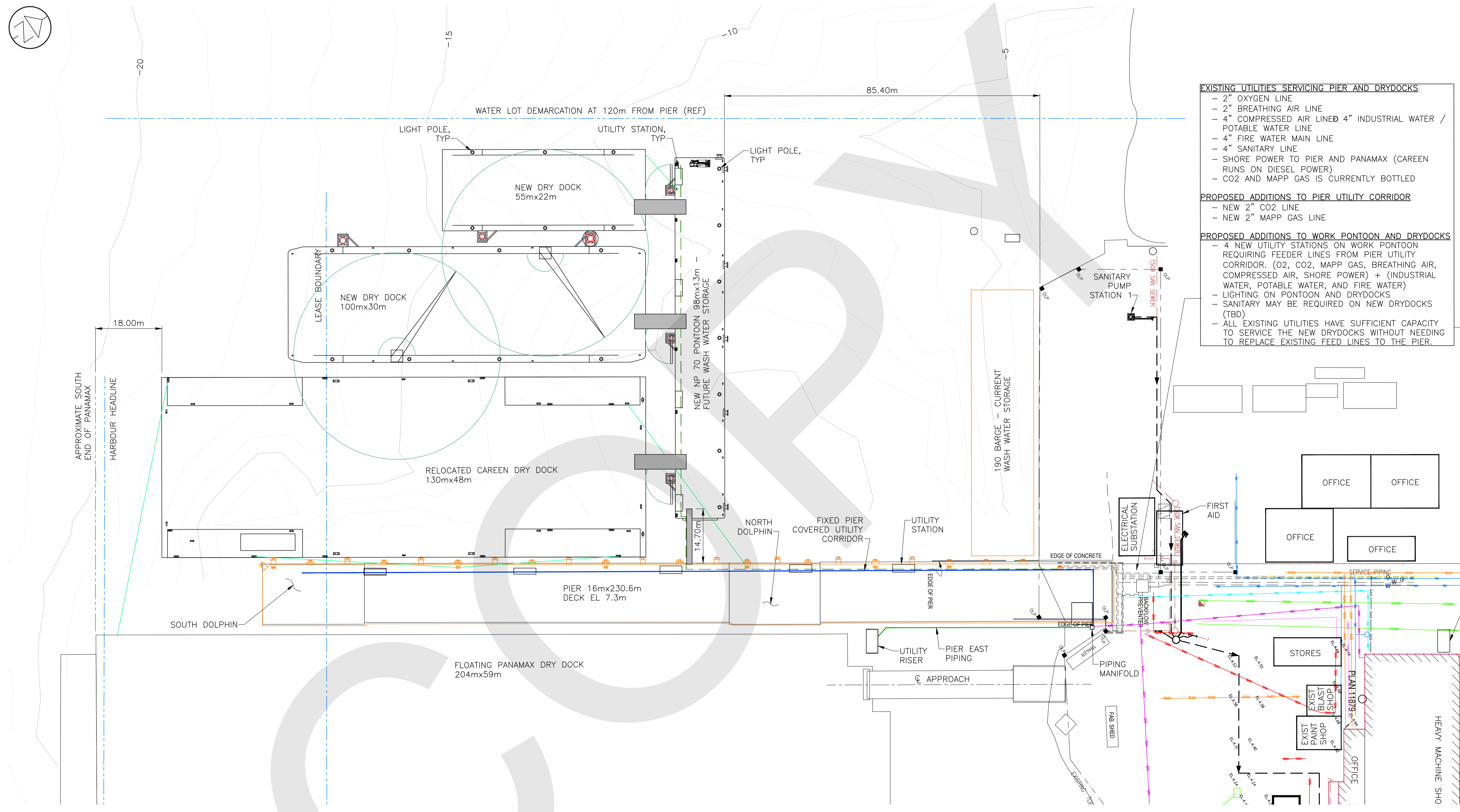
CUSTOMER

seaspan

Advisian
Worley Group

SEASPAN
WATER LOT PROJECT
GENERAL ARRANGEMENT
SECTIONS

DRG No 317086-32308-00-MA-DGA-1503 REV C



- EXISTING UTILITIES SERVICING PIER AND DRYDOCKS**
- 2" OXYGEN LINE
 - 2" BREATHING AIR LINE
 - 4" COMPRESSED AIR LINED 4" INDUSTRIAL WATER / POTABLE WATER LINE
 - 4" FIRE WATER MAIN LINE
 - 4" SANITARY LINE
 - SHORE POWER TO PIER AND PANAMAX (CAREEN RUNS ON DIESEL POWER)
 - CO2 AND MAPP GAS IS CURRENTLY BOTTLED
- PROPOSED ADDITIONS TO PIER UTILITY CORRIDOR**
- NEW 2" CO2 LINE
 - NEW 2" MAPP GAS LINE
- PROPOSED ADDITIONS TO WORK PONTOON AND DRYDOCKS**
- 4 NEW UTILITY STATIONS ON WORK PONTOON REQUIRING FEEDER LINES FROM PIER UTILITY CORRIDOR. (O2, CO2, MAPP GAS, BREATHING AIR, COMPRESSED AIR, SHORE POWER) + (INDUSTRIAL WATER, POTABLE WATER, AND FIRE WATER)
 - LIGHTING ON PONTOON AND DRYDOCKS
 - SANITARY MAY BE REQUIRED ON NEW DRYDOCKS (TBD)
 - ALL EXISTING UTILITIES HAVE SUFFICIENT CAPACITY TO SERVICE THE NEW DRYDOCKS WITHOUT NEEDING TO REPLACE EXISTING FEED LINES TO THE PIER.

PLAN
1:500

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

LEGEND:

	OXY	OXYGEN LINE
	STORM	STORM
	WA	WATERMAIN
	ELEC	ELECTRICAL
	SAN	SANITARY
	AIR	AIR LINE

				VANCOUVER FRASER PORT AUTHORITY	
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1	A	-	IN PROGRESS		
ISSUE No.	REV.	DATE (Y/M/D)	PURPOSE OF ISSUE	TRANSMISSION LETTER No.	REV.
			INITIALS: * DESIGNED ** APPROVED		

PROFESSIONAL SEAL

THIS DRAWING IS PREPARED SOLELY FOR THE USE OF THE CONTRACTUAL CUSTOMER OF WYDER JENNINGS CONSULTING ENGINEERS (WJCE). WJCE ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY REPRESENTATIONS CONTAINED IN THIS DRAWING.

PREPARATION	APPROVAL
DESIGNED B. AZIZI	PROJECT ENGINEER -
DRAWN -	PROJECT MANAGER -
CHECKED D. JENNINGS	CLIENT
DATE APR, 2021	
SCALE AS SHOWN	

CLIENT	
PROJECT	VDC WATER LOT EXPANSION PROJECT
TITLE	EXISTING SITE UTILITY PLAN
DRAWING No.	VDC-WLEP-101
REV.	A

LAST SAVE: 2021/04/09 - 11:08pm
PATH: E:\VDC - Seaspan Drydock VDC-WLEP-101.dwg