

ITEM	4
MANAGER'S REPORT NO.	68
COUNCIL MEETING	94/12/05

TO: ACTING CITY MANAGER 1994 NOVEMBER 30
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.301
SUBJECT: LEASE OF BERRY POINT - VANCOUVER PORT CORPORATION
PURPOSE: To apprise Council of a proposal call by the Vancouver Port Corporation (VPC) for the Berry Point lands and to seek a collaborative review process with VPC.

RECOMMENDATION:

1. **THAT** the Vancouver Port Corporation be requested to collaborate with the City in defining appropriate uses for the Berry Point site that address the issues outlined in Section 5.0 of this report.
2. **THAT** a copy of this report be forwarded to Mr. Patrick McLaughlin, Director, Port Development, Vancouver Port Corporation, 1900 Granville Square, 200 Granville Street, Vancouver, B.C. V6C 2P9.

R E P O R T

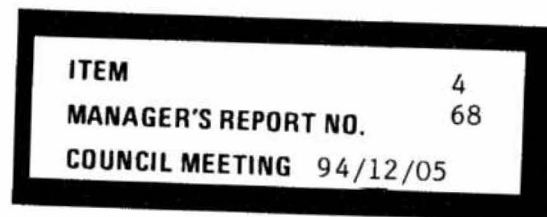
1.0 BACKGROUND

On 1994 November 24, the Vancouver Port Corporation (VPC) advised the City that advertisements (see **Attachment 1**) will appear in local and national newspapers on the weekend of 1994 December 3 seeking expressions of interest to lease its waterfront lands at Berry Point (formerly the Goodwin Johnson site at the foot of Penzance Drive).

Under the **Port 2010 Land Use Management Plan** approved by VPC, the subject site is designated for **Deep-Sea Terminal** use. Uses identified by the Port under this category are grain elevators; storage, handling and distribution of products in bulk; break bulk and general cargoes; storage, handling and distribution of containers; cruise ship terminals and conditional uses. The purpose of this report is to apprise Council of the proposal call for the Berry Point lands and to elaborate on issues raised by Council relative to this property.

2.0 PREVIOUS CITY PORT PLAN REVIEWS

Council at its meeting of 1994 November 21 received a copy of the adopted Port Plan from VPC. At that time members of Council raised the issue of public access to the waterfront and the suitability of the uses designated. Council will recall that it has on two previous occasions considered reports to VPC on the draft Port Plan. Three key recommendations were forwarded to VPC in response to draft copies of the 2010 Draft Port Plan:



- to revise the land use designation of the General Chemical Ltd. lands from Marine Use and Port Services to Port Recreation
- to limit the scope of uses permitted in the proposed land use designations and to ensure that the City is involved in the environmental review of any proposed use, and
- that provision for public access to the waters edge at strategic locations within lands designated for Deep Sea Terminal be made. Berry Point was specifically mentioned as one such location.

3.0 RELATIONSHIP TO BERRY POINT LANDS

In the City's previous submission to VPC, it was indicated that any industrial development or redevelopment should meet a number of criteria. The reclaimed lands east of Berry Point were specifically identified in this regard. These criteria were as follows:

- integrate with the surrounding natural and physical environments.
- make efficient use of available lands
- assist overall employment growth
- increase the value of the industrial tax base, and

In addition, the City's submission requested that the following be added to the final Port Plan document,

"In the case of new developments or major redevelopments within the designated Deep-Sea Terminal areas which abut upland open space areas in Burnaby, measures will be pursued to provide strategic public access to the Inlet".

The areas to the east of Berry Point at the foot of Penzance Drive and the area fronting the Westridge Park (Cliff Avenue) area were specifically identified as candidate areas.

4.0 VPC RESPONSE AND ADOPTED PLAN

The General Chemical site has been amended to Port Recreation in the final plan. However, the scope of uses permitted proposed under the draft plan have not been changed as requested in the VPC adopted Plan. VPC has advised that it wishes to retain the general nature of the four land use designations (including deep-sea terminals) to provide flexibility to VPC and its customers to respond to changing market conditions. The broadness of the categories does however lead to uncertainty about the specifics of possible future uses. In response, VPC has stated:

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"As part of its overall review of projects, VPC submits project details to the City for comment. At that time, should the City choose to make comments from an environmental point of view, these will be addressed along with any other comments gathered in the review process. Our intent is to understand any concerns the City may have and address them in a responsible manner."

With respect to the provision of public access, VPC has stated that it will consider public waterfront access in future planning if it is consistent with port operational and safety objectives. VPC indicates that its commitment to waterfront access is embodied in one of its policy statements which states:

"That VPC consider public waterfront access in future land use planning to facilitate the enjoyment of the working port environment and the natural waterfront setting."

5.0 BURNABY RESPONSE TO VPC

The possible development/redevelopment of the Berry Point (former Goodwin Johnson) lands for Deep-Sea Terminal is consistent with the prevailing M3 (Heavy Industrial District) zoning on the site. Nevertheless, the City in its previous submissions to the Port has identified specific criteria and concerns associated with the development of these lands that will require a collaborative review process. More specifically, the following issues will need to be considered and addressed:

- a) the specific type(s) of terminal use should be of a compatible nature with the surrounding and adjacent land uses. Uses that should be discouraged include those:
 - involving continuous and round the clock operational noise that could be a source of annoyance to adjacent upland residential areas;
 - generating heavy and frequent truck movement to and from the site via Penzance Drive which is not finished to an industrial or collector standard and passes by residential and developed park areas;
 - with potential environmental impacts to the adjacent natural and residential areas including noxious odours, dust and storage of dangerous goods.
- b) the specific type(s) of terminal use should make a positive contribution to the industrial employment and tax base of the City.

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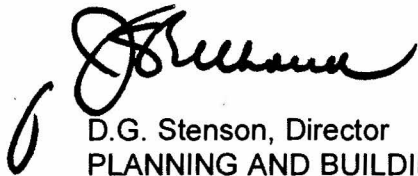
- c) the overall concept plan for the property should incorporate provision for public access to the waterfront as a terminal viewing feature as well as a waterfront access point in the central portion of the City's foreshore area. Consideration should also be given to protecting the future opportunity within the site for east-west pedestrian continuity along the Burrard Inlet foreshore area.
- d) the comprehensive redevelopment of the site should make a positive contribution to the ecological health of the inlet, the site and its foreshore area.
- e) consideration should be given to incorporating a commercial or public boat launching facility within the redevelopment concept for the site.

The background information package (see **Attachment 2**) available to those interested in the Call for Expressions of Interest does make reference to many of the issues highlighted above. However, there needs to be a collaborative process whereby the VPC and the City can more specifically define those potential uses considered appropriate for the subject project.

6.0 CONCLUSION

It is considered important that the City and the Port collaborate in responding to the issues outlined above in order that a mutually acceptable redevelopment plan can be developed and implemented that specifies those uses considered appropriate for the Berry Point site. This approach is consistent with the Plan's stated position that "future development within this designation (Deep-Sea Terminals) shall take into consideration adjacent uses and environmental sensitivities" and the general comments contained in the information package accompanying the Call for Expressions of Interest.

It is recommended that a copy of the report be forwarded to the Vancouver Port Corporation.


D.G. Stenson, Director
PLANNING AND BUILDING

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JSB:BLS\db

Attachments (2)

cc: Director Engineering
Director Administrative & Community Services
Chief Environmental Health Officer

Call for Expressions of Interest

Vancouver Port Corporation

Lease Opportunity



The Vancouver Port Corporation ("VPC") is seeking Expressions of Interest from qualified parties to lease a prime marine-industrial waterfront site in Vancouver Harbour.

The Property

The property, previously used as a log export terminal, is comprised of 5.4 hectares (13.4 acres) of land, up to 9.5 hectares (23.5 acres) of water, with approximately 900 metres (3,000 feet) of shoreline. It is located on the south shore of Burrard Inlet, east of the 2nd Narrows Bridge.

Development Program

In keeping with the marine-industrial nature of this area of the harbour, VPC prefers to lease the

entire site to one industrial user, however, consideration of multiple uses permitted under the VPC's "Port 2010" land use planning document may be accommodated.

Expressions of Interest

Qualified applicants will be provided an information package. Please contact:

Barbara Yandel

**Property Administration
Vancouver Port Corporation
1900 - 200 Granville Street
Vancouver, B.C. V6C 2P9;
tel: (604) 666-6785, fax: (604) 666-6095.**

Written Expressions of Interest must be received by 12:00 noon, PST, January 13, 1995.

VANCOUVER PORT CORPORATION / SOCIÉTÉ DU PORT DE VANCOUVER

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ATTACHMENT 1



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Vancouver Port Corporation

CALL FOR
EXPRESSIONS OF INTEREST
INFORMATION PACKAGE

BERRY POINT INDUSTRIAL SITE
Burnaby, B.C.

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November 24, 1994

ATTACHMENT 2

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Vancouver Port Corporation

**CALL FOR EXPRESSIONS OF INTEREST
Berry Point Industrial Site, Burnaby, B.C.**

November 24, 1994

INTRODUCTION

The Vancouver Port Corporation (VPC) has available for lease certain land and water in Burrard Inlet in the vicinity of Berry Point, an established marine-oriented industrial area in Burnaby, B.C. The site has been used in the past as a deep sea shipping and general cargo terminal and is suitable for a variety of marine-industrial activities. VPC is seeking proposals from parties interested in leasing the site for the purpose of operating a marine cargo terminal or other purpose which is consistent with the existing infrastructure and VPC designated land use.

OBJECTIVE

VPC's objective is to lease the property in whole or in part, on an "as is, where is" basis, with preference given to a single user, business organization or consortium. The successful proponent will have proven experience and success in the development and management of a marine-oriented operation. Proponents seeking a partnership arrangement are encouraged to meet with VPC to discuss various options. Consideration may also be made for the accommodation of multiple uses permitted under VPC's "Port 2010" land use plan (see *Permitted Uses*, below).

SITE DESCRIPTION

Subject Property: Berry Point Marine Industrial Site.

Location: The subject is located on the south shore of Burrard Inlet, approximately four kilometres east of 2nd Narrows Bridge (see Appendix 1, Location Plan). It is situated at the foot of Penzance Drive, Burnaby, B.C.

Adjacent land uses include the Chevron Canada Refinery and Shell Canada storage and distribution centre located to the west and east of the subject, respectively. With the exception of two small, privately-owned parcels, the CP Rail main line track borders the property to the south. The area immediately south of the CP Rail line is treed and was

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Berry Point Industrial Site

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recently purchased by the City of Burnaby for the Capitol Hill Conservation Area. It creates a 350 metre buffer between the site and residential areas further to the south.

Legal Description: Land and waterlot areas fronting District Lots 189 and 218, City of Burnaby, B.C..

Site Characteristics The western five acres of the site contain two timber wharves and a narrow strip of waterfront land approximately 30 metres in depth and 600 metres in length. The remaining eight acres to the east consists of an irregularly-shaped rectangle, approximately 145 m x 250 m. (See Sketch Plan S93-097, attached as Appendix II & III).

<u>Description</u>	<u>Site Area</u>	<u>Acres</u>
Land	54,915 m ² (591,100 sq.ft.)	13
Water	96,797 m ² (1,041,914 sq.ft.)	24

PLEASE NOTE: There are approximately seven (7) acres at the eastern end of the site currently being utilized by VPC for the temporary storage of soil.

Permitted Uses: VPC's PORT 2010 - Land Use Management Plan designates this area as Deep Sea Terminal, i.e., intended for deep sea facilities. The proponent should be aware that some restrictions may apply and certain activities may not be allowed, including the receiving, storing, preparing and shipping of loose bulk cargo which, in their handling, in the sole opinion of VPC, adversely contribute to the pollution of air, water or soil.

Any proposed use must take into account the adjacent residential neighbourhood. Where appropriate, substantive mitigative action to minimize local community impact may be required.

- Site Access:**
- Water: Marine access to the site is very good with water depths at the existing wharf face of 10.5 to 16.1 metres. Water depths increase rapidly to over 20 metre depths within 25 to 50 metres of the shoreline.
 - Road: Road access to the site is provided via Penzance Drive at

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Berry Point Industrial Site

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the western end of the site. The last kilometre of Penzance Drive to the site consists of steep road grades. Further to the west, Penzance Drive passes through a residential neighbourhood.

- **Rail:** The site was recently served by a rail spur which adjoined CP Rail tracks along the CPR right-of-way. This has partially been removed. Arrangements for the installation and use of a replacement spur would have to be made with CP Rail. While current rail access to the site is considered good, the site has limited capability for additional rail facilities due to its narrow configuration.

On-Site Facilities and Improvements:

- There are two existing timber wharves, consisting of an older wharf of 120 metres in length and a newer wharf of approximately 100 metres long. Both were constructed by the previous tenant. Proponents will be responsible for carrying out their own engineering assessment to determine the structural integrity of these wharves.
- The surface of the site is crushed blacktop and gravel.
- There are no on-site buildings.
- The site is unserviced, however, services located up to the property line include an 8-inch water main and a duct bank for power and telephone. A sewer system appropriate for the intended use of the property will be worked out between the tenant and VPC.

Environmental Condition of the Site:

The property is considered suitable for commercial/industrial land use, however, a tenant shall be required to satisfy itself as to the environmental suitability of the site for the intended use. VPC Environmental Services would be pleased to meet with proponents to discuss this matter in greater detail.

EXPRESSIONS OF INTEREST
Berry Point Industrial Site

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REQUIREMENTS FOR EXPRESSIONS OF INTEREST

We welcome you to submit an expression of interest which shall include the following:

1. **Description of Project** The proponent shall provide a sufficient description of the proposal and shall include supporting material and a business plan to facilitate a clear understanding of project details.

2. **Proposed Lease Terms and Conditions:** Please set out your business terms including the following:
 - i) proposed lease term (an initial term up to a maximum of 20 years will be considered);
 - ii) proposed occupancy date; and
 - iii) special conditions the VPC should be made aware of.

3. **Due Diligence Period:** Describe in detail the time required for conducting economic, physical and usage reviews and investigations of the site.

4. **Proponent Information**
 - i) outline of background and description of relevant marine related history and experience, including details of comparable projects completed.
 - ii) identification and description of the proponent and all principals involved in the subject proposal; and

5. **Financial Information:** Identify all financial partners expected to be involved in the project. Please provide supporting financial information and other relevant references.

Please Note: Any accepted Expressions of Interest and subsequent proposal shall be subject to VPC "Environmental Assessment Review" and "Project Review Approval" Processes.

**EXPRESSIONS OF INTEREST
Berry Point Industrial Site**

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PROPOSAL DEADLINE

Proponents are invited to submit Expressions of Interest proposals to lease the subject lands no later than 12:00 noon PST, on January 13, 1995. Please address all proposals to:

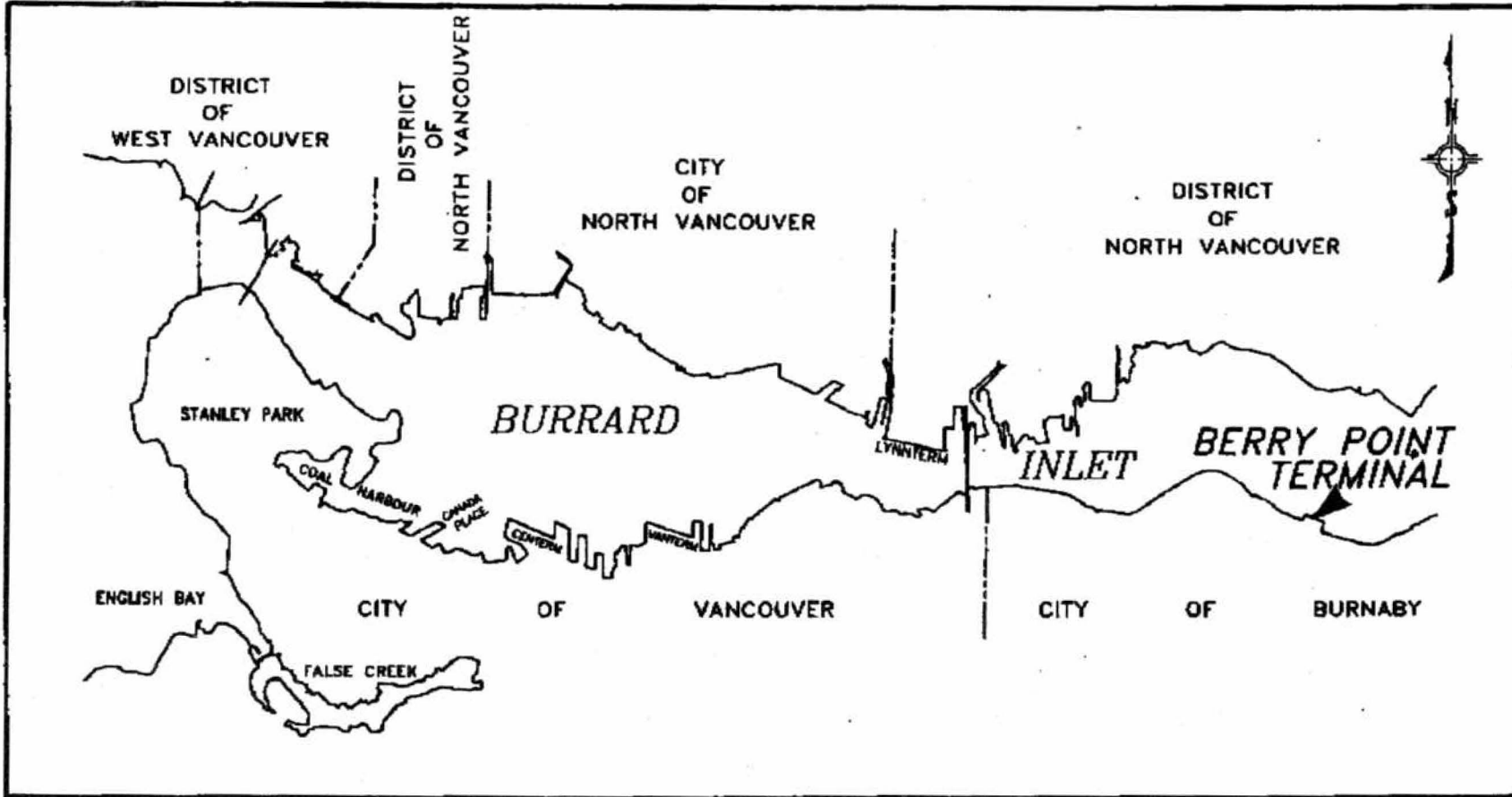
Barbara Yandel
Property Administration
Vancouver Port Corporation
1900 - 200 Granville Street
Vancouver, B.C.
V6C 2P9

Fax: (604)666-6095
Tel: (604)666-6785

REALTY COMMISSION: VPC will not be bound, liable or responsible in any way for the payment of real estate broker's fees or commissions in connection with the leasing of the property described herein.

VPC CONDITION OF EXPRESSIONS OF INTEREST: The Vancouver Port Corporation is not bound to accept any proposal and reserves the right to determine, in its sole opinion, whether or not any expression of interest proposal is acceptable. Any decision by VPC with respect to the acceptability of any expression of interest proposal shall be final, binding and not subject to any judicial, administrative or other review.

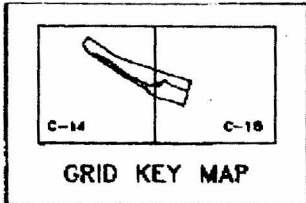
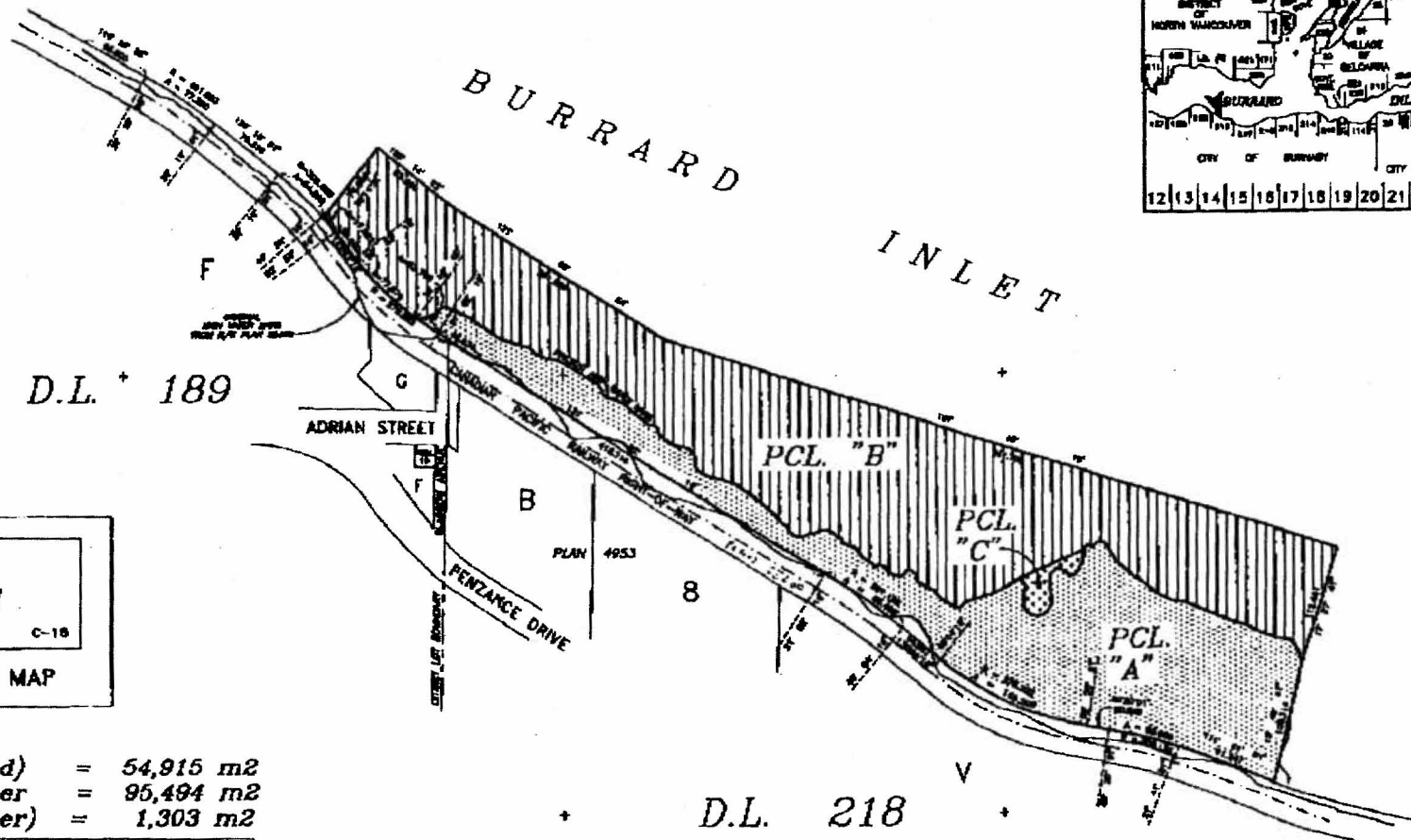
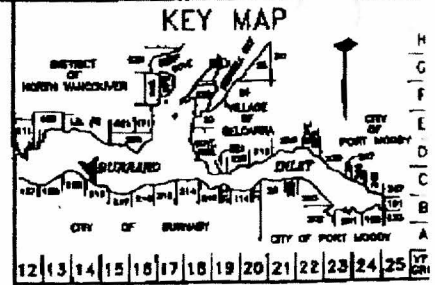
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VANCOUVER PORT CORPORATION
PROPERTY ADMINISTRATION DEPARTMENT

SKETCH PLAN NO. 594-275
OCTOBER 21, 1994
SCALE: 1:75,000

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PCL "A" (Land) = 54,915 m²
 PCL "B" (Water) = 95,494 m²
 PCL "C" (Water) = 1,303 m²

TOTAL AREA = 151,712 m²
 *ALL AREAS ARE APPROXIMATE.

- REFERENCES:
- PLAN 4589
 - PLAN 28422
 - EXPLANATORY PLAN 70
 - REFERENCE PLAN 1808
 - REFERENCE PLAN 1818
 - STATUTORY RIGHT-OF-WAY PLAN 55409 (CPR)
 - VPC LEASE PLAN 87-78
 - VPC LEASE PLAN 90-85'A
 - ORINOMAP VPC-07

**REDUCED COPY
 NOT TO SCALE**

VANCOUVER PORT CORPORATION PROPERTY ADMINISTRATION DEPARTMENT		THE BERRY POINT PROPERTY	
		PROPOSED LEASE AREAS FRONTING DISTRICT LOT 189 AND DISTRICT LOT 218. CITY OF BURNABY	
DRAWN BY:	H.A.S./J.D.	CHECKED BY:	
SCALE:	1:4000	DATE:	JUNE 2, 1993
SKETCH PLAN NO. S93-097		VPC GRID REFERENCE: C-14 & C-15	

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