



# REPORT

**To:** Mayor Cote and Members of Council      **Date:** April 11, 2022

**From:** Emilie K. Adin,  
Director, Climate Action, Planning and  
Development

**Item #:** 2022-250

**Subject:** Port Authority Referral: 820 Dock Road, City of Delta, Wallenius  
Wilhelmsen Solutions, Annacis Auto Terminal Optimization – Information  
Report

## RECOMMENDATION

**THAT** Council receive this report on the Annacis Auto Terminal Optimization located at 820 Dock Road in the City of Delta for information.

**THAT** Council direct staff to provide the feedback outlined within this report directly to the Vancouver Fraser Port Authority as a response to the referral letter.

## PURPOSE

The purpose of this report is to provide Council with information regarding the Annacis Auto Terminal Optimization Port Authority referral project located at 820 Dock Road in the City of Delta.

## BACKGROUND

The City is in receipt of a referral letter (**Attachment 1**) from the Vancouver Fraser Port Authority (VFPA) regarding a Project and Environmental Review (PER No. 21-019) for the Annacis Auto Terminal Optimization located at 820 Dock Road in the City of Delta. As such, City staff is working towards providing a formal response to the Port Authority regarding the project.

## Summary of Proposal

The Port Authority is in partnership with the Applicant (Wallenius Wilhelmsen Solutions – also known as WW Solutions), who is leading the proposed Annacis Auto Terminal Optimization Project. The Applicant would undertake works to consolidate the two existing auto terminal operations, Annacis Auto Terminal and Richmond Auto Terminal (RT). The consolidated operations would be located at the Annacis Auto Terminal site at 820 Dock Road, which is on federal land managed by the VFPA (see **Attachment 2** – Site Context Map). In summary, the improvements include:

- Expanding two existing terminal rail yards;
- Installing electric vehicle charging stations; and
- Replacing some terminal buildings with a new vehicle processing facility.

A project site plan is attached to this report as **Attachment 3**. The project would improve efficiency of the terminal's existing operations and increase its capacity to handle a greater volume of automobile imports in the future. The project has also been identified as a priority by the Greater Vancouver Gateway 2030 Strategy, which recommends ways to improve the region's trade network, while addressing community impacts of goods movement (see **Attachment 4** – Project Fact Sheet).

For detailed information on the Annacis Auto Terminal Optimization project, visit:

<https://www.portvancouver.com/permitting-and-reviews/per/project-and-environment-review-applicant/status-of-permit-applications/vancouver-fraser-port-authority-annacis-auto-terminal-optimization-project/>

## Project Timeline

The project was initiated in 2019 and is expected to be completed in Fall, 2023. The project review is currently at the public engagement review stage (see **Figure 1**: Port Authority Project Timeline).



Figure 1: Port Authority Project Timeline

## Public Engagement

The Port Authority is working with Indigenous groups, municipalities, and stakeholders to better understand their interests as they relate to the project. This work includes technical studies and engagement, advancing project design and planning for project construction, should the project be approved.

The engagement period is from February 23, 2022 to March 29, 2022. This includes a survey, virtual information session, video recording, telephone and written feedback (i.e. email/mail). The City will be providing its feedback as a response to the Port Authority's referral letter following the April 11, 2022 Council meeting.

Supporting documentation regarding the public engagement can be viewed at:

<https://portvancouver.civilspace.io/en/projects/annacis-auto-terminal-optimization-project>

## **DISCUSSION**

### **Parks and Recreation Comments**

Staff from the Parks and Recreation Department has reviewed the project, and suggests that there are opportunities for the project to contribute to climate action and site sustainability (i.e. reduction of impervious surfaces, stormwater management, increase to the canopy cover and foreshore improvements, etc.) Specifically, given the current focus on the climate emergency and the extent of impervious surfaces (i.e.

building and pavement) for this project, it is recommended that the Port and/or Applicant explore opportunities for integrating green infrastructure such as raingardens, bioswales, foreshore improvements and tree plantings.

### **Bylaw Comments**

City staff recognize that City jurisdictional lands are located approximately 200 metres (656 feet) across the Fraser River and further recognize that given the nature of the automobile operation, it is anticipated that the project may have very little or no negative impact on noise for the residents of Queensborough.

The City's Construction Noise Bylaw permits construction noise within the hours of 7am to 8pm on weekdays and 9am to 6pm on Saturdays (not including Sundays or Statutory holidays). City staff recommend that as part of the Port Authority's project review process, that it notify the Applicant of this for their consideration.

No further staff comments were provided by other City Departments.

### **INTERDEPARTMENTAL LIAISON**

An interdepartmental review including staff from the Climate Action, Planning and Development (Planning and Bylaws), Engineering, and Parks and Recreation Departments has been completed. Staff comments from the Parks and Recreation Department and Bylaw Division have been incorporated in this staff report. There were no concerns identified by staff in the Engineering Department nor Transportation Division.

### **OPTIONS**

The following options are available for Council's consideration:

1. That Council receive this report on the Annacis Auto Terminal Optimization located at 820 Dock Road in the City of Delta for information.
2. That Council direct staff to provide the feedback outlined within this report directly to the Vancouver Fraser Port Authority as a response to the referral letter.
3. That Council provide staff with alternative direction.

Staff recommend options 1 and 2.

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## **ATTACHMENTS**

- Attachment 1: Vancouver Fraser Port Authority Referral Letter (dated March 9, 2022)
- Attachment 2: Site Context Map and Aerial Photo
- Attachment 3: Project Site Plan
- Attachment 4: Port Authority Project Fact Sheet

## **APPROVALS**

This report was prepared by:  
Hardev Gill, Planning Technician

This report was reviewed by:  
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:  
Emilie K Adin, Director, Climate Action, Planning and Development  
Lisa Spitale, Chief Administrative Officer