

From: [Pearce, Daniel](#)
To: [Karin Kronstal](#)
Cc: [Brown, Tyler](#); [Thompson, Paul](#)
Subject: RE: Port Drive Waterfront Master Plan Referral RDN
Date: Tuesday, May 01, 2018 1:57:23 PM
Attachments: [image002.png](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.png](#)
[image006.jpg](#)

Thank you Karin.

RDN Transit has no comments.

Daniel

Daniel Pearce

Director, Transportation and Emergency Services

Regional District of Nanaimo

6300 Hammond Bay Road

Nanaimo, BC V9T 6N2

T: (250) 390-6501 | Email: dpearce@rdn.bc.ca



This email is confidential and may be privileged; it is for the use of the named recipient(s) only. If you are not an intended recipient of this email, please notify the sender immediately and do not copy or disclose its contents to any person or body. Any use of this email by an unintended recipient is prohibited. The accuracy or completeness of the information attached to, or disclosed in this email is not guaranteed by the sender.

From: Karin Kronstal [<mailto:Karin.Kronstal@nanaimo.ca>]
Sent: Tuesday, May 01, 2018 10:33 AM
To: Pearce, Daniel
Cc: Brown, Tyler; Thompson, Paul
Subject: Port Drive Waterfront Master Plan Referral RDN

Good morning,

Please see the attached correspondence regarding the Port Drive Waterfront Master Plan.

If you have any questions, please do not hesitate to get in touch.

Regards,



Karin Kronstal, MPLAN, MCIP, RPP
Planner, Community & Cultural Planning
City of Nanaimo
P: (250) 755-4430
F: (250) 755-4439

From: [McCammon, Alan W ENV:EX](#)
To: [Karin Kronstal](#)
Subject: FW: Port Drive Waterfront Master Plan Referral MoE
Date: Thursday, May 03, 2018 4:36:57 PM
Attachments: [image001.jpg](#)
[PORT_DRIVE_WATERFRONT_MASTER_PLAN_R.pdf](#)
[MoE.pdf](#)

Hello Karin, Kelli Larsen brought your referral to my attention and this is just to advise that it is unlikely that our Ministry's Land Remediation Section will have any comments to make. Would you be able to let me know who else in the provincial government you have sent this referral to? Thank you very much, Alan.

Alan W. McCammon, MSc PGeo | Manager, Remediation Assurance & Brownfields | Land Remediation | **Ministry of Environment and Climate Change Strategy** | 200 - 10470 152nd Street, Surrey BC V3R 0Y3 Canada | (604) 582-5280 | www.gov.bc.ca/siteremediation

From: Karin Kronstal [mailto:Karin.Kronstal@nanaimo.ca]
Sent: Tuesday, May 1, 2018 10:29 AM
To: Larsen, Kelli L ENV:EX
Subject: Port Drive Waterfront Master Plan Referral MoE

Good morning,

Please see the attached correspondence regarding the Port Drive Waterfront Master Plan.

If you have any questions, please do not hesitate to get in touch.

Regards,



Karin Kronstal, MPLAN, MCIP, RPP
Planner, Community & Cultural Planning
City of Nanaimo
P: (250) 755-4430
F: (250) 755-4439

From: [FPP.PAC.Enquiries / Renseignements.PPP.PAC \(DFO/MPO\)](#)
To: [Karin Kronstal](#)
Subject: RE: Port Drive Waterfront Master Plan Referral
Date: Tuesday, May 22, 2018 10:55:41 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)

Hi Karin,

The role of the DFO's Fisheries Protection Program (FPP) is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the Fisheries Act. The FPP is specifically responsible for reviewing projects for which a s.35(2) Fisheries Act Authorization is required.

DFO does not have a regulatory role related to the Port Drive Waterfront Master Plan because it does not directly propose works, undertakings or activities that may result in serious harm to fish.

DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) includes information for proponents on how to comply with the *Fisheries Act*, request a DFO review of a project, and request a *Fisheries Act* authorization.

If you have any further questions about DFO's regulatory process or need general information, contact DFO's Fisheries Protection Program toll free: 1-866-845-6776 or email: EnquiriesPacific@dfo-mpo.gc.ca.

Regards,

Vanessa Holland

Fisheries Protection Biologist, Fisheries Protection Program
Fisheries and Oceans Canada | Government of Canada

Biologiste de la protection des pêches, La protection des pêches Programme
Pêches et Océans Canada | Gouvernement du Canada



Please consider the environment before printing this email

From: Karin Kronstal [<mailto:Karin.Kronstal@nanaimo.ca>]
Sent: May-01-18 10:26 AM
To: FPP.PAC / PPP.PAC (DFO/MPO); Blake, Erica
Subject: Port Drive Waterfront Master Plan Referral

Good morning,

Please see the attached correspondence regarding the Port Drive Waterfront Master Plan.

If you have any questions, please do not hesitate to get in touch.

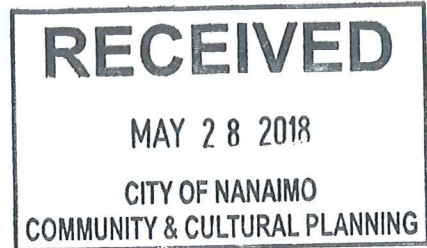
Regards,



Karin Kronstal, MPLAN, MCIP, RPP
Planner, Community & Cultural Planning
City of Nanaimo
P: (250) 755-4430
F: (250) 755-4439

May 25, 2018

Ms. Karin Kronstal, MPLAN, MCIP, RPP
Planner, Community & Cultural Planning
City of Nanaimo
455 Wallace Street
Nanaimo, BC
V9R 5J6



Dear Karin,

Thank you very much for your email/letter of May 1st and a copy of the Port Drive Waterfront Master Plan.

Here at the port we have reviewed the document, discussed internally as a management team and through these actions have developed the following comments. However, before delving into our comments we believe it is important for you and city staff involved with this project to be congratulated on the initiative/proposal that you have presented. We, the port, are strongly in support of this master plan. The revitalization of the waterfront will be a driver for positive change both to the area planned for development and the city/mid-island region. It is not widely known (or understood) by the community (which is why we are undertaking Open Houses) but one of our key mandates as an agency of the Federal government is to help to drive the local economy and hence the economy of Vancouver Island, British Columbia and therefore for Canada as a whole. The rules that we work under (Canada Marine Act) stipulate that we are to be financially self-sufficient but they also require us to use the profits that we generate for investment in our assets and/or specific projects that will help us deliver on this mandate. One of our major improvement initiatives for the community is the revitalization of the marina basin – the Port Drive Waterfront Master Plan that you have developed fits with this project perfectly and ties in nicely with your comments that the Waterfront Master Plan supports an evolving working harbour (page 9.).

We will attempt to keep our comments short through the use of bullets, hopefully this will also make them easier to respond to/consider addressing. In no particular order of importance:

- Page 15.
 - Our new Land Use plan is being developed (every five-years we have to produce a revised Land Use plan). We consider the Nanaimo Assembly Wharf (NAW) lands commercial and light industrial to support the handling and trans-shipment of cargo, motor vehicles, railcars and our Land Use plan will continue to reflect this.
 - Our new Vision for the port; *"To be the Vancouver Island port connecting the island to the world via the Salish Sea by providing the safe and sustainable movement of people and goods, delivering economic growth that benefits Canada, British Columbia and the*

Island” is in the process of being rolled out and is a key driver in our new five-year business plan. The NAW lands are both an integral and important opportunity for the port to deliver upon its vision. The NAW lands will have the recently acquired Vehicle Processing Centre project as its largest business (based upon number of people employed/acreage required) but will be surrounded with complimentary businesses that “fit” well with the geographical location of the NAW lands in relation to the city. The complimentary businesses are; Cruise Ships, Helijet, a Fast Ferry service and Western Canada Marine Response Corporation (WCMRC). Helijet is a mainstay of the NAW lands and plans to continue to be a supplier of transportation services from this location for many years to come. Conversely, the Fast Ferry service and WCMRC have yet to commit i.e. they are “just” projects at this moment in time. If they do not materialize into contracts, rest assured we will continue to work hard to locate similar businesses that we are confident will “fit” with the location and provide an economic benefit to the city. Finally, “cruise” is a business that we know have to develop. We will not develop this by ourselves, we need to work with our community to “sell” the city and region to the cruise industry. Part of our five-year plan is the creation of a strategy for cruise that will, we believe, provide a steady summer long cruise connection for the city/mid-island region.

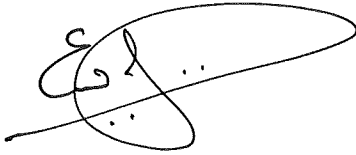
- Page 17.
 - Creating light industrial land adjacent to the NAW lands is, as described above, a solution that works very well. Our concern lies with the access to the NAW lands and, in years to come, the proposed new light industrial lands. The roundabout and road system has to be sized to accommodate heavy vehicles. Goods (materials for construction, construction equipment, products imported etc.) will have to be brought to the NAW lands. Similarly, goods for export need to be able to get to the NAW lands for loading onto vessels. It is imperative that the planned road network and roundabout are designed for to accommodate highway trucks.
- Page 19.
 - The port has to have 24/7/365 unhindered access to the terminals/Federal land. This is to ensure that we can provide the sites with complete and unquestionable security and safety. Relying on a railway level crossing to access the NAW lands does not provide the 24/7/365 unhindered access. Continuing to have the trestle bridge as a secondary access is very important. Eventually this trestle bridge can be replaced by the connection through the South End Neighbourhood but a review of the project timelines indicates that this secondary access may not be in place for 10 plus years. It is imperative that the trestle bridge continues to be maintained, potentially even upgraded to limit the maintenance expenses, until such times as an alternative secondary access is in place and available for unhindered use/access.

These are our key comments to the plan Karen. As a sidebar to the comments we did notice a small error that we believe should be corrected; fig 6 is correct (the Federal land managed by us is shown – “bowtie property”) however, fig 7 is not correct (“bowtie property” is not shown).

We are available for questions if required so please do not hesitate to email or call if you need more information and/or would like us to expand upon our comments.

Great work and thank you for sharing your proposal with us.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'E. Moir', enclosed within a large, loopy oval shape.

Ewan Moir,
President & CEO

From: Cragg, Jenna FLNR:EX <Jenna.Cragg@gov.bc.ca>
Sent: Friday, June 01, 2018 12:47 PM
To: Karin Kronstal <Karin.Kronstal@nanaimo.ca>
Subject: RE: Port Drive Waterfront Master Plan Referral

Hi Karin, thanks for the referral for the Port Drive Waterfront Masterplan.

With respect to Ecological Stewardship Restoration, I would recommend that the City consider adopting the [Green Shores](#) principles for proposed work in and around the foreshore. Several municipalities have completed [Green Shores for Coastal Development Accredited](#) projects. The City would have the option of applying for accreditation or simply using Green Shores Best Practices in designing projects such as the proposed public walking path adjacent to the shoreline.

Best regards,

Jenna Cragg, M.Sc., R.P. Bio
Ecosystems Biologist, West Coast Region
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
250-751-3214

From: Karin Kronstal [<mailto:Karin.Kronstal@nanaimo.ca>]
Sent: Tuesday, May 1, 2018 10:28 AM
To: Cragg, Jenna FLNR:EX
Subject: Port Drive Waterfront Master Plan Referral

Good morning,

Please see the attached correspondence regarding the Port Drive Waterfront Master Plan.

If you have any questions, please do not hesitate to get in touch.

Regards,



Karin Kronstal, MPLAN, MCIP, RPP
Planner, Community & Cultural Planning
City of Nanaimo
P: (250) 755-4430
F: (250) 755-4439