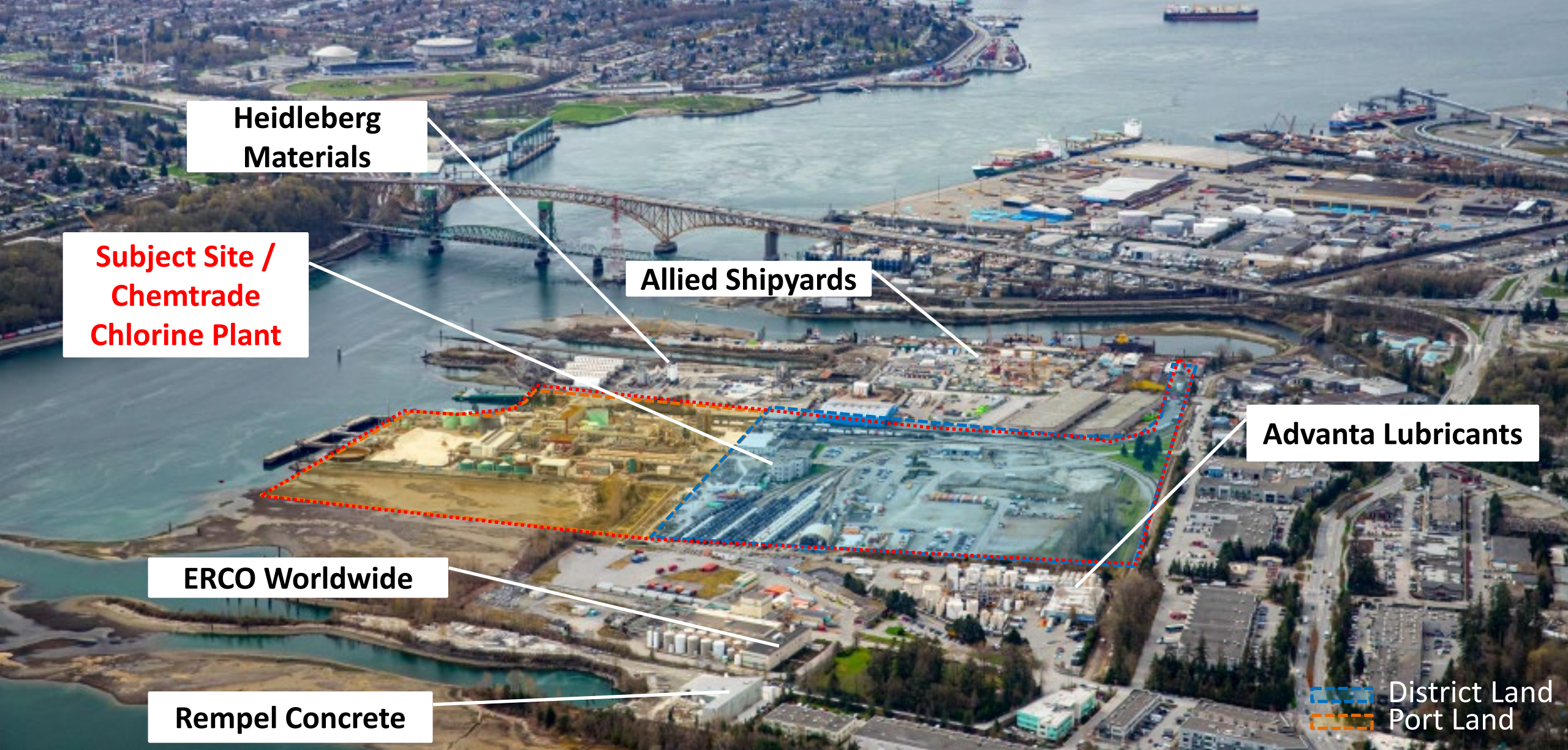


100 Amherst Avenue

Public Hearing – February 24, 2026



Rezoning Bylaw 8778



Heidelberg
Materials

Subject Site /
Chemtrade
Chlorine Plant

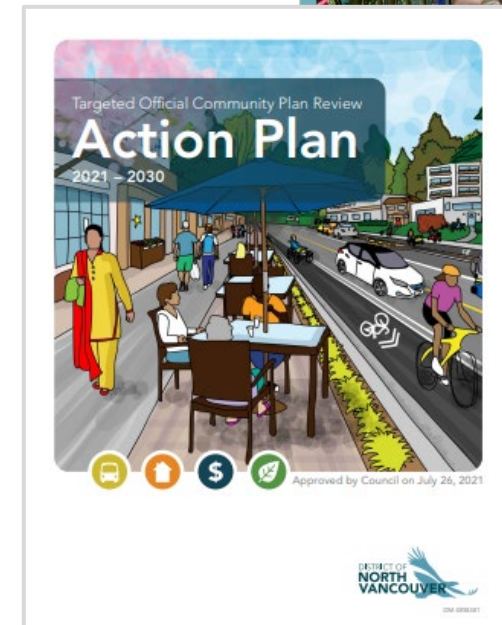
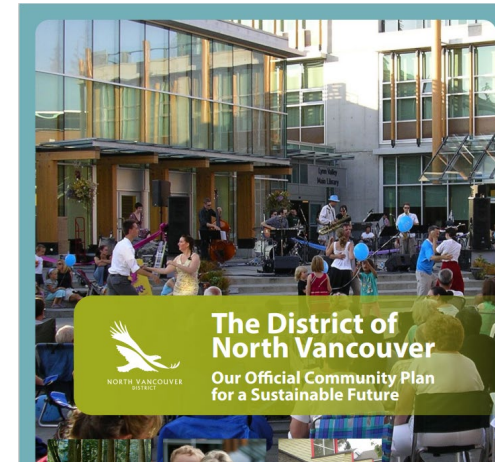
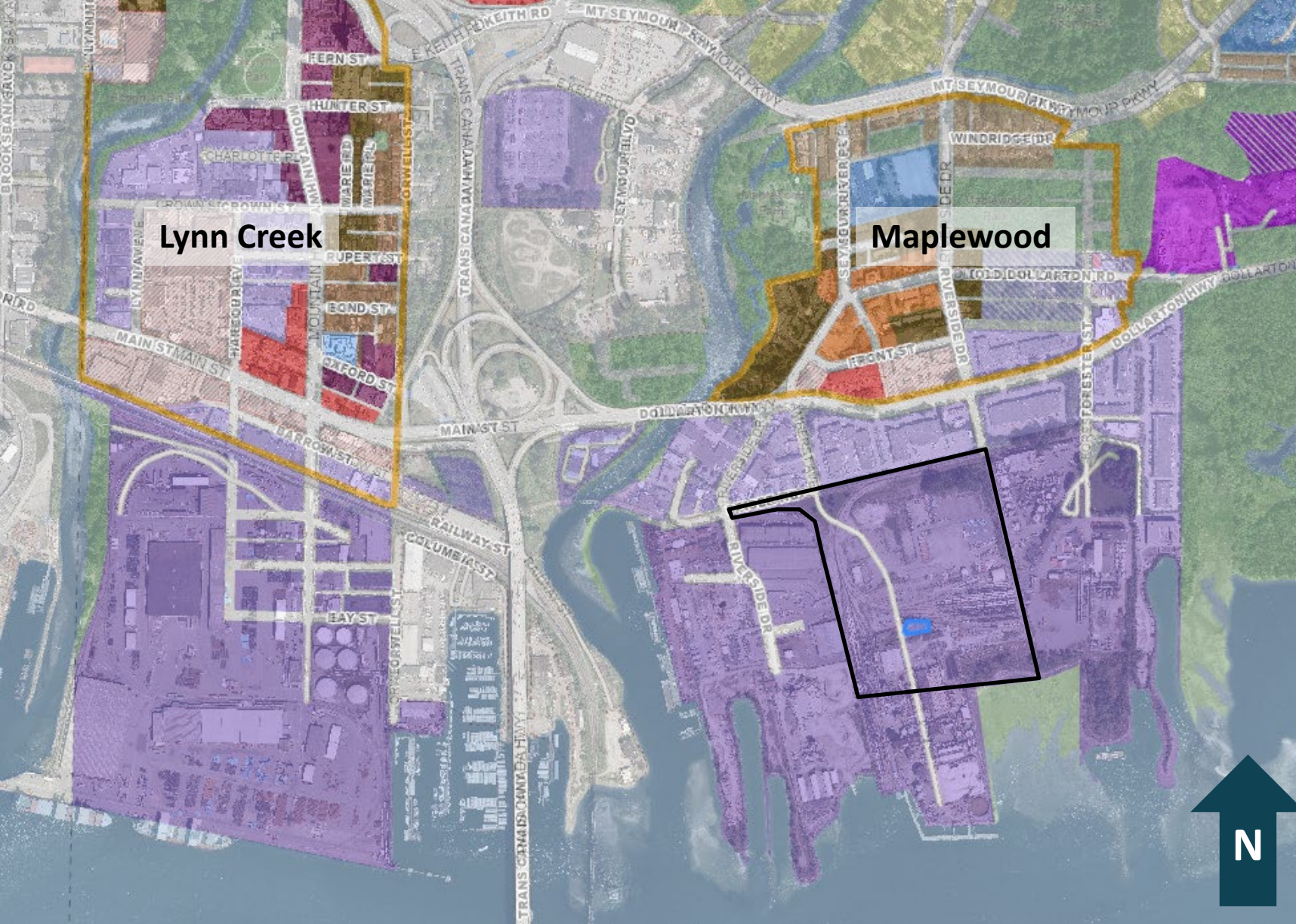
Allied Shipyards

Advanta Lubricants

ERCO Worldwide

Rempel Concrete

--- District Land
--- Port Land



Add - New Pre-Liquefier & Condenser Tower (~80 ft)

Remove - Old Cell House (unused since 2007)

Add - Enclosed Rail Loading Building (with EVS)

Remove - 60-tonne Bulk Chlorine Tank

Add - EVS Waste Hypo Tank Farm

Keep - Rail Yard

Keep - Retaining Wall

Keep - Salt Storage

Keep - Pipe Bridge & Upgrades

District Land
Port Land

Rezoning - Text Amendment

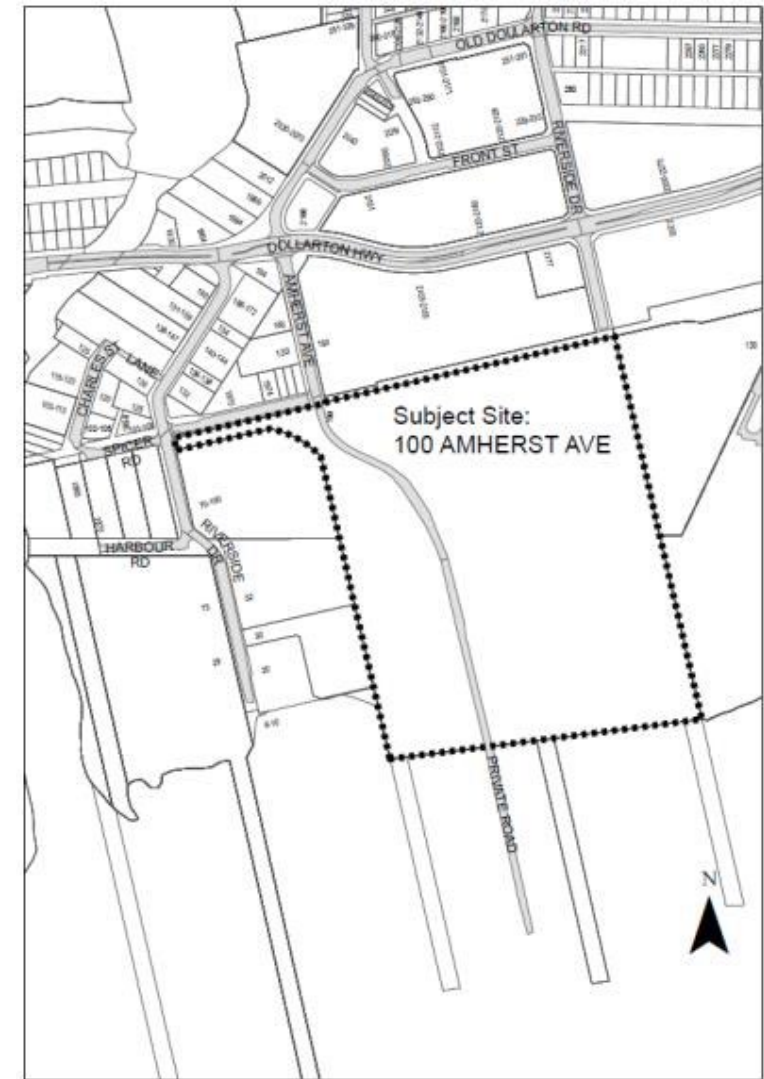
Section 403A Uses Prohibited in All Zones, (1) (f) the manufacture of hazardous materials **is amended as follows:**

(f) the manufacture of hazardous substances except:

ii) for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of **chlorine** on the lands located at **100 Amherst Avenue** identified on the plan attached hereto.

Bylaw 8778 Limits:

- Type of hazardous substance
- Location of facility



A site-specific text amendment is proposed

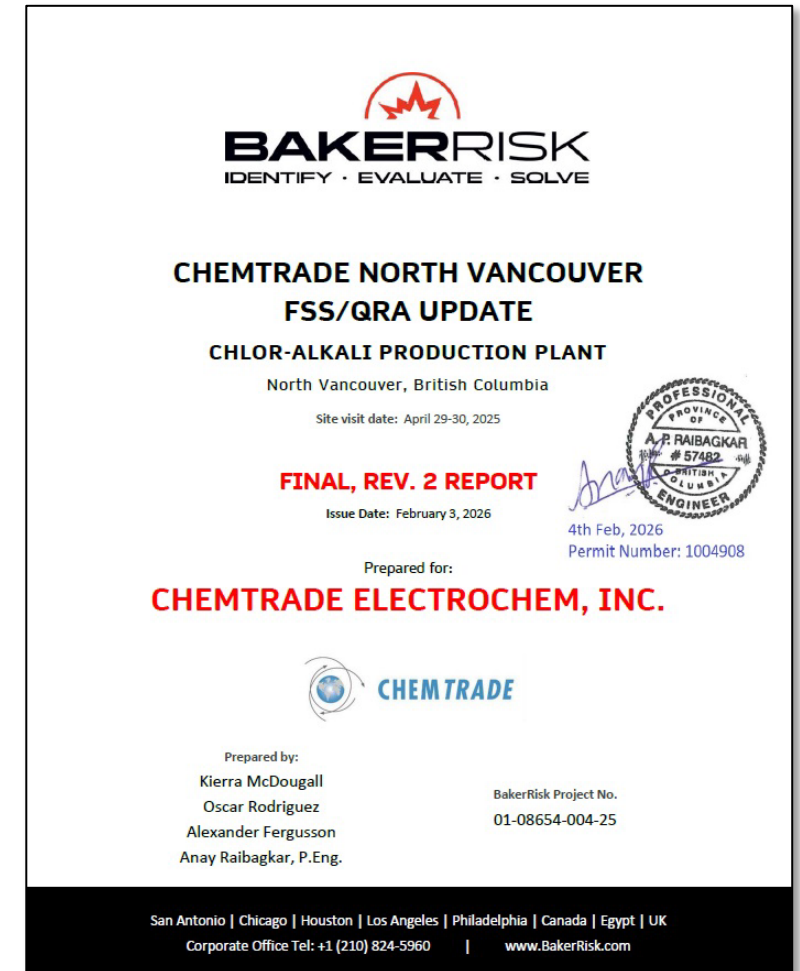
Risk Assessment

BakerRisk

- Specialized in quantitative risk assessment (QRA)
- Experience across major industrial sectors

Key Conclusion

- This report confirms that the proposal meets the standards for risk set by the Canadian Society for Chemical Engineering – Process Safety Management Division (Major Industrial Accidents Council of Canada) (MIACC)



Independent Peer Review

Independent Review Commissioned by the District

- Risktec specialized in high-hazard industrial facilities

Scope of Review

- Confirm methodology, technical approach & risk criteria
- Assess building siting and off-site risk impacts
- Review proposed mitigation measures

Key Findings

- ***The FFS/QRA produced by BakerRisk meets Canadian risk tolerance criteria***
- Off-site risk below applicable thresholds
- 1E-04/year control zone within property boundary
- Modelling methods sound and conservative
- Proposed upgrades reduce event frequency and consequences



Q1 - Subsequent Safety Review and Ongoing Operations

1. Technical Review at Subsequent Permitting Stage

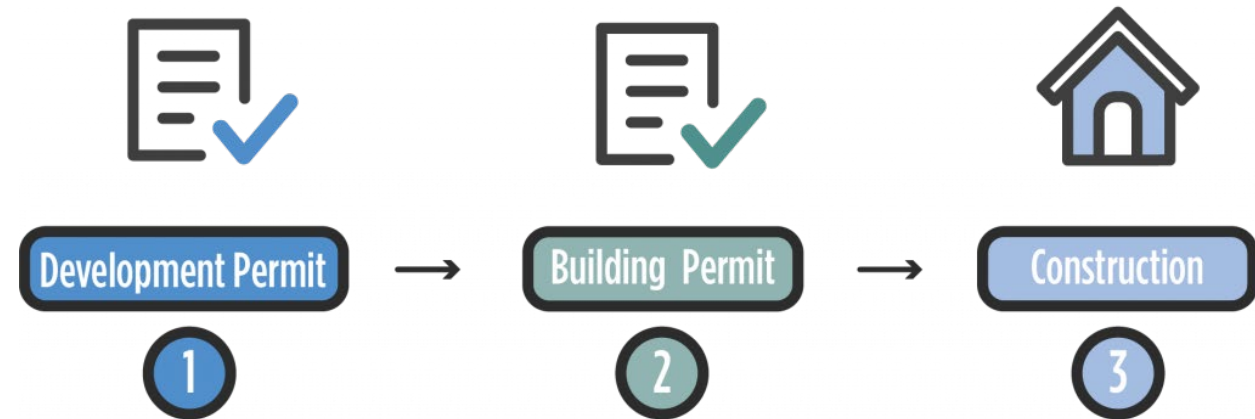
- Validation QRA required prior to Building Permit
- Verification report required prior to Occupancy Permit
- Prepared by the same independent Qualified Professional
- Professional certification under seal required
- Additional peer review may be required

2. Section 219 Covenants (Registered on Title)

- Compliance with FSS and QRA requirements
- Compliance with validation and verification findings
- Legally binding obligations that run with the land

3. Operational Controls

- Compliance with FSS and QRA
- Defined limitations on chlorine storage on Fee Simple lands
- Update or replacement of existing covenants as required



Q2 – Agreement between the Applicant & the Port

1. Jurisdictional Context

- 100 Amherst Avenue spans District and Port lands
- Port lands federally regulated
- District zoning applies only to Fee Simple lands

2. Port Lease & Conditions

- Current lease expires June 30, 2030
- Non-binding Letter of Intent to extend to December 31, 2044
- Condition of renewal: no chlorine manufacturing on Port lands

3. Port Position

- Prohibition of processing/manufacturing on Port lands
- Relocation of chlorine production required
- Supportive of continued trade-related use, subject to conditions

4. District Authority

- Rezoning decision applies only to District-administered lands & Port lease arrangements outside municipal jurisdiction
- Continued operation dependent on both Port tenure and District approvals



Q3 – Community Safety Practice and Emergency Response

Risk-Based Planning Framework

- Quantitative Risk Assessments (QRA) completed and peer reviewed
- Risk contours established using MIACC (Canada's best practice)
- Land use and density aligned with risk thresholds
- Updated risk contours incorporated into planning documents

Building & Site-Level Mitigation

- Enhanced building design measures within defined risk contours
 - Positive pressure HVAC systems
 - Chlorine gas detection with automatic air shutoff
 - Emergency communication systems
 - Defined shelter-in-place protocols
- Site-specific professional review required for development

Emergency Notification & Response

- Site-specific Emergency Response Plan
- Automatic 911 notification and facility siren activation
- Rapid Notify public alert system
- Coordination with Fire & Rescue and North Shore Emergency Management
- Monthly system testing

Ongoing Review & Governance

- Risk contours reaffirmed through subsequent studies
- Emergency protocols reviewed and updated regularly
- Community Advisory Panel engagement



Q4 – Rail Safety Once Railcars Leave the Site

Regulatory Authority

- Rail transport regulated federally
- Governed by Transport Canada under the Railway Safety Act
- Dangerous goods transport regulated under TDG Regulations

Railcar Standards

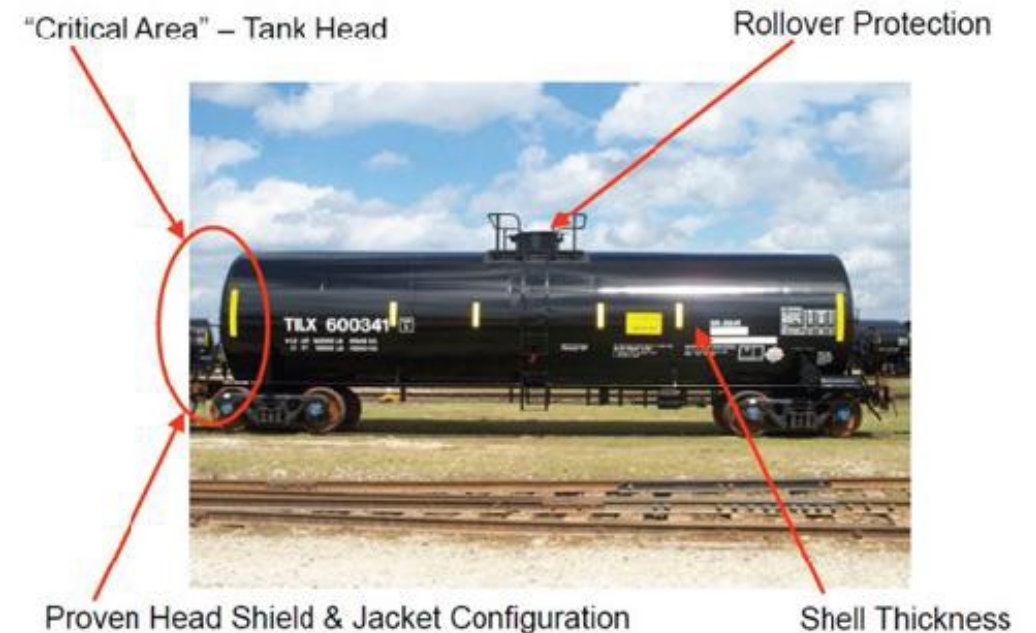
- Chlorine transported in approved pressure tank cars
- Design, inspection, and maintenance subject to federal standards
- Routing, speed, and operating rules regulated by rail operators

Municipal Role

- District authority limited to land use within municipal boundaries
- Rail operations outside site are beyond municipal jurisdiction

Emergency Coordination

- Federal rail safety oversight
- Coordination with local emergency services
- Established emergency response protocols



Rezoning Bylaw 8778

Staff Present

- Dan Millburn, GM, Planning, Properties & Permits
- Yan Zeng, Manager, Development Planning
- Afrooz Fallah, Planning Assistant
- RiskTec Consultants: David Montgomery, Christopher Rees, Naser Badri

Applicant Team Present

- Alan Robinson, Group Vice President, Commercial
- Dale Bossons, VP
- Amy Jonsson, Director, Corporate Communications
- BakerRisk Consultant: Alexander Fergusson
- Raman Batra
- Bryan Ritchey
- Blair Hetherington
- Alvin Loh
- Drew Somerville
- Fareed Ebrahim

Vancouver Fraser Port Authority

- Jennifer Law