



Annacis Island Distribution Hub – Expansion project

TDK Logistics Ltd. is proposing a state-of-the-art intermodal facility expansion on a 15.75-acre rail serviced site within the jurisdiction of the Vancouver Fraser Port Authority at 480 Audley Blvd. on Annacis Island, Delta, British Columbia. The proposed expansion will increase the facility from 6.5 acres to 15.75 acres expanding the site's existing container yard operation to handle an annual throughput of approximately 150,000 Standard 20' Container (TEU).

The expansion proposes to upgrade the existing container storage and transport facility to accommodate increasing market demand for goods transport and container storage including the addition of rail service and agricultural transloading. Approximately 100,000 t/a of grain product are anticipated to be transloaded into containers at the facility. This project will allow TDK to intensify and diversify operations on the existing site while serving more people and improving efficiencies. This full-service distribution hub includes import and export transload.

The project (PER No.21-098) is in the Application Review phase of the Project and Environmental Review (PER) process with the Vancouver Fraser Port Authority. The process includes one 20 business day public comment period.

Your input is important, and we invite interested parties to ask questions and provide comments on our application and the results of our technical studies and assessments.

The Application Review public engagement period will run from May 18 to June 15, 2023.

Before completing this survey, we recommend that you review the project information available at the project website, tdklogistics.com/project-expansion to:

- Find out more about the proposed project
- Read our technical studies and assessments

For more information about the PER process visit the Vancouver Fraser Port Authority website:

portvancouver.com/permitting-and-reviews/per/

For questions about the port authority's Project and Environmental Review of the proposed project, please contact the port authority at PER@portvancouver.com or 604.665.9047

Thank you for taking the time to provide your input. Please submit your feedback by June 15, 2023.

To help us understand where people who are interested in the project live or work, please provide the first three characters of your work and / or home postal code:

Work

Home

REQUIRED STUDIES AND REPORTS

As part of the application process, technical studies and assessments were undertaken to determine the potential effects of the proposed Annacis Island Distribution Hub project on areas of environmental, First Nations, and community interest and plans were developed to appropriately address these effects.

Please rate your level of satisfaction with the plans and the results of the studies and assessments described in the following questions. Choose only one answer.

DRAWING PACKAGE

Drawing package illustrating proposed site plan, concept layout, demolition plans, flow diagram, drainage and utilities, in-terminal traffic flow and lighting details.

- Very satisfied*
- Somewhat satisfied*
- Neither satisfied nor dissatisfied*
- Somewhat dissatisfied*
- Very dissatisfied*
- Did not review/not applicable*

Reasons: _____

FIRE SAFETY PLAN

Plan developed to specify the design measures and operation and maintenance strategies for fire protection. The plan identifies potential hazards and emergency procedures and is compliant with all relevant federal and provincial legislation, regulations, guidelines, and objectives.

- Very satisfied*
- Somewhat satisfied*
- Neither satisfied nor dissatisfied*
- Somewhat dissatisfied*
- Very dissatisfied*
- Did not review/not applicable*

Reasons: _____

FLOOD VULNERABILITY ASSESSMENT

Assessment to identify the potential vulnerabilities of the project site in relation to flood risk and understand how the commodities stored onsite and day-to-day operations would be affected in the event of flooding. Risk of flooding on the baseline scenario is minimal but risk increases in future year scenarios accounting for potential climate change effects.

- Very satisfied*
- Somewhat satisfied*
- Neither satisfied nor dissatisfied*
- Somewhat dissatisfied*
- Very dissatisfied*
- Did not review/not applicable*

Reasons: _____

GEOTECHNICAL INVESTIGATION REPORT

Assessment and recommendations to inform planning and design and identify measures to lower the potential for liquefaction of soils underlying the site, ensure slope stabilization on the site and minimize the potential for large-scale movements near the foreshore.

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

HAZARDOUS MATERIALS INSPECTION REPORT (FOR DEMOLITION)

Assessment to establish the location and type of hazardous building materials within the warehouse structure and its finishes. Prior to demolition of the building, hazardous materials shall be removed and disposed of by a qualified hazardous materials abatement contractor in accordance with the safety regulations.

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

RAIL OPERATING PLAN

Outlines the proposed onsite operation and SRY (Southern Railway of British Columbia) service to the project site. Anticipated rail traffic is 4,000 cars per year initially. Two types of rail cars will access the site, container and grain transload, with an anticipated 16 to 20 rails cars arriving and departing the project site per working day.

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

STORMWATER POLLUTION PREVENTION PLAN (SPPP)

SPPP outlines measures to manage stormwater pollution risks and prevent the discharge of pollutants in stormwater runoff during operations.

The Plan includes:

- Site inventory of potential pollutants
- Pollution risks, receptors and pathways
- Management strategies for pollution prevention, containment and treatment
- Implementation of the Plan, monitoring and adaptive management

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

TRAFFIC IMPACT ASSESSMENT

Assessment to evaluate the effects of the project on the surrounding road network, in particular new truck gates and queuing lanes. The expansion is not expected to generate any additional truck trips over and above generalized background traffic growth rates. Analysis demonstrated a significant improvement in the network post-construction with queuing from the container yard entrance reduced by 80%.

Construction activities required for this Project may cause a slight increase in local traffic volumes but will be limited to the industrial lands near the Project site. To minimize impacts to local businesses during construction, general traffic mitigations will be implemented including:

- Developing a Construction Parking and Traffic Management Plan
- Planning construction vehicle movements to avoid busy times of day
- Spreading construction vehicle moments across the day to reduce the number of trips per hour to the site
- Managing construction vehicles leaving site to reduce dispersion of dust and materials off site.

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

ENVIRONMENTAL AIR ASSESSMENT

Assessment looked at emissions from rail, on-road and non-road vehicles, and equipment and materials handling. Emissions associated with the project are not expected to significantly impact air quality in the surrounding area.

During construction, neighbours adjacent to the project site may experience a temporary increase in dust levels typically associated with this type of work. Our goal is to help minimize disruption as much as possible by using industry best practices.

Mitigation measures will be used during construction to reduce air emissions including:

- Using electrical equipment where practical
- Turning off equipment when not in use
- Minimizing idling time on site

<input type="checkbox"/> <i>Very satisfied</i>	Reasons: _____
<input type="checkbox"/> <i>Somewhat satisfied</i>	_____
<input type="checkbox"/> <i>Neither satisfied nor dissatisfied</i>	_____
<input type="checkbox"/> <i>Somewhat dissatisfied</i>	_____
<input type="checkbox"/> <i>Very dissatisfied</i>	_____
<input type="checkbox"/> <i>Did not review/not applicable</i>	_____

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) INCLUDES WASTE MANAGEMENT PLAN AND SPILL RESPONSE PREVENTION AND EMERGENCY RESPONSE

Plan provides environmental mitigations and monitoring approach to ensure environmental compliance and implementation of appropriate measures by the contractor during construction.

The plan is in accordance with port authority guidelines.

Plan is included in Section 4.12 of the Construction Environmental Management Plan (CEMP). Non-hazardous and hazardous wastes will be segregated and disposed of at appropriately licensed offsite facilities. Recyclable materials shall be collected and disposed of separately as per the Metro Vancouver requirements.

The Spill Prevention and Emergency Response Plan is included in Section 6.3 of the CEMP and outlines measures to avoid spills of deleterious substances, procedures for storage and handling and a clear plan of action for spills and accidental release of deleterious substances.

Includes guidance for onsite and offsite personnel on the required actions for preventing and responding to emergencies, contingency response planning and risk identification.

<input type="checkbox"/> <i>Very satisfied</i>	Reasons: _____
<input type="checkbox"/> <i>Somewhat satisfied</i>	_____
<input type="checkbox"/> <i>Neither satisfied nor dissatisfied</i>	_____
<input type="checkbox"/> <i>Somewhat dissatisfied</i>	_____
<input type="checkbox"/> <i>Very dissatisfied</i>	_____
<input type="checkbox"/> <i>Did not review/not applicable</i>	_____

ENVIRONMENTAL NOISE AND VIBRATION ASSESSMENT

Assessment to evaluate current noise conditions and develop a computer noise model for future project noise levels. Noise measurements were taken at the site and in the community in Delta. Results indicate that project-related noise will not exceed annual average existing community noise levels or any of the PER Guideline criteria. Project is greater than 700 metres away from the closest residential receiver so potential impacts from ground-borne vibration associated with the project are expected to be insignificant.

During construction, neighbours adjacent to the project site may experience a temporary increase in noise and vibration levels typically associated with this type of work. Our goal is to help minimize disruption as much as possible by using industry best practices.

Mitigation measures will be used during construction to reduce noise and vibration including:

- Restricting work to standard port authority working hours
- Verifying equipment is properly maintained
- Turning off equipment when not in use
- Minimizing idling time one site

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

SUPPLEMENTARY INFORMATION REPORT

Report includes a concordance table against the PER checklist, information on the Project site, details on construction and operations, required drawings and plans, summaries of the required Technical Studies, and a summary of the site survey, with existing site conditions and potential impacts to land, water and air.

Very satisfied

Reasons: _____

Somewhat satisfied

Neither satisfied nor dissatisfied

Somewhat dissatisfied

Very dissatisfied

Did not review/not applicable

ADDITIONAL COMMENTS AND OVER ALL SUPPORT

PLEASE RATE YOUR LEVEL OF AGREEMENT WITH THE FOLLOWING STATEMENT

I support the proposed TDK Annacis Island Distribution Hub – Expansion project.

- Very satisfied*
- Somewhat satisfied*
- Neither satisfied nor dissatisfied*
- Somewhat dissatisfied*
- Very dissatisfied*
- Did not review/not applicable*

Please provide your reasons for your level of agreement:

Please provide any additional questions or comments about this project in the space provided:

PLEASE TELL US ABOUT YOURSELF

How did you hear about this project

- Advertisement in local newspaper:*
- Delta Optimist*
- North Delta Reporter*
- Letter delivered to local business*
- Project website*
- Friends / neighbours*
- Port authority website*
- Other (please describe):*

Do you... (please check all that apply):

- Live in Delta*
- Work in Delta*
- Live or work outside of Delta, Surrey or New Westminster (please describe):*
- Live in Surrey*
- Work in Surrey*
- Live in New Westminster*
- Work in New Westminster*

Would you like to be added to our database to receive project updates?

Yes, please provide your email address: _____
 No

Thank you for taking the time to provide your input. We are accepting comments until **June 15, 2023**.

Download, complete the form and return

by email:

info@tdklogistics.com

or mail:

#10 – 480 Audley Blvd.

Delta, BC, V3M 5S4

Any personal contact information you provide to TDK Logistics as part of this feedback form is collected and protected in accordance with the Access to Information Act and the Privacy Act. This database allows the project team to maintain a record of contact. Your personal information will not be used for any purpose other than to provide project updates via email and reply to your comments or questions, at your request. If you have any questions regarding the TDK expansion project and/or the information collection undertaken, we can be reached by phone at 604-515-4806 or by email at info@tdklogistics.com.