

TDK Logistics Ltd.

Annacis Island Distribution Hub
Public Engagement Summary Report
4 August 2023





This *Public Engagement Summary Report* presents the findings from the application review public engagement for the Annacis Island Distribution Hub project, undertaken by Lucent Quay Consulting Inc. on behalf of TKD Logistics Ltd. This document has been prepared as part of an application under the Project and Environmental Review (PER) process of the Vancouver Fraser Port Authority.

Lucent Quay Consulting Inc. is a Vancouver-based communications and engagement firm with extensive experience in port-related and general transportation projects.

For more information about the engagement process, please see the Public Engagement Overview section of this report.

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1 Proposed Project Overview

TDK Logistics Ltd. is proposing a state-of-the-art intermodal facility expansion on a 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' Containers (TEU). The anticipated annual truck volume will increase from 65,000 gate transactions to an estimated 80,000 gate transactions upon project completion. To expand the container yard, the existing warehouse will be demolished, and the warehouse operation and services will be moved offsite.

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. Construction is expected to commence in July 2025 with a duration of approximately 12 to 18 months.

The proposed Annacis Island Distribution Hub project consists of three main components:

- **Reconfiguration of the existing container yard** – demolition of one existing warehouse building, reconfigured truck gate, and three new truck queuing lanes.
- **Trackwork** – installation of two new rail tracks at the end of the SRY (Southern Railway of British Columbia) spur track, to accommodate a total 20 railcars.
- **Grain transload operation** – installation of mobile grain handling operation (utilising mobile grain conveyors) to accommodate commodity arrival by rail, unloading onto mobile conveyors and transfer to tipping container.

Proposed works comprise the following:

- Demolition of an existing warehouse building
- Reconfiguration of truck gate and container yard, including construction of gate entrance and exit buildings
- Construction of two new rail tracks at the end of the existing SRY spur track, to accommodate a total of 20 railcars
- Ground improvement works utilising Rammed Aggregate Pier (RAP) ground densification methods, extending to a depth of approx. 15m
- Installation of mobile grain handling operation (utilising mobile grain conveyors)
- Associated miscellaneous works - utility removals and installations, removal and installation of fencing and lighting installation

About TDK Logistics Ltd.

TDK Logistics Ltd. (TDK) is a Canadian owned firm that started in 1997 as a Canada Border Services Agency warehouse facility. In 2008, the company grew to become TDK Metro Terminals through the acquisition of Metro-Seacon Terminals. In 2012, TDK Metro Terminals acquired additional land on Annacis Island and consolidated their operations at one location. TDK Logistics has been operating on Annacis



Island for more than 20 years and is a trusted industry leader with strong partnerships with global ocean carriers.

Locally owned and operated for more than 25 years, TDK is proud to offer the best personalized customer service in the industry, utilizing state of the art equipment and technology to enhance operational performance. The project will ensure that TDK can continue facilitating the intensification and diversification of trade on behalf of Canadians, in a fully sufferance bonded facility.

2 Public Engagement Overview

2.1 Overview

The Project Team led a comprehensive round of engagement in accordance with Vancouver Fraser Port Authority requirements as part of the Project and Environmental Review (PER) process. During the public engagement period, held from May 18 to June 15, 2023, the local community was informed about the results of studies conducted as part of the process. Members of the public were invited to provide comments and ask questions about the studies, assessments and plans completed as part of the permit application to the port authority.

TDK is working with the port authority to ensure that community and stakeholder interests are considered as part of the PER process. TDK's approach for the public engagement period was to develop a comprehensive public engagement process to provide valuable information to members of the public and to help facilitate meaningful dialogue.

The TDK engagement and consultation strategy meets all requirements outlined by the port authority for public engagement. Guidelines outlining the requirements are available on the [port authority website](#).

2.2 Engagement notifications

The notification strategy was developed to meet all requirements outlined by the port authority for public and consultation and to provide the public with information about opportunities to participate.

The following notification materials were developed to support the public engagement period:

- **Notification letter** – for delivery to local community (*see Appendix A*)
- **Advertisements** – notice in local newspapers promoting engagement opportunities (*see Appendix B*)
- **Announcement / news link** – posted on the home page of the corporate website with a direct link to the project web page (*see Appendix C*)

2.3 Engagement activities

During the public engagement period, the following activities were completed as per the port authority guidelines.

Notification letter to local community

Notification letters were hand delivered to local businesses identified in the Notification Distribution Area (*see Appendix D*). Notification letters contained background information about the project, a site plan for the project, described where to find further information, including technical studies and assessments, information about what to expect during construction and outlined ways to participate in the Application Review Public Comment Period.

42 notification letters were distributed, by hand by the project team on May 18, 2023.

Advertising in Local Newspapers

Advertisements were placed in two local newspapers (*see appendix B*) and included the following information:

- The start and end date of the public engagement period
- Website address to access further information about the Project and the application
- Phone and email contact information

Advertisements appeared in the following newspapers on these dates:

- The Delta Optimist – May 18, 2023
- North Delta Leader – May 18, 2023

Project Webpage

A dedicated project webpage provided information about the proposed project, the application documents and the public engagement period (*see appendix E*).

The web page was launched on May 17, 2023, and provided:

- Background information about the proposed project
- Information on what to expect during construction
- Details outlining how to participate
- A link to the online feedback form
- Downloadable PDF copy of feedback form
- Downloadable PDF copies of all engagement documents, technical studies, assessments and plans
- Project team email and phone contact information
- A link to the port authority website for information about the PER process

The project webpage URL is: <https://www.tdklogistics.com/project-expansion>

Feedback Form

A 20-question feedback form was made available to collect input as part of the public engagement period. A link to the online feedback form (*see appendix F*) was provided on the project webpage and a PDF copy (*see appendix G*) was available for download from the webpage.

3 Process evaluation

The public engagement approach was developed in accordance with Vancouver Fraser Port Authority PER process requirements to provide valuable information to members of the public to support and generate meaningful dialogue.

Hand delivery of notifications was chosen as the primary method of communication to the local community. This high touch approach was selected, instead of delivery by Canada Post, so that where possible the letter was delivered personally to local businesses with an explanation about the purpose of the letter.

The public engagement period provided a variety of methods for participation and input:

- Online feedback form
- Project phone number
- Project email address

The project website received 113 unique page views during the public engagement period indicating that notifications were received by interested parties who sought information about the project but did not contact the project team with any questions or concerns.

3.1 Level of participation

Participation results are as follows:

- 125 page views on the project webpage with 113 unique page views (*see appendix H*)
- 16 page views for the project engagement period launch announcement with 15 unique page views
- Two directly adjacent businesses were visited personally by a project team member to ensure delivery of the notification letter and provide the opportunity to speak directly to a project team member should they have questions or want to provide feedback
- One written enquiry was received by the port authority and forwarded to the project team and a reply was sent to provide information about the project and opportunities to participate

3.2 Summary of feedback received

No participants completed the feedback form online or provided input through the project phone or email line, between May 15 and June 15, 2023.

Local businesses did not provide feedback or pose questions to project team members at the time of hand delivery of notification letters.

The project team did not receive questions or comments as a result of the follow up email to the written enquiry sent directly to the port authority and forwarded to the project team.

The project team did not receive any project input from the general public during the engagement period so public engagement feedback was not considered as part of the Annacis Island Distribution Hub PER process.



4 Summary and next steps

The public engagement period for the proposed Annacis Island Distribution Hub was held from May 18 to June 15, 2023. A comprehensive public engagement process was implemented in accordance with the port authority's public engagement requirements.

The project team developed a dedicated project web page, online feedback form and maintained a dedicated email and phone line to received input on the project application.

The project team did not receive any project input from the general public during the engagement period so public engagement feedback was not considered as part of the Annacis Island Distribution Hub PER process.

All PER process documents for the Annacis Island Distribution Hub, including this Engagement Summary Report, are available at the project website: <https://www.tdklogistics.com/project-expansion>.



Appendix A: Notification letter



May 18, 2023

Dear Neighbour,

Re: Proposed Annacis Island Distribution Hub – Invitation for Community Input

This letter provides important information about a proposed project in your area. 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 project requires a permit under the Project and Environmental Review (PER) process with the Vancouver Fraser Port Authority. We have submitted our permit application (PER No.21-098) to the port authority, and it is now under review. TDK is working with the port authority to ensure that community interests are considered as part of the PER application process.

TDK Logistics Ltd. is a Canadian owned firm that started in 1997 as a Canada Border Services Agency warehouse facility. TDK Logistics has been operating on Annacis Island for more than 20 years and is a trusted industry leader with strong partnerships with global ocean carriers. The project will ensure that TDK can continue facilitating the intensification and diversification of trade on behalf of Canadians.

About the project

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) including approximately 100,000 t/a of grain product transloaded into containers at the facility. The anticipated annual truck volume will increase from 65,000 gate transactions to an estimated 80,000 gate transactions upon project completion. To expand the container yard, the existing warehouse will be demolished, and the warehouse operation and services will be moved offsite. *See site map on back page.*

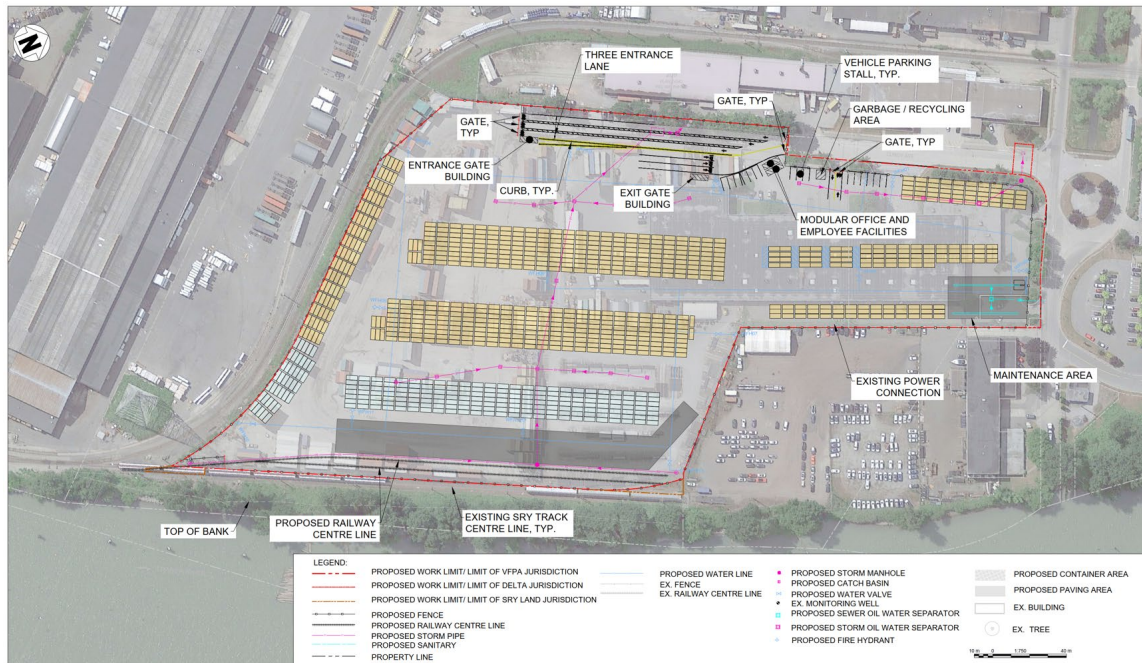
The proposed Annacis Island Distribution Hub project consists of three main components:

- **Reconfiguration of the existing container yard** – demolition of one existing warehouse building, reconfigured truck gate, and three new truck queuing lanes.
- **Trackwork** – installation of two new rail tracks at the end of the SRY (Southern Railway of British Columbia) spur track, to accommodate a total 20 railcars.
- **Grain transload operation** – installation of mobile grain handling operation (utilising mobile grain conveyors) to accommodate commodity arrival by rail, unloading onto mobile conveyors and transfer to a tipping container.

About the technical studies and assessments

Our technical study reports and information materials are available on the project website tdklogistics.com/project-expansion.

The outcomes of the studies indicate that the expansion project is not expected to significantly impact traffic, water, air quality, noise, or the adjacent community and businesses in the surrounding area.



Proposed Annacis Island Distribution Hub – TDK Logistics Ltd

What to expect during construction

During construction, neighbours adjacent to the project site may experience a temporary increase in noise and 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. 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. We will take all necessary steps to minimize any traffic impacts including developing a Construction Parking and Traffic Management Plan.

How to participate

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.

Visit tdklogistics.com/project-expansion to:

- Find out more about the proposed project
- Read our application, technical studies and assessments
- Complete an online feedback form

To ask questions, provide comments or request a meeting with the project team, we can be reached by phone at 604-515-4806 or by email at info@tdklogistics.com.

Kind Regards,

TDK Logistics Ltd. Project Team



Appendix B: Advertisement in local newspapers

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | 6 | | | 5 | 8 | | |
| 3 | | | | 9 | 8 | | | |
| | 7 | | | | | 4 | | |
| | | 7 | | | 6 | | | |
| 1 | | 2 | 9 | | | | | |
| | | 9 | 1 | 3 | 4 | 7 | | |
| | | | 1 | 4 | | 8 | | 5 |
| | | | | 1 | 2 | | 3 | |
| 2 | 8 | | | | | | | |

SUDOKU

Sudoku puzzles are formatted as a 9x9 grid, broken into nine 3x3 boxes. To solve a Sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes.

Level: Advanced

PUZZLE ANSWERS ON SEPARATE PAGE

| | | | | | | | | | | | | | | |
|----|----|---|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | | | | | 4 | 5 | 6 | | | | | |
| 7 | | | | | | | 8 | | | | 9 | | | |
| 10 | | | 11 | | | | | | | 12 | | | | |
| 13 | | | | | | | 14 | 15 | | | 16 | | | |
| 17 | | | 18 | | | 19 | | | | 20 | | | | |
| 21 | | | | 22 | 23 | | | | 24 | | | | | |
| | | | | 25 | | | | 26 | | | | | | |
| | | | 27 | 28 | | | 29 | | | | | | | |
| | | | 30 | | | | 31 | | | | | | | |
| | | | | 32 | | | 33 | | | 34 | 35 | 36 | 37 | 38 |
| 39 | 40 | | | 41 | | | | | 42 | | | | | |
| 43 | | | | 44 | | | | | | 45 | | | | |
| 46 | | | 47 | | | | | | | 48 | | | | |
| 49 | | | | | | | | | | 50 | | | | |
| | | | | | | | | | | 51 | | | | 52 |

ACROSS

DOWN

- | | | | |
|--|--|---------------------------------|---------------------------------|
| 1. Relative biological effectiveness (abbr.) | 17. "Tough Little Boys" singer Gary | 29. Helsinki neighborhood | 45. Middle Eastern nation |
| 4. Chinese philosophical principle | 19. State attorneys | 30. Farm resident | 46. It yields Manila hemp |
| 7. Branch | 20. Goddess of fertility | 31. Ocean | 48. People operate it (abbr.) |
| 8. Jewish spiritual leader | 21. Localities | 32. Where ballplayers work | 49. Regenerate |
| 10. Slang for requests | 25. Beloved singer Charles | 39. Unable to hear | 50. Not healthy |
| 12. "So Human An Animal" author | 26. Clue | 41. Cool! | 51. Chinese sword capital |
| 13. Rocker Billy | 27. Ridge of jagged rock below sea surface | 42. Cape Verde | 52. Mild expression of surprise |
| 14. British Air Aces | | 43. One point north of due east | |
| 16. Type of tree | | 44. Kilo yard (abbr.) | |
-
- | | | | |
|---|---------------------------------|-------------------------------|-------------------------------------|
| 1. Unit of angle | 9. Systems, doctrines, theories | 23. Clumsy person | 36. Crawls into the head (folklore) |
| 2. Headgear to control a horse | 11. Stony waste matter | 24. Belonging to us | 37. Legally responsible |
| 3. Clots | 14. Bravo! Bravo! Bravo! | 27. Canadian flyers | 38. Move in a playful way |
| 4. Follows sigma | 15. Hostile to others | 28. Greek goddess of the dawn | 39. Regarded with deep affection |
| 5. A woman who is the superior of a group of nuns | 18. U.S. State | 29. Snake-like fish | 40. Partner to flowed |
| 6. Greek units of weight | 19. Not wet | 31. Unhappy | 44. Native American tribe |
| 8. Radio direction finder (abbr.) | 20. Something one thinks up | 32. Fruit | 47. Head honcho |
| | 22. Where beer is made | 33. Not good | |
| | | 34. Zero degrees Celsius | |
| | | 35. Goo Goo Dolls' hit | |

COMMUNITY

ANNOUNCEMENTS

HALL for RENT
with Commercial Kitchen & Meeting Space Available.
ALL SAINTS' CHURCH
4755 Arthur Drive,
LADNER
Call for info: 604-946-8413
allsaintsladner.org

Lost?
Find in the Classifieds!



COMING EVENTS



Historical Arms 1 Day Gun Show
Sunday - May 28th
9:00am - 2:00pm
EVERGREEN HALL
9291 Corbould Street
Chilliwack, BC
Exit #116 off Hwy #1
www.hacsbc.ca



Who needs Pink Flamingos?
Let everyone know with a Classified Announcement Ad.
604-362-0586

LEGAL

LEGAL/PUBLIC NOTICES



TDK has submitted a permit application (PER No.21-098) and invites comments and questions from the community.

Proposed Annacis Island Distribution Hub Invitation for Community Input

TDK Logistics Ltd. is proposing a state-of-the-art intermodal facility expansion on a 15.75-acre rail serviced site at 480 Audley Blvd. on Annacis Island, Delta, British Columbia. The proposed project requires a permit under the Project and Environmental Review (PER) process with the Vancouver Fraser Port Authority.

The Application Review public engagement period will run from **May 18 to June 15, 2023. Visit tdklogistics.com/project-expansion to:**



- Find out more about the proposed project
- Review site plan and location
- Read our application, technical studies and assessments
- Complete an online feedback form

Provide your input by June 15, 2023.
Contact us with questions or comments:
p. 604-515-4806 or e. info@tdklogistics.com

Thank you for your participation.

LEGAL

LEGAL/PUBLIC NOTICES

WAREHOUSEMAN'S LIEN
THEWELL KAREN is indebted to Roadway Towing Ltd. for storage and towing on a 1985 RED VOLKSWAGEN SCIROCCO - VIN: WVV-CA0533FK027056. A Lien is claimed under the Act. There is presently an amount due and owing of \$3,186.51, plus any additional costs of storage, seizure and sale that may accrue. Notice is hereby given that on May 26th, 2023, or thereafter, the said vehicle will be sold. The vehicle is currently stored at Roadway Towing Ltd., 7391 Progress Place, Delta, BC, V4G1A1, and was placed in storage on January 10th, 2023. For more information, call Roadway Towing Ltd. at: 604-940-0329
www.roadwaytowing.ca

EMPLOYMENT

CAREER OPPORTUNITIES

Office Administrator
A small but busy Tsawwassen accounting firm is seeking a permanent full-time office administrator. The ideal candidate will be detail-oriented, able to work independently, have strong communication skills, and possess excellent computer skills. Knowledge of bookkeeping and payroll is an asset. Compensation will be based on experience. Please email resume with cover letter to office@angjeng.ca.

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HIRING F/T & P/T
• Supervisor • Cooks
• Kitchen Help • Cashiers
No experience needed.
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jeannevol585@msn.com

Find a NEW CAREER

Discover a world of possibilities in the classifieds!

604-362-0586
to advertise

arts & entertainment



Genesis Theatre presents a special musical event on June 6 to celebrate the support of volunteers, clients, staff and local community over the past year, featuring Vancouver's Top Line Vocal Collective (pictured).

SHARTEEN PHOTO

Vancouver pop choir to headline free concert at Genesis Theatre in June

James Smith
North Delta Reporter

The Genesis Theatre is hosting a free family-friendly concert next month to celebrate the support of its volunteers, clients, colleagues and the local community over the past year. Headlining the show on Tuesday, June 6 is the Top Line Vocal Collective, billed as Vancouver's premier pop choir. Founded in 2013, TLVC is a choral ensemble built on the foundation of harmony, rhythm and fun, according to an event press release. They perform a blend of pop, R&B, rock, reggae and soul hits spanning several decades.

The program will open with performances by Delta Secondary students and alumni, including flute duo Spencer Leong Cowie and Christy Hung, soloist Jackson Martin, musical duo Ann Matterson and Julian Neufeld, and an ensemble medley from the cast of this year's DSS Theatre Company production of *Footloose*. Tickets are free but as space is limited in the 400-seat performing arts facility operated by Delta School District, those wishing to attend are encouraged to reserve their tickets online at genesis-theatre.ticketix.ca. The Genesis Theatre is located at 5005 45th Ave. in Ladner, adjacent to Delta Secondary School.

PUBLIC NOTICE Delta

Notice is hereby given that Delta City Council will consider adopting the bylaws referenced below at its Regular Meeting at 4:00 p.m. on **Monday, May 29, 2023** in the Council Chamber, Delta City Hall, 4500 Clarence Taylor Crescent.

Inter-municipal TNS Business Licence Agreement Bylaw No. 8270 and Inter-municipal TNS Business Licence Bylaw No. 8271


At the May 1, 2023 Regular Council meeting, Inter-municipal TNS Business Licence Agreement Bylaw No. 8270 and Inter-municipal TNS Business Licence Bylaw No. 8271 were introduced and given first, second, and third readings. Bylaw No. 8270 will authorize the City to enter into a new inter-municipal regulatory scheme to enable the District of Hope, the District of Kent, and the City of Mission to join the Inter-municipal TNS Business Licence for ride-hailing and Bylaw No. 8271 will establish the inter-municipal regulatory scheme within Delta.

Those persons who consider themselves affected by the proposed bylaws are invited to submit written comments to Council as follows:

Email: mayor-council@delta.ca OR Write to:
Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Written submissions received up to **12:00 p.m. on Wednesday, May 24, 2023** will be included in the Agenda package. Written submissions received after and up to 10:00 a.m. on **Monday, May 29, 2023** will be provided to Council prior to the meeting. All written submissions will form part of the public record and **must include your name and full address**.

For more information on the proposed bylaw amendments, please visit the City's website at Delta.ca for the staff report – Item #6 on the May 1, 2023 Regular Council Agenda or contact the Property Use and Compliance Department at 604-946-3340.

 City of Delta BC | www.delta.ca/watchlive Delta

TDK METRO Terminals

TDK has submitted a permit application (PER No.21-096) and invites comments and questions from the community.

Proposed Annacis Island Distribution Hub Invitation for Community Input

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

Visit tdklogistics.com/project-expansion to:

- Find out more about the proposed project
- Review site plan and location
- Read our application, technical studies and assessments
- Complete an online feedback form

Provide your input by June 15, 2023. Contact us with questions or comments: p. 604-515-4806 or e. info@tdklogistics.com

Thank you for your participation.

Support women's healthcare in your community!



DONATE TODAY!

Delta Hospital + Community Health FOUNDATION **dhchfoundation.ca**
604-940-9695
Charitable No. 12984-014-RR0001

Caring for our community, today and always.



Appendix C: Web announcement / news link



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.

[READ MORE HERE](#)

[Go Back](#)

OUR FACILITY

THE CONTAINER YARD



ABOUT US

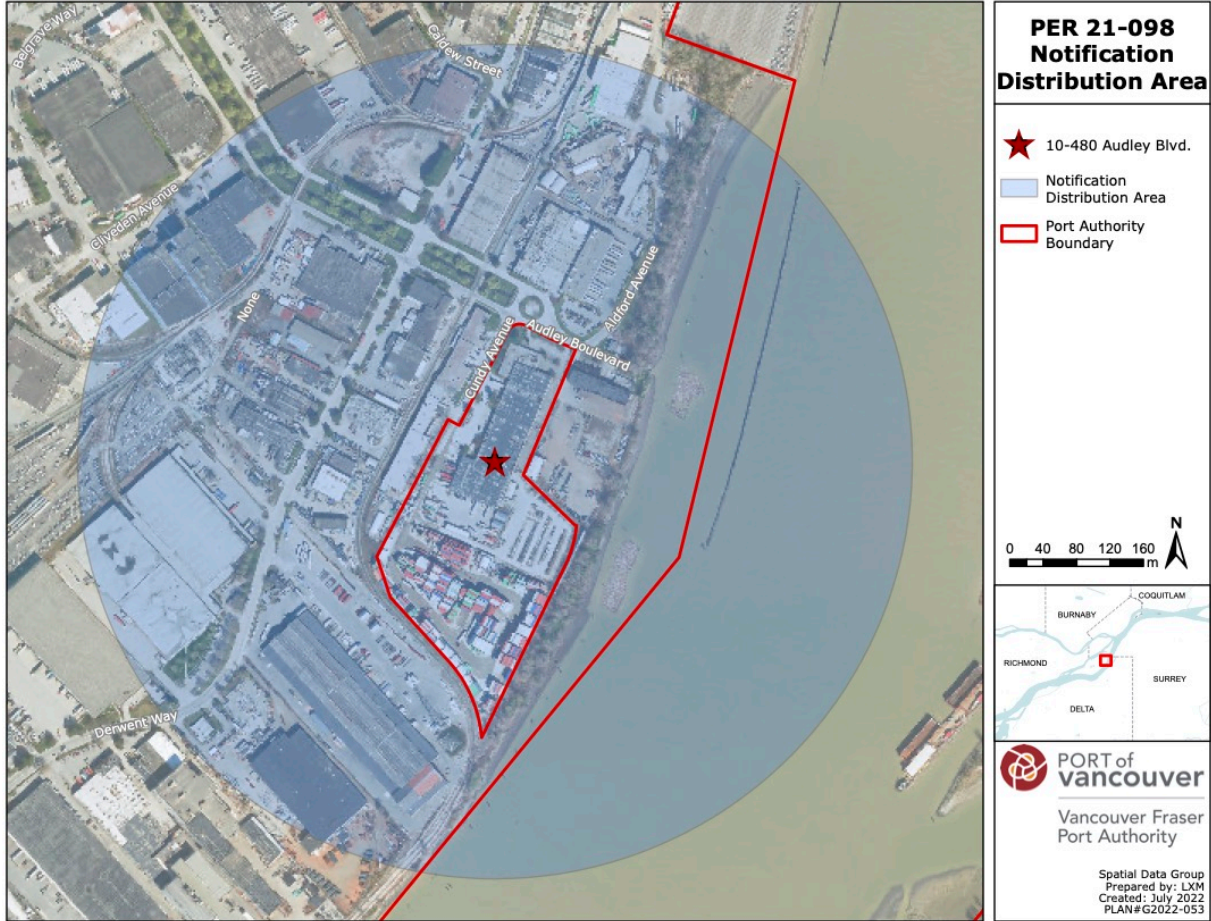
ABOUT TDK METRO TERMINALS

TDK Logistics Ltd. (TDK Metro Terminals) is a Canada Customs surferance full-service CFS, container storage and transport logistics company located on Annacis Island, BC.

We are locally-owned and operated for over 25 years. We pride



Appendix D: Notification distribution area





Appendix E: Project web page

TDK EXPANSION PROJECT

Annacis Island Distribution Hub – Expansion project

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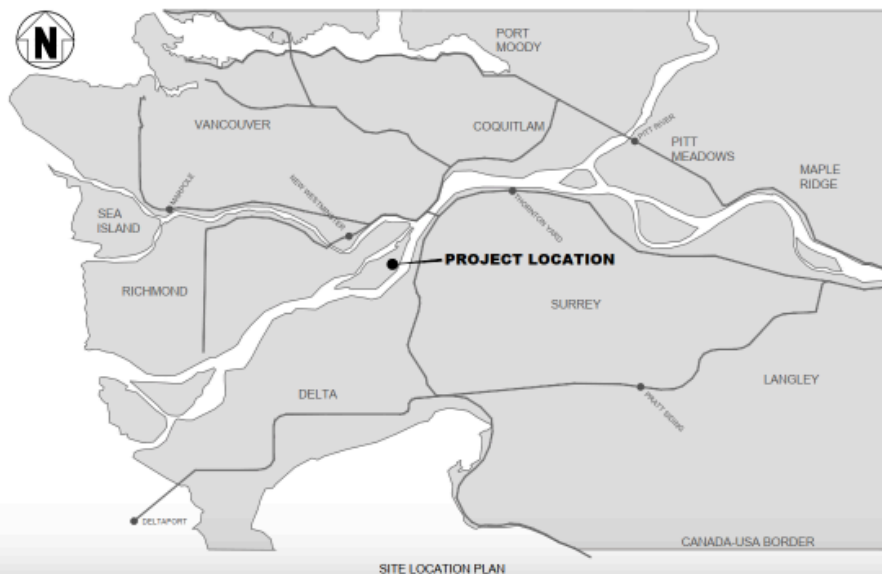
About the project

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 anticipated annual truck volume will increase from 65,000 gate transactions to an estimated 80,000 gate transactions upon project completion. To expand the container yard, the existing warehouse will be demolished, and the warehouse operation and services will be moved offsite.

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 proposed Annacis Island Distribution Hub project consists of three main components:

- **Reconfiguration of the existing container yard** - demolition of one existing warehouse building, reconfigured truck gate, and three new truck queuing lanes.
- **Trackwork**- installation of two new rail tracks at the end of the SRY (Southern Railway of British Columbia) spur track, to accommodate a total 20 railcars.
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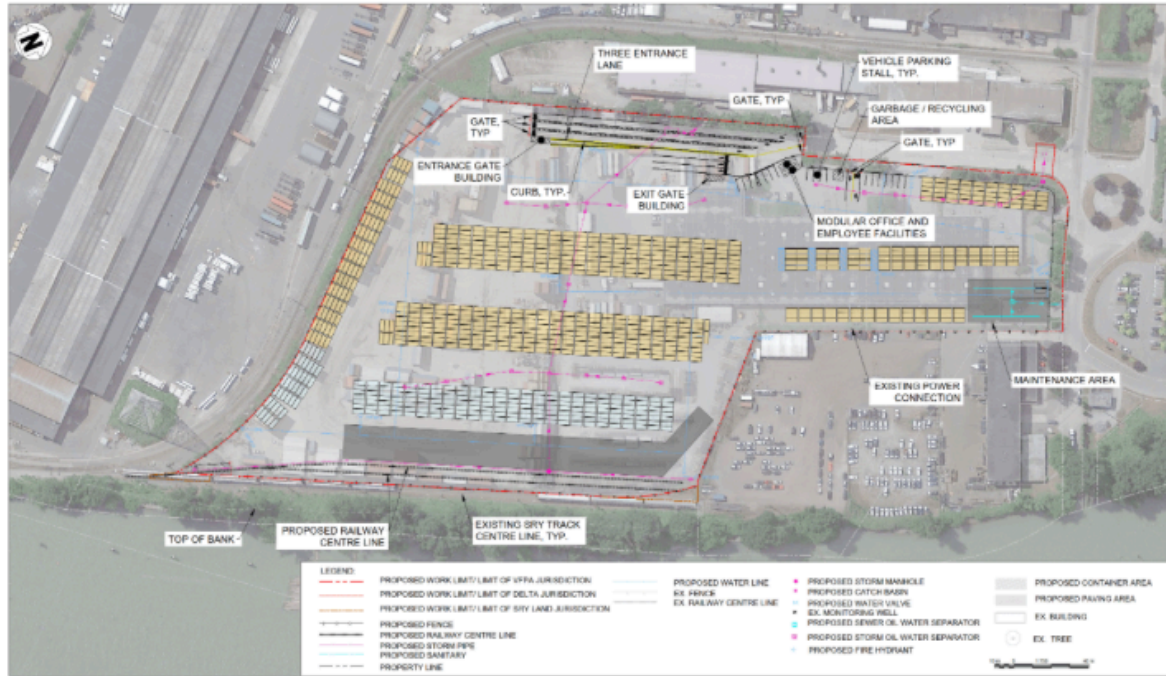




SATELLITE VIEW

Proposed works comprise the following:

- Demolition of an existing warehouse building
- Reconfiguration of truck gate and container yard, including construction of gate entrance and exit buildings
- Construction of two new rail tracks at the end of the existing SRY spur track, to accommodate a total of 20 railcars
- Ground improvement works utilising Rammed Aggregate Pier (RAP) ground densification methods, extending to a depth of approx. 15m
- Installation of mobile grain handling operation (utilising mobile grain conveyors)
- Associated miscellaneous works - utility removals and installations, removal and installation of fencing and lighting installation



About the technical studies and assessments

Our technical study reports and information materials are available in the Resources section of this webpage. The outcomes of the studies indicate that the expansion project is not expected to significantly impact traffic, water, air quality, noise, or the adjacent community and businesses in the surrounding area.

What to expect during construction

During construction, neighbours adjacent to the project site may experience a temporary increase in noise and 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. 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. We will take all necessary steps to minimize any traffic impacts including developing a Construction Parking and Traffic Management Plan.

Construction is expected to commence in July 2025 with a duration of approximately 12 to 18 months. Hours of work for construction activities will be consistent with the port authority's approved hours of construction: 7:00 a.m. to 8:00 p.m. Monday to Saturday, excluding statutory holidays.

Project status

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 proposed Annacis Island Distribution Hub project has been designated a "Category C" project review. The process includes one 20 business day public engagement period.

For more information about the application visit the Vancouver Fraser Port Authority website [project page](#).

For more information about the PER process visit the [Vancouver Fraser Port Authority](#) website.

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

Public engagement

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. Our application and technical study reports are available for review in the resources section of this website.

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

Once you have reviewed the project information, please complete an online feedback form.

[CLICK HERE FOR ONLINE FEEDBACK FORM.](#)

Provide your input by June 15, 2023.

To ask questions, provide comments or request a meeting with the project team, we can be reached by phone at 604-515-4806 or by email at info@tdklogistics.com.

Thank you for your participation.

Resources

Studies and assessments were undertaken in the following areas and are available for review:

[Drawing Package](#)

[Fire Safety Plan](#)

[Flood Vulnerability Assessment](#)

[Geotechnical Investigation Report](#)

[Hazardous Materials Inspection Report](#)

[Rail Operating Plan](#)

[Stormwater Pollution Prevention Plan \(draft\)](#)

[Traffic Impact Assessment](#)

[Environmental Air Assessment](#)

[Construction Environmental Management Plan - Draft](#)

[Environmental Noise and Vibration Assessment](#)

[Supplementary Information Report](#)

Engagement materials

[Public notification letter - May 2023](#)

[Feedback Form - May 2023](#)

(Download, complete the form and return by email: info@tdklogistics.com or mail: #10 - 480 Audley Blvd., Delta, BC, V3M 5S4)



About TDK

TDK Logistics Ltd. is a Canadian owned firm that started in 1997 as a Canada Border Services Agency warehouse facility. TDK Logistics has been operating on Annacis Island for more than 20 years and is a trusted industry leader with strong partnerships with global ocean carriers. The project will ensure that TDK can continue facilitating the intensification and diversification of trade on behalf of Canadians.

OUR FACILITY

THE CONTAINER YARD



ABOUT US

ABOUT TDK METRO TERMINALS

TDK Logistics Ltd. (TDK Metro Terminals) is a Canada Customs surfferance full-service CFS, container storage and transport logistics company located on Annacis Island, BC. We are locally-owned and operated for over 25 years. We pride ourselves on offering the best personalized customer service in the industry. Our team of professionals utilize state of the art equipment and technology to enhance operational performance.

[READ MORE ABOUT TDK METRO TERMINALS](#)

TDK INFO

BULLETIN BOARD

Annacis Island Distribution Hub Expansion project

📅 May 17, 2023

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 t...

[Read More](#)

TDK Notice Re: Masks

📅 April 15, 2021

April 15, 2021 To:All trucking companies, Re: Masks / Face coverings Please instruct your drivers accordingly. U...

[Read More](#)

TDK Yearly Holiday Hours

📅 November 17, 2020

TDK Yearly Holiday Closures; Monday, Feb 20 - Family Day Friday, April 07 - Good Friday

[Read More](#)



Appendix F: Online feedback form

Welcome!

Thank you for participating in the Annacis Island Distribution Hub Expansion project public engagement.

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.

Next



Participant location information

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



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Feedback on 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.

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Drawing Package

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

View the package [here](#).

How satisfied are you with the Drawing Package? *

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

Please explain your answer

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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.

Read the plan [here](#).

How satisfied are you with the Fire Safety Plan? *

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

Please explain your answer

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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.

Read the assessment [here](#).

How satisfied are you with the Flood Vulnerability Assessment *

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

Please explain your answer

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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.

Read the report [here](#).

How satisfied are you with the Geotechnical Investigation Report? *

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

Please explain your answer

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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.

Read the report [here](#).

How satisfied are you with the Hazardous Materials Inspection Report? *

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

Please explain your answer

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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.

Read the plan [here](#).

How satisfied are you with the Rail Operating Plan? *

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

Please explain your answer

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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

Read the plan [here](#).

How satisfied are you with the SPPP? *

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

Please explain your answer

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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.

Read the Traffic Impact Assessment [here](#).

How satisfied are you with the Traffic Impact Assessment? *

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

Please explain your answer

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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

Read the Environmental Air Assessment [here](#).

How satisfied are you with the Environmental Air Assessment? *

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

Please explain your answer

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Construction environmental management plan (CEMP)

The CEMP includes the Waste Management Plan, 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.

Read the plan [here](#).

How satisfied are you with the CEMP? *

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

Please explain your answer

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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 on site

Read the assessment [here](#).

How satisfied are you with the Environmental Noise and Vibration Assessment? *

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

Please explain your answer

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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.

Read the report [here](#).

How satisfied are you with the Supplementary Information Report? *

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

Please explain your answer

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Additional comments and overall support

Please rate your level of agreement with the following statement:

I support the proposed TDK Annacis Island Distribution Hub - Expansion project *

- Strongly agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Strongly disagree

Please explain your reasons for your level of agreement

Please provide any additional questions or comments about this project

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Demographic information

Please tell us about yourself

How did you hear about this project? (Please select all that apply) *

- Advertisement in local newspaper (North Delta Reporter)
- Advertisement in local newspaper (Delta Optimist)
- Letter delivered to local business
- Email
- Port authority website
- Friends / neighbours
- Other (please specify)

Do you... (please select all that apply) *

- Live in Delta
- Work in Delta
- Live in Surrey
- Work in Surrey
- Live in New Westminster
- Work in New Westminster
- Other (please specify)

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

- Yes
- No

If you selected yes to the previous question, please provide your email address

| | |
|--|--|
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Thank You!

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

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.

[Return to our project website](#)



Appendix G: Downloadable feedback form



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.

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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 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

| | |
|--|-----------------------|
| <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> | _____ |

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.

| | |
|--|-----------------------|
| <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> | _____ |

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



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.



Appendix H: Web page analytics

