
NEWS RELEASE

For Immediate Release
2015TRAN0071-001038
July 8, 2015

Ministry of Transportation and Infrastructure

Paving the way for overnight commercial truck parking

DELTA – The Government of B.C. will construct a new truck parking facility in Delta to benefit commercial truckers traveling to the Lower Mainland, Transportation and Infrastructure Minister Todd Stone announced today.

“Operating a commercial vehicle is demanding work, and truck drivers need safe, convenient places to park overnight,” said Stone. “The addition of new truck parking facilities in the Lower Mainland is just one of a number of commitments our government has made in B.C. on the Move to address efficiency and safety improvements for the trucking industry.”

The new truck parking facility will be constructed on provincial land on Nordel Way at Highway 91 in Delta, across from the Nordel commercial vehicle inspection facility. Site preparation will begin this fall and construction will start in spring 2016. When completed later in 2016, the truck parking facility will have room for up to 40 heavy trucks to overnight. It will include lighting, washrooms, garbage cans and a sani-dump.

“When heavy trucks have no safe, convenient place to park, they end up on our residential streets or on agricultural land,” said Surrey-Fleetwood MLA and Minister of Education Peter Fassbender. “The addition of this facility will remove some trucks from Surrey streets and improve conditions for commercial drivers.”

“We are working with the Province on a number of initiatives through the Provincial Trucking Strategy,” said BC Trucking Association president Louise Yako. “A strong trucking industry relies on strong transportation infrastructure, and new truck parking facilities in the Lower Mainland are welcome improvements to the network.”

This facility at Nordel Way and Highway 91 is the first of at least two new truck parking facilities in the Lower Mainland, as committed in B.C. on the Move, the Province’s 10-year transportation plan. Evaluations are currently underway for a second facility in the Lower Mainland.

Learn more:

Learn more about B.C. on the Move, the Province’s transportation plan, at:
www.engage.gov.bc.ca/transportationplan

Media Contact:

Media Relations

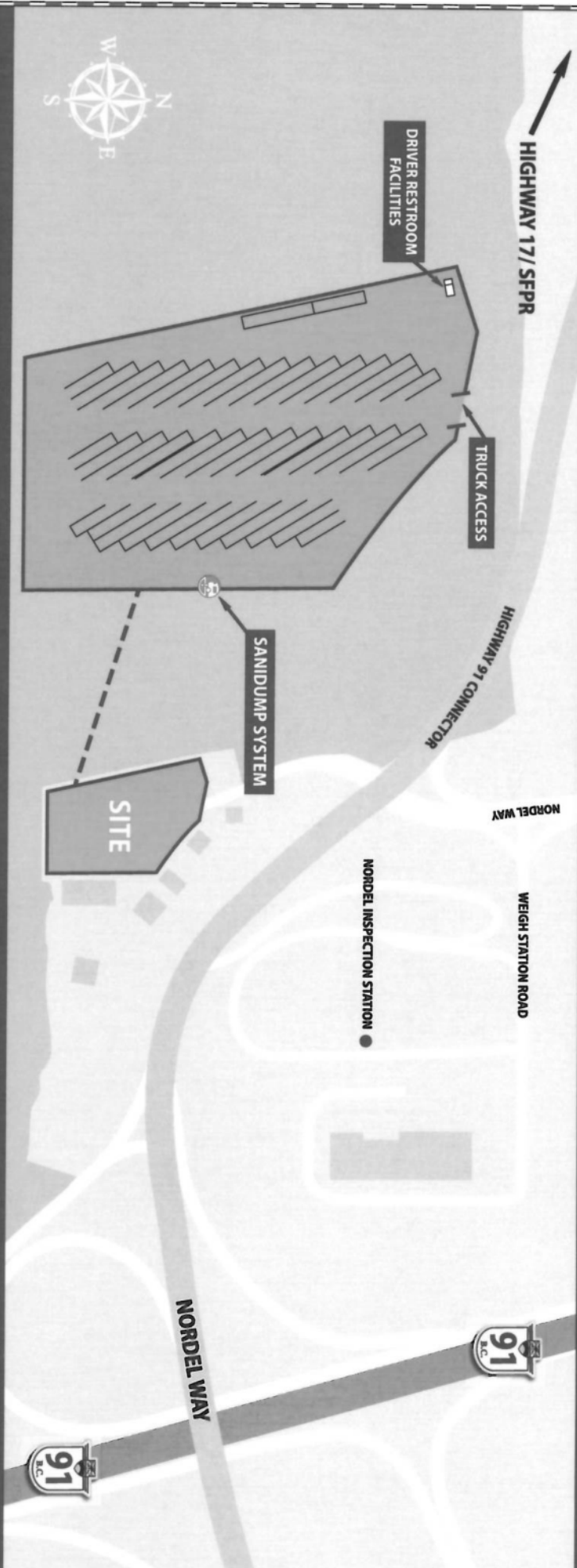
Government Communications and Public
Engagement

Ministry of Transportation and Infrastructure
250 356-8241

Connect with the Province of B.C. at: www.gov.bc.ca/connect

SUPPORTING TRUCKING IN B.C.

SITE OF NEW TRUCK PARKING FACILITY



BC JOBS
PLAN



B.C. on the Move

Questions and Answers
Updated July 7, 2015
BC on the Move Truck Parking Facility announcement

1. What is the facility that government is constructing?

- We are building a truck parking facility with room for up to 40 commercial trucks to overnight.
- It will have washrooms, lighting and a sani-dump.

2. How much will it cost to build?

- The cost estimate is still being determined as we finalize the design.

3. Who is paying for the facility?

- This project is funded by the Province of B.C.

4. When will it be ready?

- We are doing site preparation starting this fall, with construction starting in spring 2016.
- The facility will be ready later in 2016.

5. When open, who will operate the facility?

- The ministry intends to initially manage, operate and maintain the parking facility through the maintenance contractor.
- However, other options will be assessed including partnership arrangements.

6. Is this intended to be truck staging or parking for port truckers?

- No, this facility is not for staging - it's meant to provide convenient parking and a rest area for truckers.
- We're making this facility available to all truckers on a first-come, first-served basis.

7. How will this parking facility be policed so that it's not used or monopolized by port truckers?

- The site will be for use for all truckers on a first-come basis.
- The ministry will monitor use of the parking area to determine if any concerns or problems arise.

8. Does the Province have any other facilities like this?

- While the ministry operates and maintains many rest areas across the province, this is the first facility that will be focused solely on addressing specifically overnight parking for commercial vehicles

9. Will truck drivers have to pay to park and use the facilities?

- No, the usage will be similar to a rest area and available on a first come first serve basis.

10. Will the Province be constructing any more of these parking facilities?

- In B.C. on the Move, we committed to building at least two facilities in the Lower Mainland
- We're currently doing evaluations for a second site.
- This will involve working with industry to identify locations, conducting public consultation as part of the assessment, and ensuring that we are providing the best possible site for our trucking industry.

11. When would any public consultations happen?

- Public and stakeholder engagement to determine the second site would begin this fall.

12. Was there any consultation on the Nordel site?

- We consulted with stakeholders, including the trucking association, on the site we're announcing today.

13. Will any be sited in Surrey?

- We recognize the need for truck parking in the Lower Mainland, particularly in the Delta-Surrey area.
- We are looking for potential sites in Surrey.

14. Is the Province considering any sites in Abbotsford?

- The ministry has recently reviewed and assessed a number of potential sites across the Lower Mainland, which included locations in Abbotsford.
- It was determined that the most immediate needs were around both Delta and Surrey.
- The ministry will continue to review the need for additional locations moving forward

15. Would land in the ALR be considered for this type of facility?

- The ministry is considering sites for truck parking facilities in areas that are zoned for this type of use.
- ALR sites are not a focus for the ministry.
- Where truck parking facilities could be located next to land within the ALR, environmental impacts will be studied and mitigation measures put in place to limit any impact.
- Where appropriate, environmental assessments and consultation with First Nations and communities will be part of the ministry review process.

16. Surrey is in the process of rezoning land to accommodate a major private truck parking facility. Will the Province support this or similar developments financially?

- Municipalities are recognizing and acting upon the need for such facilities in their communities.
- These types of facilities are needed around the province.
- In our transportation plan, we committed to explore partnership opportunities with the private sector to identify locations that would suit development of commercial truck stops and facilities.
- We are committed to taking an in-depth look at this.
- We are commissioning a report that will identify the industry's growth potential, to identify workable locations, and to see what the different partnership models could look like.
- This assignment is currently out to tender, and we expect work on this project to get underway later this summer.
- Consultations with the trucking industry and other key stakeholders will be an important part of this work as it progresses.

Event Information / Emcee Notes – BCOTM TOUR: Trucking Strategy – Truck Parking event

Event: Announcement of Lower Mainland Truck Parking Facility

Date: July 8, 2015

Time: 9 a.m.

Where: site of future truck parking facility –8099 Nordel Way at Highway 91, across from the Nordel commercial vehicle inspection station in Delta.

Parking: on site

Contact: Karen Geiger – GCPE Events coordinator

Ministry contacts: Kirsten Pedersen, Regional Director, South Coast Region Highways – 250-213-3039; David Mintak A/ Deputy Regional Director – South Coast Region Highways - 604-230-4506

Length of event: Approximately 15 minutes

Key Participants

- Minister Todd Stone
- Surrey Fleetwood MLA Peter Fassbender (emcee)
- BC Trucking Association President Louise Yako
- (NOTE: MLA Hamilton, Delta North, will be away that day):

To recognize:

- Transportation and Infrastructure Minister Todd Stone
- Surrey-Tynehead MLA Amrik Virk
- Surrey-Panorama MLA Marvin Hunt
- Surrey-Green Timbers MLA Stephanie Cadieux
- Surrey Councillor Tom Gill on behalf of Surrey Mayor Linda Hepner
- Delta Mayor Lois Jackson
- Louise Yako and the BC Trucking Association

Event set-up: Podium/ microphone

Audience Size: 40 people

Audience: Trucking industry

Key messages:

- B.C. on the Move is a 10-year transportation plan that outlines critical investments and improvements throughout the province.

- Over the next three years, up to \$2.5-billion will be invested to grow the economy, improve safety, maintain and replace aging infrastructure and support trade for B.C.'s expanding resource sectors through Canada's Asia-Pacific Gateway.
- Almost \$1 billion is budgeted over the next three years to ensure our network has the capacity to meet the transport and trade needs of the province – a key to growth and prosperity.

Media invited? Yes

Date: Wednesday, July 8, 2015

Time: 9:00 a.m.

Time	Event Itinerary
7:15 a.m.	Karen Geiger arrives onsite for podium and stage setup.
8:45 a.m.	Media relations: tbd on-site for media relations
8:50 a.m. Pre-brief	Pre-brief led by Karen Geiger Location: Off to side of stage area <ul style="list-style-type: none"> • Todd Stone, Minister of Transportation and Infrastructure • Peter Fassbender, Minister of Education (Emcee) • Louise Yako, President, BC Trucking Association
8:59 a.m.	Stage guests move to stage area.
9:00 a.m.	MC goes to the podium, welcomes everyone, introduces stage guests, and invites Minister Stone to the podium.
9:03 a.m.	Minister Stone gives remarks and makes announcement
9:07 a.m.	MC thanks Minister Stone, invites Louise Yako to give remarks.
9:09 a.m.	Louise Yako gives remarks.
9:13 a.m.	MC thanks Louise Yako, gives closing remarks and invites stage guests to gather for group photo. PHOTO-OP – stage guests gather around podium and highway sign
9:18 a.m.	Media availability – scrum format.
9:25 a.m.	Event concludes

Speaking Notes

for the

Honourable Peter Fassbender
Minister of Education
And MLA for Surrey-Fleetwood

Announcement of Truck Parking Facility
July 8, 2015
9 a.m

8099 Nordel Way, Delta
Across from Nordel commercial vehicle inspection station

PEOPLE TO RECOGNIZE:

- Transportation and Infrastructure Minister Todd Stone
- Surrey-Tynehead MLA Amrik Virk
- Surrey-Panorama MLA Marvin Hunt
- Surrey-Green Timbers MLA Stephanie Cadieux
- Surrey Councillor Tom Gill on behalf of Surrey Mayor Linda Hepner
- Delta Mayor Lois Jackson
- Loiuise Yako and the BC Trucking Association

INTRODUCTION:

- Good morning.
- I'm Peter Fassbender, and it's my pleasure to welcome you here today.
- I'd like to recognize that we're gathering today on the traditional territory of the Coast Salish people.
- Please welcome my colleague, the Minister of Transportation and Infrastructure, Todd Stone.
- And the president of the BC Trucking Association, Louise Yako (YACK-oh).
- The trucking industry is extremely important to our Province's economy, and to the economy of Lower Mainland communities, including my home community of Surrey.
- (placeholder for anecdote – trucking industry and Surrey)
- With more about how our government is supporting the trucking industry in British Columbia, please welcome Transportation and Infrastructure Minister Todd Stone.

(Minister Stone speaks)

- Thanks, Todd.
- The BC Trucking Association represents members that operate about 14,000 vehicles and employ over 26,000 people in British Columbia.
- Please welcome Louise Yako, president of the B.C. Trucking Association.

(Louise Yako speaks)

- Thank you, Louise.
- Today's announcement of a new truck parking facility here in Delta is an important piece of the Provincial Trucking Strategy.
- We look forward to more benefits for the trucking industry to flow out of B.C. on the Move, our 10-year transportation plan.
- Thank you all for coming.

-30-

(gather for photo beside sign, truck)

Speaking Notes
for the
Honourable Todd Stone
Minister of Transportation and Infrastructure and
MLA for Kamloops-South Thompson

Announcement of Truck Parking Facility
July 8, 2015
9 a.m

8099 Nordel Way, Delta
Across from Nordel commercial vehicle inspection station

PEOPLE TO RECOGNIZE:

- Surrey Fleetwood MLA Peter Fassbender (emcee)
- Surrey-Tynehead MLA Amrik Virk
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- Surrey-Green Timbers MLA Stephanie Cadieux
- Delta Mayor Lois Jackson
- Surrey Councillor Tom Gill on behalf of Surrey Mayor Linda Hepner
- Loiuse Yako and the BC Trucking Association

INTRODUCTION:

- Thank you for joining me today.

OVERVIEW- B.C. on the Move

- British Columbians rely on our transportation network every day – to get to work or school, to access services, to get goods to market and to stay connected to each other and the world.
- Recognizing the importance of transportation to the economic well-being of our province, we developed a new 10-year transportation plan called B.C. on the Move, which I launched earlier this spring.
- B.C. on the Move is our roadmap for the next decade's worth of transportation investments, in every corner of British Columbia, and for every facet of transportation.
- It outlines critical investments and improvements throughout the province that will improve the daily lives of British Columbians.
- B.C. on the Move is supported by a \$2.5 billion investment from the Government of B.C. over the next 3 years alone.
- And – I'm particularly proud of the fact that for first time ever - our 10-year transportation plan includes a Provincial Trucking Strategy.

IMPORTANCE OF TRUCKING INDUSTRY:

- Trucking is critical to our economy – over \$3 billion in goods are trucked between our gateway ports and the rest of Canada every year.
- B.C.'s trucking industry has 23,000 companies, 40,000 trucks & over 33,000 employees.
- A strong trucking industry relies on a strong transportation network.
- So, increasing the economic efficiency of the trucking industry, while enhancing safety, is a top priority for our government.
- In B.C. on the Move, our Provincial Trucking Strategy contains a number of important priorities, and I'd like to update you on our progress.
- In B.C. on the Move, we committed to **working with industry to expand the number of corridors pre-approved for the transport of 85-125-tonne loads and to improve roads and bridges to accommodate those heavy loads.**
- Pre-approved corridors for heavy loads enable the trucking community to get the permits they need faster and more easily.
- We said we would **streamline permitting and reduce number of permits required while ensuring safety.**
- We said we would **undertake a review of pilot car requirements.**
- All of that work is underway and you can expect to hear more about these important initiatives in the coming months.

ANNOUNCEMENT

- We also committed to construct two new truck parking areas for commercial trucks in the Lower Mainland.
- **And, today, I'm announcing that the provincial property that we've gathered on today will be the site of the first of those truck parking areas in the Lower Mainland.**
- I've heard the need for convenient truck parking areas for commercial rigs in the Lower Mainland.
- I've heard it from those in the industry.

- And I've heard it consistently from MLA Fassbender and our other Surrey MLAs as well as from MLA Hamilton our Delta MLA.
- By providing safe and convenient parking, trucks will have more options that will help reduce congestion around residential neighborhoods and in agricultural areas, which will reduce congestion and benefit communities and lands.
- When completed, this new truck parking facility at Nordel Way and Highway 91 will have room for up to 40 trucks to overnight.
- Facilities here will include lighting, washrooms, garbage cans and a sani-dump.
- As you can see, we've got some work to do to get the site ready.
- We expect site preparation to begin this fall.
- Construction will start in spring 2016 and the site will be available for truck parking later next year.
- This will be the first of two such parking facilities in the Lower Mainland.
- We are currently evaluating options for a second site along the Highway 91 corridor as well as other available sites in Surrey.
- We will be talking with industry to identify other locations, along with public consultation, to ensure we are selecting the best possible sites for the industry.
- But we know that the need for safe trucking parking and rest areas isn't just a Lower Mainland issue.
- We've heard from Louise and the BC Trucking Association - and others in the industry - that truck stops and rest areas are very important additions to our transportation network throughout the province.
- In B.C. on the Move, we committed to **explore partnership opportunities with the private sector to identify locations that would suit development of commercial truck stops and facilities.**
- We are committed to taking an in-depth look at opportunities to partner with the private sector.
- To this end, we are commissioning a report that will identify the industry's growth potential, the most promising locations for private sector development, and what the different partnership models could look like.

- This assignment is currently out to tender, and we expect work on this project to get underway later this summer.
- Consultations with the trucking industry and other key stakeholders will be an important part of this work as it progresses.

CONCLUSION:

- There are few people who better understand the importance of transportation infrastructure to our economy than those in our trucking industry.
- Our Provincial Trucking Strategy is an important part of our 10-year transportation plan – and we're making good progress on our commitments.
- The steps we're taking to support safety and efficiencies in our trucking industry, like the new truck parking facility we've announced today, will in turn support a strong economy.
- B.C. on the Move is our plan to address our transportation challenges and to take advantage of the opportunities in the years ahead.
- We are rolling up our sleeves and going to work...to improve the movement of goods to communities and markets...to better connect people to services and jobs...to enhance access for the natural resource and tourism sectors...and to generate international trading opportunities.
- BC on the Move is built on a foundation of priorities for action, and sets us on a continued path of economic growth over the coming decade.
- It is my privilege to represent the hard working people of Kamloops-South Thompson in the BC Legislature.
- It is equally my privilege to be here with all of you today.
- Thank you.

-30-

BRIEFING NOTE FOR INFORMATION

DATE: February 13, 2015
PREPARED FOR: Information
ISSUE: Truck Parking for Independent Truckers

SUMMARY:

- Concerns have been raised over the lack of parking spaces that are available for independent truckers.
- Consultations with organizations in the lower mainland as well as outside the lower mainland have been completed.
- The Ministry has identified s. 13 with a total capital investment of approximately s. 13, s. 17
- Appendices 1 & 2 illustrate existing parking s. 13 s. 13

BACKGROUND:

- Independent truckers have raised concern over the shortage of commercial vehicle parking and staging locations south of the Fraser River within the Lower Mainland.
- Currently, there are over 35 privately-operated lots in the lower mainland, mostly in Surrey and Langley, with over 2,000 available parking spots. The charge out rate is between \$200-\$250 per month.
- There is approximately 103 acres of parking (trucks & trailers) with an average of 19 parking spaces per acre.
- There are many unpermitted locations in the Agricultural Land Reserve (ALR); however, the lands located within the ALR are not permitted to be used.
- Municipal governments currently do not own or operate parking sites.
- Independent truckers have indicated that they are seeking not only locations to park their trucks for overnight and rest, but also suitable locations for truck maintenance, repair and shift change.
- Concerns have also been raised in regards to insufficient staging areas (port/container), lack of amenities such as washrooms and security, and cost.
- Consultations have taken place with local governments in the lower mainland (Surrey, Delta, Richmond, Langley and Abbotsford), Port Metro Vancouver, Private Truck parking Facilities, BC Trucking Association, and Independent Trucking Operators.
- The general consensus from these groups is a lack of available and economic truck parking in the lower mainland. The ongoing need to enforce illegal truck parking was also noted from local government.
- s. 13
- BCTA requested further in depth consultations before moving into the next phase of the project.

- Other jurisdictions such as the City of St. John, City of Toronto, Port of Seattle, Port of Long Beach, Washington State Department of Transportation, and Ontario Ministry of Transportation have also been consulted.
- The majority of organizations contacted outside the lower mainland did not have issues with lack of truck parking. Toronto and Washington State both noted challenges related primarily to long-haul trucking which requires only occasional single-night parking.
- The Port of Seattle noted similar truck parking challenges to B.C. and have constructed a 125-truck capacity (no trailers) parking facility free of charge. Although the facility was intended as a temporary pilot project, the steady use has established the lot as a permanent fixture.

DISCUSSION:

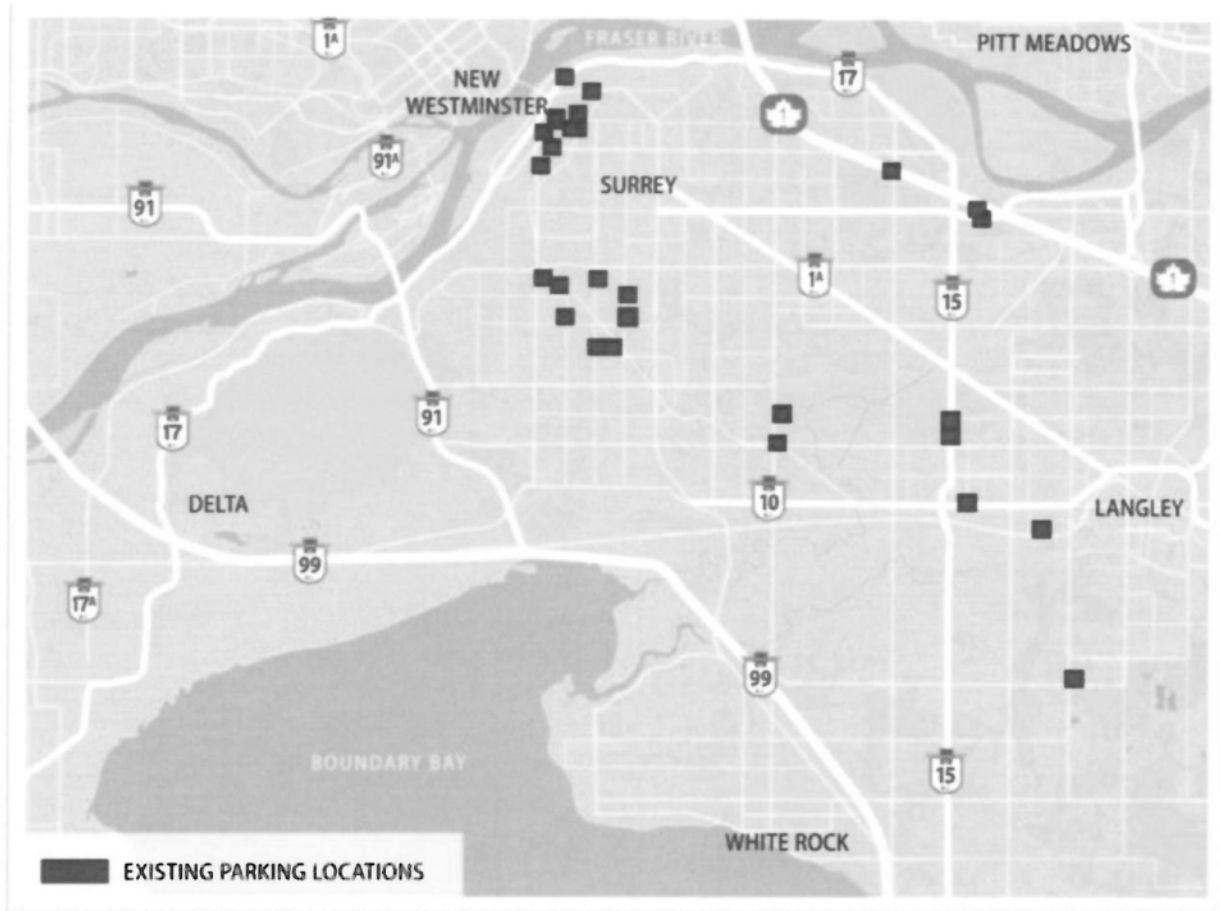
- s.17
were identified as potential candidate sites.
- Sites were assessed using the following criteria: cost effectiveness, accessibility and proximity to trucking routes, appropriate zoning and bylaws, not close to privately operating facilities and not within ALR or close to residential areas.
- S.13 have been selected as candidate projects based on the selection criteria and completed estimates. Construction is set to begin over the next three years with a total capital investment of S.13,s.17
s.13,s.17
s.13,s.17 Nordel Way at Highway 91, Delta S.13,s.17
s.13,s.17
s.13
met all project criteria particularly in terms of cost effectiveness, capacity and accessibility to truckers.
- The next steps to be taken include:
 - Engineering and technical analysis
 - Defining scope of each project and delivery options
 - Preliminary design to refine capital cost estimate
 - Further engagement with communities and municipalities
 - Consulting with the trucking community and local residents where necessary

FINANCIAL IMPLICATIONS:

- The total capital investment for the S.13,s.17
s.13,s.

APPENDIX 1

EXISTING PARKING LOCATIONS



Page 20

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File No.: 030200666

Date: May 4, 2015

To: Mark Hallam/Matthew Macatee
MOTI

From: Melissa Fahey, P.Eng., P.E.
WSP Canada Inc.
300 – 65 Richmond Street
New Westminster BC V3L 5P5
Main 604.525.4651
Fax 604.525.5715

RE: Nordel Sites 5,6 and 7 Summaries

Nordel Site 5:

Refer to Fig. 1: Site 5 – Additional Services attached.

- **Sanitary Sewer:** Discussions with the municipality indicate that Site #5 would require a municipal grade pump station located on its property which would service Site 5 (8100 Nordel Way), the Weigh Scale Site (8150 Nordel Way) and Site 6 and 7 (8099 Nordel Way). The municipal grade pump station would include the following: 2 only Flygt submersible pump model NP3153.181, 464 HT impeller/15hp/600v/3phase for flow 30l/s, 1.8m diameter FRP fiberglass tank and Duplex Control Panel in a 3-compartment kiosk at an estimated cost of \$13,517. A 50mm water service connection in chamber should be provided near access to pump station for maintenance/cleaning. From the new pump station, a 150mm diameter sanitary forcemain is required to tie into an existing sanitary manhole on Nordel Court, east of Nordel Way.

Site #5 would be required to provide service stubs to the Weigh Scale Site and Sites #6 and #7, ending at its property line, and protect them under rights-of-way. MOTI is preparing to register interest on the statutory right-of-ways for the sanitary service stubs to the property line. There would also be a right-of-way to the north of Site #5 so that it could put in a sewer service stub in the future. These right-of-ways would be in place prior to the sale of the property.

The new pump station and sewer services would be located in municipal right-of-way and would be maintained within Site #5 by the municipality. Before and during construction of the pump station on Site #5 the existing pump station in Site #7 would be kept in operation for the interim until construction was complete.

- **Water:** This would include keeping the existing 250mm diameter water main to the site and adding 450mm diameter water mains at the border of the Weigh Scale Site, 8150 Nordel Way to create a looped system. The looped system would provide a stub for Site #7. The water service including the looped system required would cost approximately \$13,517.

Nordel Site 6:

Refer to Fig. 2: Site 6 and 7

- **Sanitary Sewer:** A private sewage system comprised of gravity pipes, forcemain and a lift station services all sites within the Nordel Interchange area (Sites 5, 6, 7, the Weigh Scale and the area to the north of Site 5). All sewage from the Weigh Scale Site and Site #5 is directed via 75mm/100mm forcemains to a sewage manhole near the southwest corner of Site #5. From there sewage is gravity fed through a 150 mm PVC pipe under Nordel Way and into a Sewage Lift Station located in Site #7. Sewage is then pumped via a 100mm forcemain across Site 6 and 7 up to a municipal sanitary sewer manhole on Nordel Court where it then connects into the North Delta Sewer Area Extension. S.13,S.17
s.13,s.17

Future Sanitary Sewer: Site #5 would be required to provide service stubs to the Weigh Scale Site and Sites 6 and 7, ending at its property line, and protect them under rights-of-way. MOTI is preparing survey for the necessary statutory right-of-ways for the sanitary service stubs to the property line of Site #5. The sanitary sewer ending at the property line of Site #5 for Sites 6 and 7 would need to be built under Nordel Way to provide sanitary service to Site #6 and Site #7. After the sewer main crosses Nordel Way from Site #5 to Site #7, the main would have to be extended to Site #6 for sanitary service at an estimated cost of S.13,S.17

- **Water:** There is an existing 150mm diameter water main servicing Site #6 which would remain.
- **Storm Sewer:** As a result of the Highway 91 Connector works the drainage ditch was relocated between the road works and the site. The drainage ditch discharges to a culvert under the Highway 91 Connector which is then conveyed along the north side of the Highway 91 Connector where it travels to the Silda Channel, then through 2 municipal 1200x1200 concrete flood boxes under River Road before it finally discharges in to the Fraser River.
- **Roads:** A new controlled intersection was constructed for the Nordel Connector Road. This controlled intersection was provided with a southern leg that provided access directly to the northern boundary of Site #6. If Site #6 and Site #7 are not consolidated road access will need to be provided through Site #6 and to the western property line of Site #7.

The access road going through Site #6 would be a 2 lane 14m wide paved road complete with curb, gutter, sidewalk on one side, street trees on both sides and street lights on one side with an estimated S.13,s.17

Nordel Site 7:

Refer to Fig. 2: Site 6 and 7

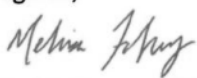
- **Sanitary Sewer** s.13
s.13

Future Sanitary Sewer: s.13
s.13

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s.13,s.17

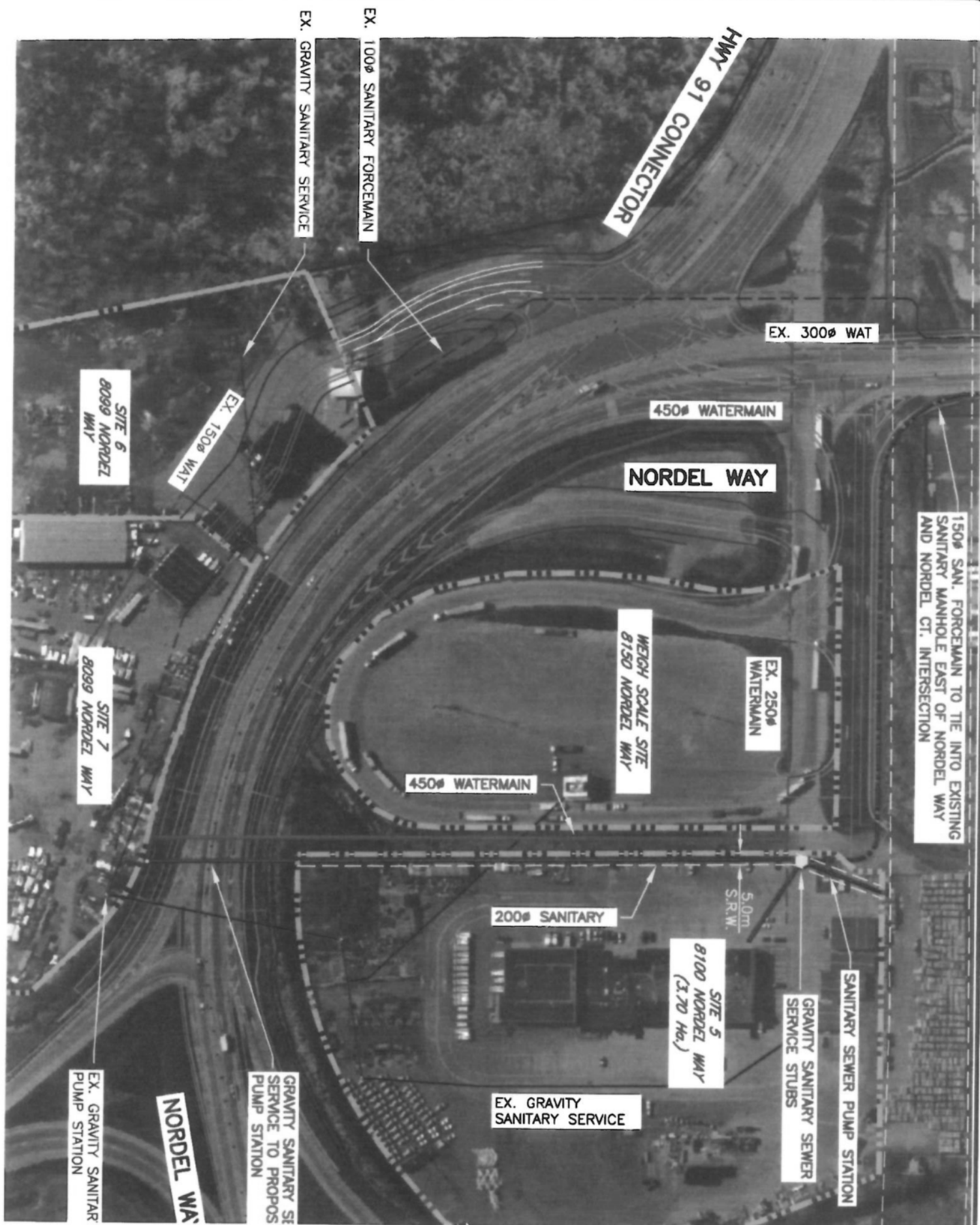
- **Water Mains:** A municipally owned 300mm water main is the supply source for Site #6 and Site #7. From the terminus of the 300mm water main the private system starts at a water meter within the highway dedication (currently located to the north of Site #6). From there a 150mm/50mm service main provides water to Site #6 and Site #7. A number of service connections and a fire hydrant are provided from this private system. Future water demand and fire safety requirements will determine the adequacy of the system.
s.13
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- **Roads:** A new controlled intersection was constructed for the Nordel Connector Road. This controlled intersection was provided with a southern leg that provided access directly to the northern boundary of Site #6.s.13
s.13

Regards,



Melissa Fahey, P.Eng., P.E.
Senior Project Manager







#300-65 Richmond Street, New Westminster, BC V3L 5P5
Telephone (604) 525-4651 Facsimile (604) 525-5715

Project No.: 030200666
Date: Feb. 17, 2014

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

s.13,s.17



#300-65 Richmond Street, New Westminster, BC V3L 5P5
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Project No.: 030200666
Date: Feb. 17, 2014

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s.13,s.17



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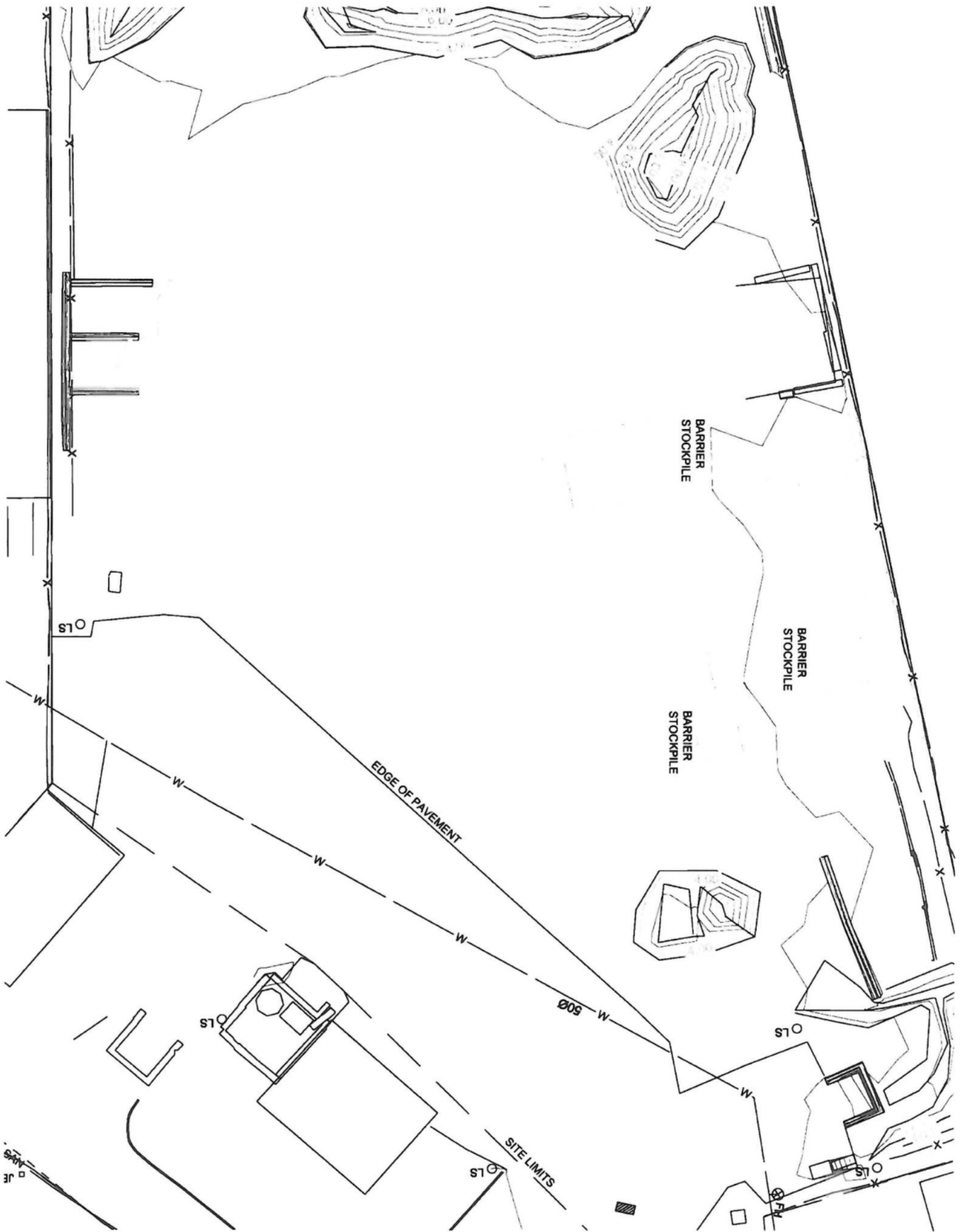
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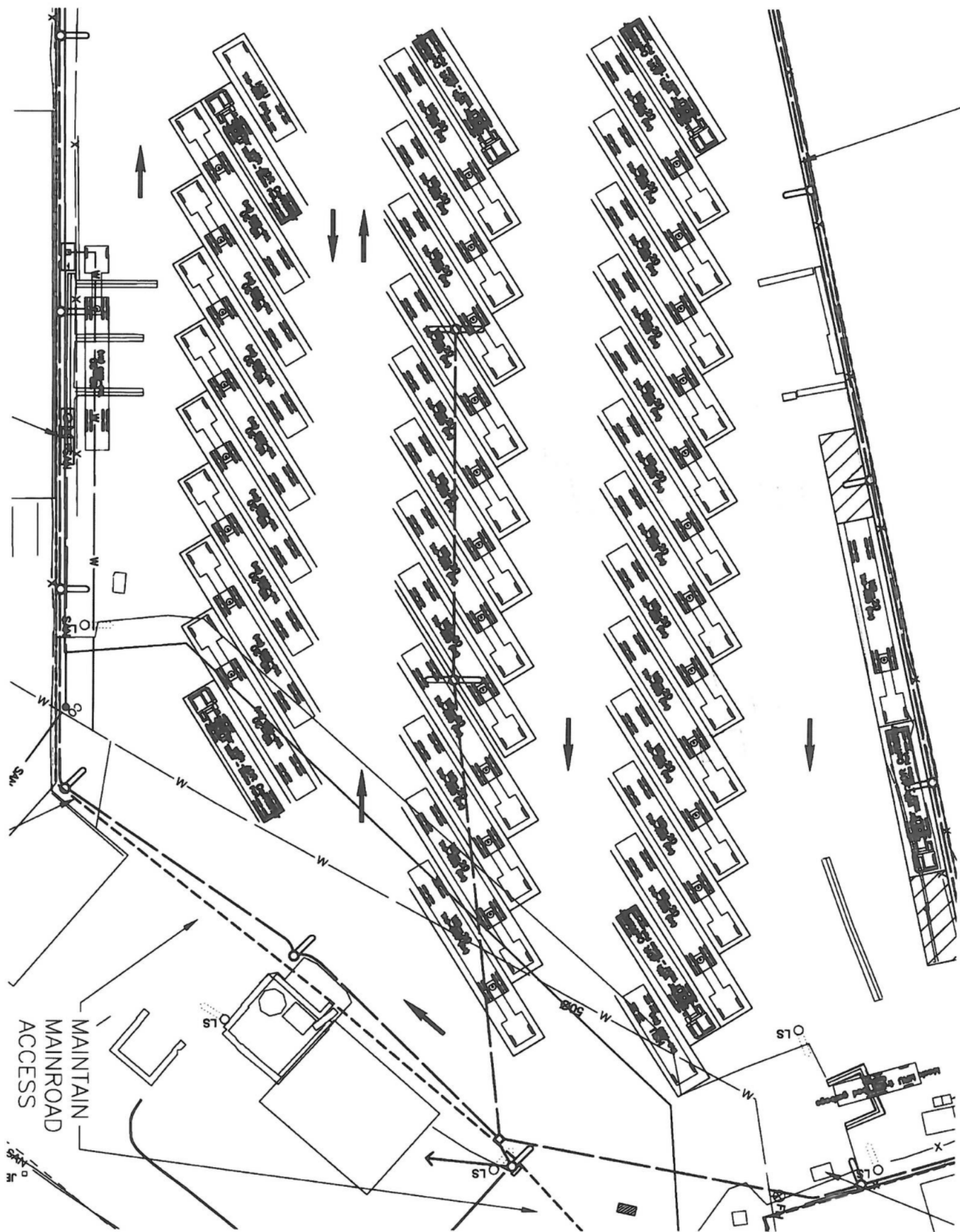
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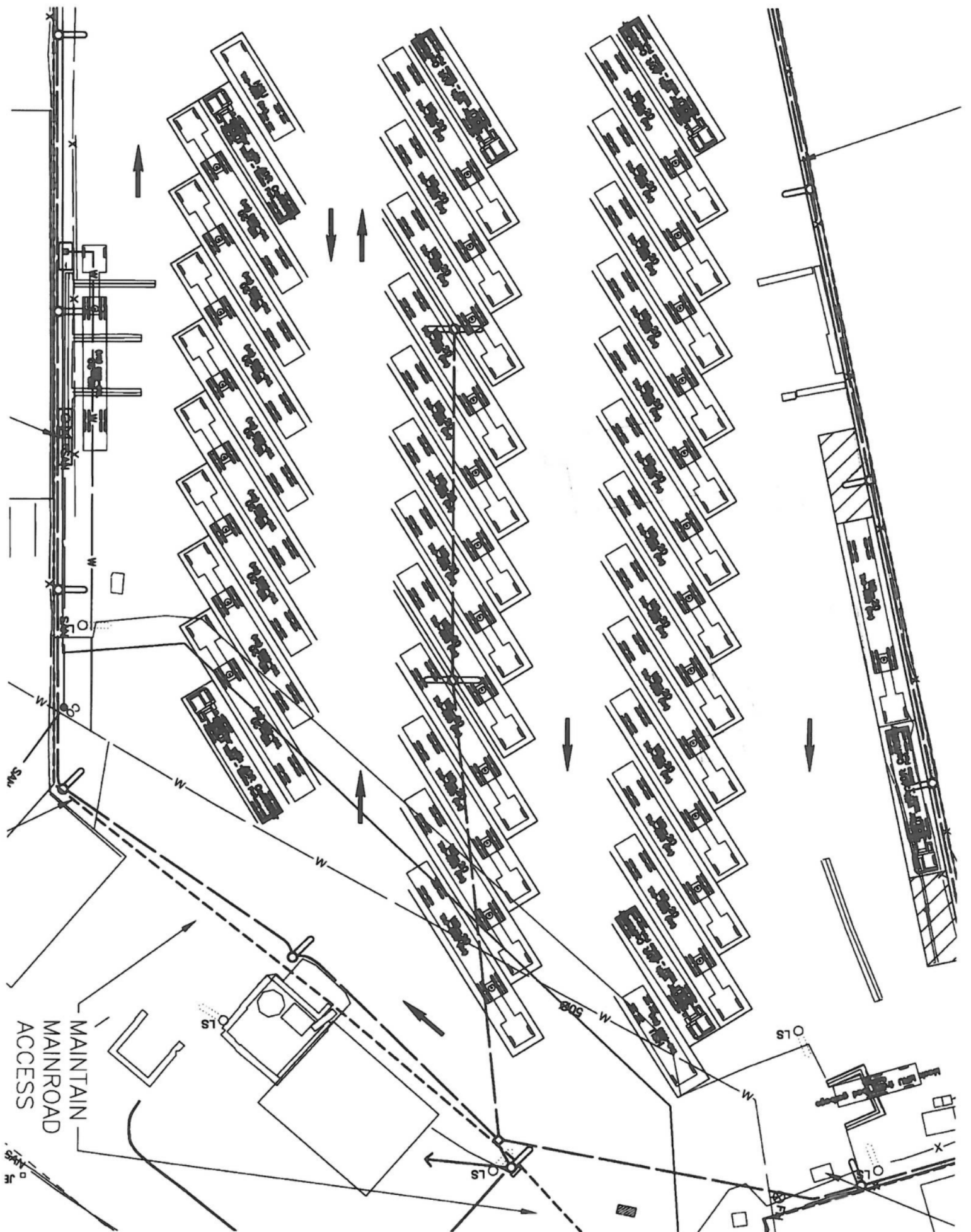
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From: [Hallam, Mark TRAN:EX](#)
To: [Mounteney, Renee A TRAN:EX](#); "[derek.drummand@stanteck.com](#)"; [Mintak, David TRAN:EX](#)
Cc: [Macatee, Matthew TRAN:EX](#); [Savinkoff, Paul TRAN:EX](#); [Kenny, Liz TRAN:EX](#); [Claire Lewis; Wilson, Rob \(Environment\) \(rob.wilson@sncdavalin.com\)](#); [Bhatti, Ashok TRAN:EX](#); [Haugen, Svein V TRAN:EX](#)
Subject: FW: Nordel Site #6 Remediation Plan
Date: Thursday, June 25, 2015 3:16:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[M625rrwa\(Plan Memo\).pdf](#)

Please see latest on remediation plan and cost estimates for Nordel 6, the truck parking site.. I will be out of office on Friday. Pleased to discuss on Monday.

From: Wilson, Rob (Environment) [<mailto:rob.wilson@sncdavalin.com>]
Sent: Thursday, June 25, 2015 2:59 PM
To: Hallam, Mark TRAN:EX
Cc: Claire Lewis; Savinkoff, Paul TRAN:EX; Bridger, Dave
Subject: RE: Nordel Site #6 Remediation Plan

Mark,
Please find attached the finalized Nordel 6 memo with changes suggested by Claire added.
If you have any questions or comments, please let us know.
Regards,
Rob

From: Wilson, Rob (Environment)
Sent: June 24, 2015 8:26 AM
To: 'Hallam, Mark TRAN:EX'
Cc: 'Claire Lewis'; Savinkoff, Paul TRAN:EX; Bridger, Dave
Subject: Nordel Site #6 Remediation Plan

Hi Mark,

Please find attached the draft memo outlining the remediation plan for Nordel Site #6. Claire has provided comments that we've incorporated into the memo. If you have any questions or comments, please let us know. We'll finalize the memo after we hear back from you.

Regards,

Rob Wilson, A.Sc.T
Project Manager
Environment & Water
Infrastructure

Tel. 604 515 5151 x 164
Dir. 604 515 5164
Cell 604 329 8720

Fax: 604 515 5150

SNC-Lavalin

8648 Commerce Court

Burnaby | British Columbia | Canada | V5A 4N6



**BUILD PROUD TO
WHAT
MATTERS**

**DE BÂTIR
FIER
L'AVENIR**



Client	
Project / Proposal#	
Location	Della
Project Description	Remediation of Nordel Way Truck Parking Site
Project Manager	Wylene D-Cole
Rate Table	As per Jennifer Stille's email
Group	ER
Administration Fee (%)	
Markup (%)	
Contingency (%)	
Date	June 30 2015
Budget Assumptions:	See email

Budget Summary		
	Budget	% of Budget
Labour	\$ 36,560.00	57%
Expenses	\$ 3,375.00	5%
Lab	\$ 19,200.00	30%
Subs	\$ 5,500.00	9%
Total	\$ 64,635.00	100%

LABOUR COSTS							
CADD Technician - Gordon	Rate	Task 1	Task 2	Task 3	Task 4	Total Hours	Budget Cost
	(\$/hr)	PM Meetings, H&S	Field work - water sampling	Reporting and senior review			
Project Manager (Wylene)	\$	10	16	30		56	
Project Technician - Zoe	\$	8	160	80		248	
Independent Reviewer - MR	\$	2	8	10		20	
CADD Technician - Gordon	\$			8		8	
Tables - Chantelle	\$			20		20	
Administration - Beth	\$			2		2	
Andrew - Equipment	\$		1	1		2	
Task Hours Total		20	193	151	0	364	\$
Task Fees Sub-Total		\$ 2,220.00	\$ 18,985.00	\$ 15,355.00	\$ -	\$ 36,560.00	\$
Administration Fee	\$	-	-	-	-	-	\$
Task Fees Total	\$	2,220.00	18,985.00	15,355.00	-	36,560.00	
Professional Fees Sub-Total							\$ 36,560.00
Administration Fee							\$ -
Professional Fees Total							\$ 36,560.00

TRAVEL / FIELD EXPENSES							
ITEM	QUANTITY	UNIT	RATE	MARK-UP	COST	MARKUP	TOTAL
total							
car rental	3	night	\$ 17		\$ 51	0%	\$ 51
car rental - gas	3	week				0%	
airfare		LS				0%	
meals		daily				0%	
misc. supplies & expenses	3	per				0%	
		LS				0%	
Contingency		0%					
Travel / Field Expenses Sub-total							\$ 1,500.00
Travel / Field Expenses Total							\$ 1,500.00

EQUIPMENT EXPENSES							
ITEM	QUANTITY	UNIT	RATE	MARK-UP	COST	MARKUP	TOTAL
RK1 Eagle						0%	
PID						0%	
Batters						0%	
Survey Equipment						0%	
Water Probe						0%	
Interface Probe						0%	
Disposable Nitrile Gloves						0%	
VIS						0%	
Viterra Tubing						0%	
Viterra Foot valves						0%	
Surge Blocks						0%	
Metals Filter						0%	
Reddler pump						0%	
Silicon / Masterflex Tubing						0%	
Metals Wheel						0%	
Hand Auger						0%	
Cell Phone						0%	
Contingency		0%					
Equipment Expenses Sub-Total							\$ 1,875.00
Equipment Expenses Total							\$ 1,875.00

LABORATORY EXPENSES							
SOIL PARAMETERS							
ITEM	QUANTITY	UNIT	RATE	MARK-UP	COST	MARKUP	TOTAL
Metals (including Na, Cl)		per sample	\$ 17		\$ 17	0%	\$ 17
BTEX		per sample			\$ -	0%	\$ -
methanol preserve		per sample			\$ -	0%	\$ -
Sample hold and disposal		per sample			\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
					\$ -	0%	\$ -
methanol preserve vials		per sample		10%	\$ -	0%	\$ -
Contingency		0%					
Laboratory Soil Expenses Sub-Total							\$ -
Laboratory Soil Expenses Total							\$ -

GROUNDWATER PARAMETERS							
ITEM	QUANTITY	UNIT	RATE	MARK-UP	COST	MARKUP	TOTAL
Metals (including Na, Cl)		per sample	\$ 17		\$ 17	0%	\$ 17
BTEX		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
		per sample			\$ -	0%	\$ -
contingency		10%					
Laboratory Groundwater Expenses Sub-Total							\$ 19,200.00
Laboratory Groundwater Expenses Total							\$ 19,200.00

SUB-CONSULTANT FEES							
ITEM	QUANTITY	UNIT	RATE	MARK-UP	COST	MARKUP	TOTAL
Utility Locates		estimate			\$ -	0%	\$ -
Daylighting		hour			\$ -	0%	\$ -
Drilling		estimate			\$ -	0%	\$ -
Waste Removal (per drum)	1	estimate	\$ 17		\$ 17	0%	\$ 17
Daylighting waste disposal		day			\$ -	0%	\$ -
					\$ -	0%	\$ -
contingency		10%					
Sub-Consultant Fees Sub-Total							\$ 5,500.00
Sub-Consultant Fees Total							\$ 5,500.00

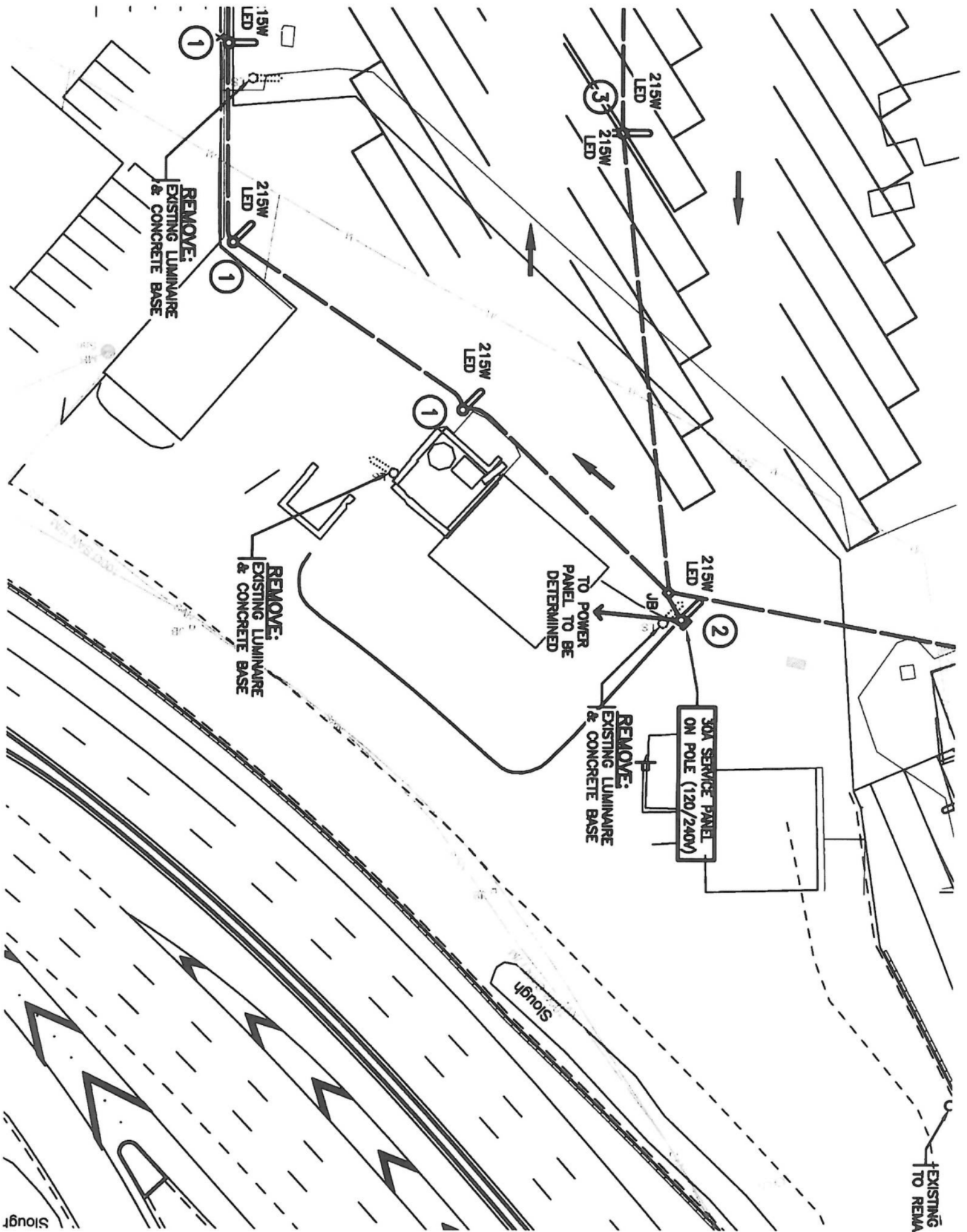
OPINION OF PROBABLE COST
Nordel Truck Parking Prelim Design

COST ELEMENT	BASE ESTIMATE
s.13,s.17	

Page 38 to/à Page 39

Withheld pursuant to/removed as

s.13



From: Dubois-Cote, Viviane

Sent: June-30-15 4:41 PM

To: Drummond, Derek

Subject: MoTi Nordel Way cost estimate check - for information purposes / DRAFT

Hi Derek,

Following the review of the SNC documents on the Nordel Way sites (Boomerang #6 and #7), please see below for an opinion of the cost estimate as presented by SNC Lavalin to MoTI on June 25, 2015. Attached are Stantec's costs calculations. A list of the assumptions and the references used for the costs calculations is also attached. Note that all information presented in this email and the attached documents should be considered as DRAFT / for information purposes for now. Should you need a more formal communication this will need to go through the proper senior review iterations but in the interest of time I'm sending you the preliminary conclusions to date.

s.13,s.17

See below for a comparison of order of magnitude costs from SNC and Stantec. Note that Stantec's order of magnitude costs were prepared with limited knowledge of the Site.

The costs shown below are for information purposes only and that they are subject to change based on formal contractor quotes/tenders, additional data that may be collected in the field and MoTI's own operational requirements. Note that this email does not consist in an investigation or environmental site assessment report. The information is for the exclusive use of Stantec and MoTI and any use by any third party is prohibited.

s.13,s.17

s.13,s.17

Viviane Dubois-Cote, M.Sc., P.Geo

Geoscientist

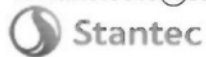
Stantec

Phone: 604-434-3824

Cell: s.22

Fax: 604-436-3752

viviane.cote@stantec.com



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🌱 Please consider the environment before printing this email.

To:	Derek Drummond Transportation	From:	Viviane Dubois-Cote Environmental Services
File:	Nordel Way Remediation Cost Estimate	Date:	June 30, 2015

Reference: Nordel Way Remediation Cost Estimate Check for MoTI

Derek,

Stantec has reviewed the information available on the Nordel Way Boomerang #6 and #7 sites (referred to as the Site) as well as the cost estimates prepared by SNC-Lavalin (SNC). Stantec's review of the cost estimates and back-up calculations were provided to you via e-mail on June 30, 2015.

This memo is to be read in conjunction with these documents. It lists the documents reviewed for this task as well as the assumptions used for cost calculations.

DOCUMENTS REVIEWED

The following documents were reviewed for this task:

Stage 1 and 2 Preliminary Site Investigations and Detailed Site Investigation, Boomerang Site 6, Nordel Way, Delta, BC. Prepared by SNC-Lavalin for BC Ministry of Transportation and Infrastructure. Dated October 3, 2014.

DRAFT Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, Boomerang Site #7 8099 Nordel Way, Delta, BC. Prepared by SNC-Lavalin for BC Ministry of Transportation and Infrastructure. Dated January 30, 2015.

Nordel 6 Remediation Plan, Order of Magnitude Costs and Timeline. Memo prepared by SNC-Lavalin for Mark Hallam, MoTI, Partnership Department, Manager Property Development and Marketing. Dated June 25, 2015. Only pages 1 and 2 were provided.

COST ASSUMPTIONS

Cost assumptions for Tasks 1, 2 and 4 as listed in the SNC memo dated June 25, 2015 are presented below.

s.13,s.17



June 30, 2015
Derek Drummond
Page 2 of 3

s.13,s.17

s.13,s.17

CLOSURE

Note that the costs related to the assumptions shown are for information purposes only and that they are subject to change based on formal contractor quotes/tenders, additional data that may be collected in the field and MoTI's own operational requirements. Note that the information and costs presented in this memo are presented for information purposes only and that this does not consist in an investigation or environmental site assessment report. The information is for the exclusive use of Stantec and MoTI and any use by any third party is prohibited.

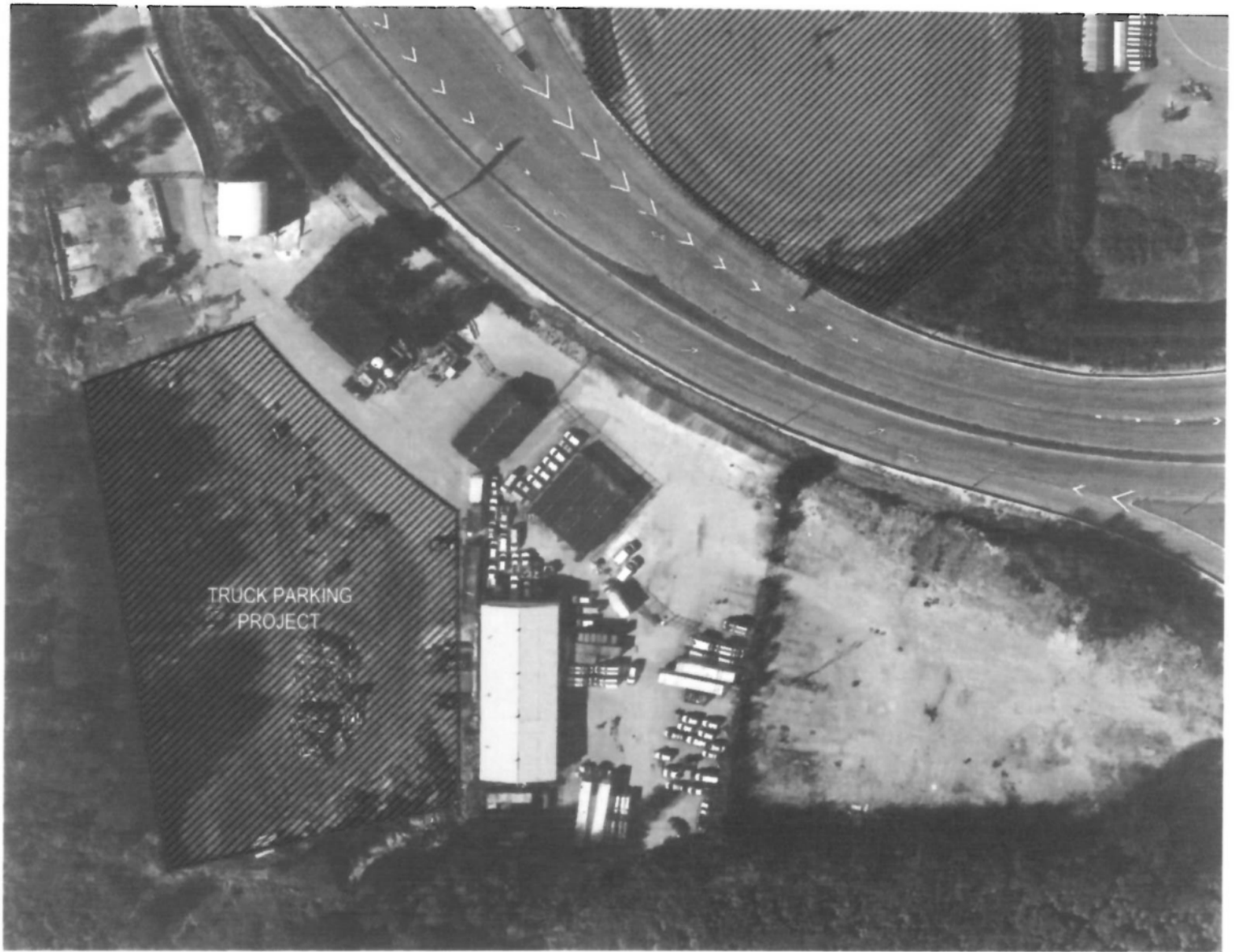
We trust the information herein is sufficient for your needs at this time.


STANTEC CONSULTING LTD.

Viviane Dubois-Cote, M.Sc., P.Geo
Geoscientist
Phone: 604-434-3824
Fax: 604-436-3752
viviane.cote@stantec.com

Attachment: Attachment

c. C.C.



PROJECT: NORDEL INSPECTION STATION 115614438		
		TRADE:
	SUBJECT: SITE LAYOUT	SCALE:
		DRAWN:
	DATE: 2015-MAY-06	REF DWG.:
		DWG NO.:

From: [Drummond, Derek](#)
To: [Mounteney, Renee A](#) [TRAN:EX](#)
Subject: Truck Parking Estimate
Date: Monday, April 6, 2015 10:44:05 AM

Hi Renee,

Estimates based on our discussion last week. Please let me know if you are okay with everything and we will get rolling as soon as possible.

Stantec is pleased to provide our fee estimate to provide consulting services for preliminary design for three proposed truck parking locations in the Lower Mainland. Based on our discussion and experience with similar projects, we understand the scope of work to be as follows:

s.13,s.17

- Provide preliminary desktop studies for environmental, archaeological, and noise to assess site suitability.

s.13,s.17

- Provide preliminary design and cost estimating for the Nordel Way and River Road Truck Parking site.
- Preliminary design to include design of roadway and parking, pavement and substructure, sani dump station, site lighting, and engineering review of prefabricated, unplumbed washroom facilities.
- Provide desktop environmental, archaeological, and geotechnical review. Geotechnical review to be based on report previously completed for adjacent property.

s.13,s.17

- Provide preliminary desktop studies for environmental, archaeological, and geotechnical to assess site suitability.

Thanks,

Derek Drummond
Principal, Transportation
Stantec
175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1
Phone: 250-852-5901
Cell: s.22
Derek.Drummond@stantec.com

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s.13,s.17

Derek and David,

Cost breakdowns from properties branch for additional costs related to access and salt sheds:

s.13,s.17

Can you check this against your cost estimate and tell me what the "delta" is between your cost estimate and these costs?

Thanks

Renée

From: [Hallam, Mark TRAN:EX](#)
To: [Mounteney, Renee A TRAN:EX](#)
Cc: [Svein Haugen; Pedersen, Kirsten TRAN:EX; Richter, Kevin J TRAN:EX; Dawes, Jacquie TRAN:EX; Macatee, Matthew TRAN:EX; Drummond, Derek; Kenny, Liz TRAN:EX; Peters, Yvonne TRAN:EX](#)
Subject: RE: Truck parking
Date: Thursday, June 18, 2015 2:09:21 PM

Renee, I think we should get together to decide how to proceed with the ministry's truck parking initiative and s.13

s.13

s.13

We completed first nations consultation and accommodation two years ago. Now that the ministry has decided to proceed with truck parking s.13

s.13

s.13 Of particular concern is to ensure that the salt sheds on the truck parking site are removed this summer, and replaced as required, estimated by Stantec to cost about s.13,s.17 and that the remediation of the truck parking site and s.13

s.13

The remediation of the truck parking site s.13

s.13

. The ministry needs to move ahead with these remediation activities as soon as possible this year s.13

s.13

s.13 This access is expected to cost about s.13,s.17 as set out in the material from WSP that I sent to you on May 4.

Please call me if you wish to discuss this, however, as you suggested, I think we should sit down together to work out a plan to deal with these issues. Yvonne Peters would be please to work with your office to arrange a meeting.

Mark

From: Mounteney, Renee A TRAN:EX
Sent: Wednesday, June 17, 2015 4:05 PM
To: Hallam, Mark TRAN
Cc: Svein Haugen; Macatee, Matthew TRAN:EX; Drummond, Derek; Kenny, Liz TRAN:EX
Subject: Re: Truck parking

Mark

The decision on the Nordel site has been made and an announcement is being planned for July 9th.

I will be reviewing the salt sheds and their removal, etc., against our budget for the project. I am interested in seeing your remediation plans s.13 and can you confirm that you have funding to do the remediation please? s.13

s.13

s.13

Perhaps you, me and Svein can get together with Derek to discuss options in the next week or so.

Happy to consider all the issues you have put forward s.13
s.17

Thanks.

Renee Mounteney, MBA
Deputy Director
South Coast Region
Ministry of Transportation & Infrastructure
s.17

On Jun 17, 2015, at 3:58 PM, Hallam, Mark TRAN:EX <Mark.Hallam@gov.bc.ca> wrote:

Renee, the use of the Nordel site for truck parking s.13

s.13

s.13

On Friday we will provide Derek with a proposal for the remediation of the proposed truck parking site which we would like the ministry to undertake if the proposed truck parking proceeds. s.13

s.13

to the BCTFA parcel through the area now occupied by the salt sheds. We would like you to consider the development of direct access to BCTFA property that does not involve driving in and out through the proposed truck parking area.

s.13,s.17

Do you have a schedule for the review of alternative sites for truck parking? When do you expect the ministry to make a decision about the use of the Nordel site for truck parking?

From: Mounteney, Renee A TRAN:EX
Sent: Tuesday, June 16, 2015 2:40 PM
To: Hallam, Mark TRAN:EX
Subject: Re: Truck parking

Why would it impact if we construct an access road?

Sent from my iPhone

On Jun 16, 2015, at 2:13 PM, Hallam, Mark TRAN:EX <Mark.Hallam@gov.bc.ca> wrote:

Renee, do you have a schedule for a decision on truck parking? We are concerned that the proposed use of the

s.13

From: [Drummond, Derek](#)
To: [Mouteney, Renee A TRAN:EX](#)
Cc: [Stites, Jennifer](#)
Subject: RE: Truck Parking
Date: Tuesday, April 28, 2015 1:29:32 PM

We don't have any of the property value information unfortunately, you would likely need that from Mark or Svein. Also, I understand the operational costing as outlined. We can do certainly add that into our scope, but it wasn't something we had as part of our original scope. Same with salt shed work etc.

Derek Drummond

Principal, Transportation
Stantec
175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1
Phone: 250-852-5901
Cell: s.22
Derek.Drummond@stantec.com

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From: Mouteney, Renee A TRAN:EX [mailto:Renee.Mouteney@gov.bc.ca]
Sent: April-28-15 1:12 PM
To: Drummond, Derek
Cc: Stites, Jennifer
Subject: RE: Truck Parking

Hey...do you have any drawing of any kind that you could flip me?

Also,...I'll probably have to ask Svein part of this question, but do you have costing for operational... or is it just based on the report and, do you know the value of the property you are working on ?

Svein told me they had targetec s.13,s.17 but I don't know if that was net of the remediation work, sewer pump station and road access or not. I'm trying to figure out, if we have s.13,s.17
s.13,s.17

Renée

From: Drummond, Derek [mailto:Derek.Drummond@stantec.com]
Sent: Tuesday, April 28, 2015 12:47 PM
To: Mouteney, Renee A TRAN:EX
Cc: Stites, Jennifer
Subject: Re: Truck Parking

Yes, we will have to incorporate that in our 50% and cost estimate I'll keep you posted, but better sense in next couple of weeks. Study complete near end of May...do you have an internal deadline for costing?

Derek Drummond
Principal, Transportation Sector Lead
Stantec

On Apr 28, 2015, at 12:34 PM, Mounteney, Renee A TRAN:EX
<Renee.Mounteney@gov.bc.ca> wrote:

ok. cool. thanks.

so in terms of cost estimate when could I expect to see one and also do you have to fix your 50% design to accommodate anything you learned from properties?

Sent from Samsung Mobile

----- Original message -----

From: "Drummond, Derek"
Date: 04-28-2015 12:00 PM (GMT-08:00)
To: "Mounteney, Renee A TRAN:EX"
Subject: RE: Truck Parking

Yes we were....we assumed there needed to be some type of connection there as well.

Derek Drummond
Principal, Transportation
Stantec
175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1
Phone: 250-852-5901
Cell s.22

Derek.Drummond@stantec.com <<mailto:Derek.Drummond@stantec.com>>

<<http://www.stantec.com>>[Description: Stantec]<<http://www.stantec.com/>>
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<<https://twitter.com/stantec>>[Description: Twitter]<<https://twitter.com/stantec>>
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<<http://www.stantec.com/blog.html>>[Description: Blog]
<<http://www.stantec.com/blog.html>><<http://www.stantec.com/blog.html>>

<<https://plus.google.com/112504287730358583553/posts>>[Description: Google+]

<<https://plus.google.com/112504287730358583553/posts>>
<<https://plus.google.com/112504287730358583553/posts>>

<<http://www.linkedin.com/company/stantec>>[Description: LinkedIn]
<<http://www.linkedin.com/company/stantec>>
<<http://www.linkedin.com/company/stantec>>

<<http://www.youtube.com/user/StantecInc>>[Description: YouTube]
<<http://www.youtube.com/user/StantecInc>>
<<http://www.youtube.com/user/StantecInc>>

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From: Mouteney, Renee A TRAN:EX [<mailto:Renee.Mouteney@gov.bc.ca>]
Sent: April-28-15 11:52 AM
To: Drummond, Derek
Subject: RE: Truck Parking

Thanks. s.13
s.13

Were you aware of that?

R

From: Drummond, Derek [<mailto:Derek.Drummond@stantec.com>]
Sent: Tuesday, April 28, 2015 11:48 AM
To: Mouteney, Renee A TRAN:EX
Subject: RE: Truck Parking

Hi Renee,

The salt shed and shared utilities was a bit of a curve ball for us. This was not part of our original estimate. We identified this onsite, but had not received info from MOTI in any detail. I spoke to Mark Hallam and asked him to send me the engineering work completed on the salt sheds as this will be the highest risk factor. He has apparently S.13 over the past several years assessing the salt sheds and potential remediation requirements, so having our environmental folks review what's been done, will expedite whatever else we may need to do.

It was not known until my call with Mark that the utilities onsite connected 3 different parcels, so our water/utilities team has to take this under consideration as part of the prelim work. It sounds as though these shared utilities can remain onsite to continue servicing what it does today.

Road work and connectivity is being completed as part of the roadway design and traffic engineering portion of our work. As well a meeting has been set up with the gateway and GMT teams, that will assist in understanding this better and any potential changes to the existing roadway footprint.

I will send Mark a note requesting the info again to ensure we incorporate this into our study.

Thanks, any questions, please give me a shout.

Derek Drummond
Principal, Transportation
Stantec
175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1
Phone: 250-852-5901
Cell: s.22
Derek.Drummond@stantec.com<<mailto:Derek.Drummond@stantec.com>>

[Description: Stantec]<<http://www.stantec.com/>>

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From: Mounteney, Renee A TRAN:EX [<mailto:Renee.Mounteney@gov.bc.ca>]

Sent: April-28-15 11:35 AM

To: Drummond, Derek

Subject: RE: Truck Parking

Derek

Did you talk to properties in HQ about this property?

s.13

- Sewer pump system that will benefit all three properties s.13

- Movement of 2 salt sheds and environmental remediation of site.

Have you taken these into consideration in the development of the design and cost estimate?

And, do you have a high level cost?

Renee

From: Drummond, Derek [<mailto:Derek.Drummond@stantec.com>]
Sent: Monday, April 27, 2015 4:00 PM
To: Mounteney, Renee A TRAN:EX
Subject: Re: Truck Parking

Status update:

Nordel:

- 50% design submission will be provided this week for MoTI review.
- Site survey completed.
- Preliminary site plan completed. Design changed from all back-in back-out sites to pull through. Total number of expected stalls in the order of 60 (still under some refinement). Estimated triple turnover on a daily basis (ie 180 trucks using the site per day).
- Washroom and sani-dump to be installed in adjacent locations to allow for potential future connectivity.
- Washroom options being prepared (pre-fab and outhouse).
- Utility, pavement structure, site lighting 50% designs in progress.
- Archaeology and environmental reviews currently in progress. No flags identified thus far that cause concern, except that there may need to be buffer zones incorporated into the on-site to preserve/protect Burns Bog. Currently trying to flesh out what mitigation measures might be required.
- Geotech report complete. Site is suitable from a geotechnical perspective. It is likely some soil deposits susceptible to primary consolidation are likely present. Mitigation of primary consolidation settlement is often addressed by preloading prior to construction. Excavation and replacement of the organic-rich and consolidation susceptible soil deposits could be a potential alternative to preloading. Lightweight aggregate fill materials could also be utilized to mitigate

post-construction settlement.

Other Sites:

- Geotech complete for Landfill Site. Both sites are suitable, but require more extensive mitigation measures to rule out potential issues (desktop and site visit only at this site).
- Noise field data collection complete for Highway 91 site. Analysis to be completed by end of this week.
- Archeology and environmental desktop review underway for both sites; analysis to be completed by end of this week. No flags identified thus far that cause concern.
- Compiled information and recommendations to be provided to MoTI next week for review.

Derek Drummond
Principal, Transportation Sector Lead
Stantec

On Apr 27, 2015, at 2:55 PM, Mounteney, Renee A TRAN:EX
<Renee.Mounteney@gov.bc.ca<<mailto:Renee.Mounteney@gov.bc.ca>>> wrote:
Derek,
Can you give me a status update on this?

What actions are you taking and/or what have you determined for the Nordel site?
Can you also remind me about number of trucks and criteria for site (ie.
Impervious top, lighting, washrooms, security, etc.)

s.13

I have a meeting with Kevin tomorrow so need some info to provide for him.
Thanks.

Renée Mounteney, MBA
A/Regional Director
South Coast Region
Ministry of Transportation & Infrastructure
s.17 cell

From: [Mintak, David TRAN:EX](#)
To: [Mounteney, Renee A TRAN:EX](#)
Subject: FW: Truck Parking - Status Update
Date: Tuesday, May 26, 2015 11:13:13 AM
Attachments: [E101.pdf](#)
[C102 SITE PLAN.pdf](#)
[C101 EXISTING CONDITIONS.PDF](#)

David Mintak | Regional Manager, Project Delivery
Ministry of Transportation and Infrastructure | South Coast Region

Suite 310 - 1500 Woolridge Street, Coquitlam, BC V3K 0B8
T:(604) 527-2171 C. s.17
David.Mintak@gov.bc.ca

From: Drummond, Derek [<mailto:Derek.Drummond@stantec.com>]
Sent: Thursday, May 7, 2015 3:29 PM
To: Mounteney, Renee A TRAN:EX; Mintak, David TRAN:EX
Cc: Stites, Jennifer
Subject: Truck Parking - Status Update

Hi Renee/Dave,

50% design drawing attached, still more work to do on this. Couple questions for you in red below.

Summary of each site:

s.13

Nordel

The 50% drawings for the Nordel preliminary design package are attached. The following provides a summary of ongoing work:

- Parking Count: The current parking count is 41 stalls. The small truck shown near the washrooms is a maintenance/garbage truck.
- Amenities: The current plan proposes two unplumbed toilets, two bear-proof garbage cans, perimeter fencing, and a sani-dump station.

- Site Lighting: We have confirmed that perimeter lighting is not sufficient. Site lighting is progressing as per the attached plans.
- Land Use Planning: We are awaiting information to confirm setback requirements which may affect the overall count and layout.
- Utilities: The existing pump station is being assessed to confirm capacity to support the new sani-dump. We do not anticipate a need for a new pump station at this time. The proposed work will not impact the existing utilities servicing adjacent parcels.
- Geotechnical: Desktop assessment is complete.
- Archaeological: Desktop archaeological risk assessment is ongoing. We anticipate risk to be moderate based on proximity to nearby archaeological sites and Burns Bog.
- Environmental: Desktop environmental study is ongoing. Our team is looking at Ministry of Environment site registry information and assessing risk from current operations and current adjacent land uses.
 - Substantial information is available because the adjacent site (8099 Nordel) was previously used for vehicle and heavy equipment storage and maintenance.
 - Soil analytical data for the neighbouring site shows exceedances for light hydrocarbons and heavy metal which may or may not be applicable to the subject property. Sodium exceedance was not reported; however, we are verifying that this was in fact tested for.
 - We are awaiting information on groundwater analysis.
 - Vegetation and wildlife study is underway.
- Preliminary Design Drawing Set: The 90% set will include the following drawings. Can MoTI please provide an MoTI Project Number for our Cover Sheet and project number that will be a prefix to our sheet numbers (R1-###-101 (Regional 1 – MoTI project number – sheet number)?
 - Cover Sheet, Key Plan sheet (with legend and drawing index): 000 & 001
 - Removals & Site Plan and any other roadway plans we may need: 101 & 102
 - Grading Plan (takes the place of profiles in a typical highways project): 201
 - Geometrics, signing, & pavement markings: 301
 - Roadway Details: 401
 - Utility Plan: 501 and details: 410
 - Lighting Plan: 601 and details: 420 (although Chris can confirm, they may have their own standards for lighting drawings)
- Design & Construction Costing: We have excluded operating costs from our 90% scope. Can MoTI please confirm if this is to be added to Stantec's scope for the 90% submission? Our intent is to provide our opinion of probable cost for design and construction with our 90% submission.
- Schedule: We are on track to complete preliminary design by late May with plans to get a 90% plan to MoTI by May 18th.
- Budget: We are tracking on budget as per our cost estimate for the work.

Derek Drummond

Principal, Transportation

Stantec

175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1

Phone: 250-852-5901

Cell: 5.22

Derek.Drummond@stantec.com

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From: Pedersen, Kirsten TRAN:EX
Sent: Thursday, July 2, 2015 1:49 PM
To: Mintak, David TRAN:EX; Halwani, Lina TRAN:EX
Cc: Mounteney, Renee A TRAN:EX
Subject: Re: REVISED FOR APPROVAL: additional Q's

hi Lina / David - I've discussed with Craig he is making some changes then sending on

Sent from my iPhone

On Jul 2, 2015, at 1:14 PM, Chambers, Craig GCPE:EX <Craig.Chambers@gov.bc.ca> wrote:

1. Is this intended to be truck staging or parking for port truckers?

- No – this is intended to be convenient overnight parking for long-haul truckers traveling to and through the Lower Mainland – those vehicles that wouldn't otherwise have permanent parking.

2. How will this parking facility be policed so that it's not used or monopolized by port truckers?

- The site will be for use on a first-come basis, and is intended primarily for long-haul truckers.
- The ministry will monitor use of the parking area to determine if any concerns or problems arise.

From: Gow, Lisa A TRAN:EX
Sent: Monday, June 29, 2015 7:05 PM
To: Richter, Kevin J TRAN:EX
Cc: Dawes, Jacquie TRAN:EX; Pedersen, Kirsten TRAN:EX; Livolsi, Patrick C TRAN:EX; Stewart, Dave B TRAN:EX; Bain, Nancy TRAN:EX; Berthin, Helen C TRAN:EX; Haugen, Svein V TRAN:EX
Subject: Re: Truck Parking – URGENT

Here's my take

If announcement was that truck parking will be built in vicinity of Nordel, but without specific location identified, that should be OK. Think there are a number of moving targets on this that precludes specific locations at this time however and are unlikely to be resolved by next week.

Sent from my iPad

On Jun 29, 2015, at 6:58 PM, "Richter, Kevin J TRAN:EX" Kevin.Richter@gov.bc.ca wrote:

Thanks Jacquie

Yes with an announcement next week, I appreciate your support for a solution.

Or if we need to cancel please advise.

Sent from my iPhone

On Jun 29, 2015, at 6:41 PM, Dawes, Jacquie TRAN:EX <Jacquie.Dawes@gov.bc.ca> wrote:

Hi all,

I've been meeting with my staff and with Finance to get underneath the proposed truck parking (and potential combined CVSE) project out at Nordell. As I believe has now been flagged amongst our respective staff, there are elements to this project which require resolution (at least from my perspective), including:

- s.13

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I understand that TB approval has been secured for the truck parking project, and that there is an imminent announcement pending – so realize solutions are needed. I'd like to suggest that our respective leads get together to clarify the various elements, and hopefully identify solutions / options for us to look at asap.

From my end, this needs to be Svein and Lisa / Helen, who are all read into this.
Please advise of your thoughts, or if I have misconstrued anything here.

Thx

Jacquie

From: [Hallam, Mark TRAN:EX](#)
To: [Mouteney, Renee A TRAN:EX](#); [Livolsi, Patrick C TRAN:EX](#); "derek.drummond@stantec.com"; [Nacey, Sean TRAN:EX](#)
Cc: [Haugen, Svein V TRAN:EX](#); [House, Kevin TRAN:EX](#); [Macatee, Matthew TRAN:EX](#); [Kenny, Liz TRAN:EX](#); [Peters, Yvonne TRAN:EX](#)
Subject: Nordel Property
Date: Wednesday, April 8, 2015 9:01:06 AM

Renee, as Kevin and I explained to Sean, the Nordel properties are committed to RAEG. There are complex remediation and servicing issues that must be addressed as part of the disposition of these lands. I suggest that we meet to discuss issues, options and budgets with Svein during the week of the 20th of April. Yvonne Peters will set up a meeting.

From: Mouteney, Renee A TRAN:EX
Sent: Tuesday, April 7, 2015 12:17 PM
To: Haugen, Svein V TRAN:EX
Cc: 'derek.drummond@stantec.com'; Nacey, Sean TRAN:EX; Livolsi, Patrick C TRAN:EX
Subject: Nordel property

Svein,

As you may recall, Sean Nacey and I have approached you at different times regarding properties for potential truck parking opportunities. To that end, I have asked Derek Drummond to work on developing a scope, preliminary engineering and conceptual design for the sight at s.13 and Nordel. Development of this initiative is part of the BC on the Move Trucking Strategy and we are aiming to be able to make an announcement this spring on location.

Derek will be connecting with you on this and the work he is doing to determine issues and mitigation related to his assignment. If you have any questions or concerns, please give me a call, text or email and we can discuss.

Thanks for your help on this, Svein. Have a great day!

Renée Mouteney, MBA
Deputy Director
South Coast Region
Ministry of Transportation & Infrastructure
s.17 cell

From: [Drummond, Derek](#)
To: [Mouteney, Renee A TRAN:EX](#)
Subject: RE: Nordel property
Date: Tuesday, April 7, 2015 12:36:06 PM

I have that, but thought you might have something recent that you would all be using to discuss site. If not, that's fine.

Thanks,

Derek Drummond
Principal, Transportation
Stantec
175 2nd Avenue, Suite 300 Kamloops BC V2C 5W1
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Derek.Drummond@stantec.com

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From: Mouteney, Renee A TRAN:EX [<mailto:Renee.Mouteney@gov.bc.ca>]
Sent: April-07-15 12:26 PM
To: Drummond, Derek
Subject: RE: Nordel property

The last time I saw something it was from Pat at Parsons...

From: Drummond, Derek [<mailto:Derek.Drummond@stantec.com>]
Sent: Tuesday, April 7, 2015 12:26 PM
To: Mouteney, Renee A TRAN:EX
Subject: RE: Nordel property

Thanks Renee...do you have a document with the site plan on it for Nordel? I just want to ensure the site is the right site ;)

Derek Drummond
Principal, Transportation
Stantec
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From: Mouteney, Renee A TRAN:EX [<mailto:Renee.Mouteney@gov.bc.ca>]
Sent: April-07-15 12:17 PM
To: Haugen, Svein V TRAN:EX
Cc: Drummond, Derek; Nacey, Sean TRAN:EX; Livolsi, Patrick C TRAN:EX
Subject: Nordel property

Svein,

As you may recall, Sean Nacey and I have approached you at different times regarding properties for potential truck parking opportunities. To that end, I have asked Derek Drummond to work on developing a scope, preliminary engineering and conceptual design for the sight at s.13 and Nordel. Development of this initiative is part of the BC on the Move Trucking Strategy and we are aiming to be able to make an announcement this spring on location.

Derek will be connecting with you on this and the work he is doing to determine issues and mitigation related to his assignment. If you have any questions or concerns, please give me a call, text or email and we can discuss.

Thanks for your help on this, Svein. Have a great day!

Renée Mounteney, MBA
Deputy Director
South Coast Region
Ministry of Transportation & Infrastructure
s.17 cell

As discussed, updated technical memos for these new sites. In addition, please see answers from Surrey as per below.

1. What is the timeline of the applications in the City of Surrey for private parking facilities? When would they be approved?

The first step is to apply for a Temporary Use Permit which may take a few months: request is submitted to council and may take 2 meetings to be approved.

The applicants are then given 6 months to complete work based on comments from the City: ensure proper grading with adequate gravel material that won't produce too much dust, pave the access to reduce gravel being tracked onto the roadway, adequate drainage with the provision of oil/grit separator or settlement pond. Fencing, gates, and lighting are optional, but if they are provided, they must be appropriate for the zoning.

Once the required work is complete, they may apply for permanent use which is fairly quick – only one council meeting required if everything is in order.

2. How long has the City of Surrey been holding these applications?

Some of the applicants are older (10 years), most are more recent. The aim is to have them processed in a timely fashion (within 1 year or so). Enforcement has been focused on eliminating illegal operations on ALR lands, then they will put pressure on the older TUP sites.

3. What are the details of the application? Is there a fee, or is it charged like a business?

Fees for the TUP are around \$1,300, plus a public notice fee of \$1,000. In order to get permanent use accepted they need to submit a Site Plan, Landscaping Plan, and turning movements plan. Once approved the applicant can obtain a truck parking license for approximately \$650.

Derek Drummond

Principal, Transportation

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Truck Parking Analysis and Recommendation

Ministry staff have been developing truck parking options to provide additional parking opportunities for both local and long haul truckers south of the Fraser River.

The truck parking site will provide the following basic amenities:

- Lighting
- Washrooms
- Sani-dump
- Garbage cans
- WIFI

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OPERATION AND MAINTENANCE COSTS

s.13,s.17

OTHER JURISDICTIONS

It appears that all trucks parking facilities in other jurisdictions are operated by private businesses as opposed to government entities.

CANADA

Many provinces in Canada have Flying J Fuel Stop gas station chains which accommodate truck parking for free (driver must stay with the truck). All Flying J Fuel Stop stores include amenities such as restaurant, ATM, laundry, shower, and WIFI.

There is one truck parking in Edmonton, AB that charges \$35/day and \$375/month. The facility includes basic amenities such as 24/7 access, fully fenced secure site, automated gates, and yard lighting.

There are some privately-owned truck parking lots in BC and Ontario that offer monthly rentals only between \$200-\$300/month.

USA

Many states in the USA have two big gas station chains, Flying J Fuel Stop and Love's Travel Stops, which accommodate truck parking for free (driver must stay with the truck). All of these gas stations have amenities such as restaurant, ATM, laundry, shower, and WIFI.

There are several states that offer daily truck parking and have amenities such as security cameras, electric gate, restrooms, driver's lounge, and WIFI:

California - \$7/day

Texas - \$11/day

Arizona - \$15/day

EUROPE

There is one truck parking in Holland that charges € 1.50 per hour day time (or Cad\$2.06), € 1.00 per hour evening time (or Cad\$1.37), and maximum charge for 24 consecutive hours is € 14.50 (or Cad\$19.87).

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Ministry of Transportation & Infrastructure

Truck Parking for Independent Truckers

Presentation July 02, 2015

Status Update

- Work accomplished – Site 1 – Nordel/Hwy 91
 - Preliminary Design Complete
 - Detail Design underway Fall 2015
 - Salt shed removal and access development to adjacent site Fall 2015
 - Site Construction Spring 2016
- Activities for proposed Site 2 – s.13
 - Environmental/noise/geotechnical preliminary engineering complete
 - Future work required – public consultation and detailed design Fall 2015.

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Parking Currently Available

- Over 35 privately-operating lots south of the Fraser River:
 - over 2000 available parking spots with more on the way
 - mostly in Surrey and Langley
- Offer a range of services and conditions.
- Charge out rates between \$200 – \$250 per month.
- No municipal owned or operated sites.
- Many unpermitted locations in the Agricultural Land Reserve.

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s.13

Candidate Projects –

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- Review sites for:
 - Zoning – appropriate zoning for purpose
 - Private sector developers in proximity
 - Cost: purchase or lease
 - Agreement required – s.13
 - Public consultation requirements
 - High level engineering/environmental/FN assessment

Page 80 to/à Page 85

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Project Considerations – Specific Sites

- Site Considerations:
 - Paved surface; lighting; washrooms, sani-dump; possible Wi-Fi
 - 24/7 access
 - Parking first come first serve on an hourly basis; but no longer than 24 hours.

Project Considerations – Costs

- Costs
 - Approximate annual cost to operate/maintain s.13,s.17 truck site.
 - Additional s.13,s.17 for parking fee operation and management.
 - Currently procuring a contract to undertake financial analysis, industry consultation, and public/private partnerships – Fall 2015.

Additional South Surrey Site – Campbell Heights

- Located in South Surrey in the Campbell Heights area off of 16th Ave and 192nd St.
- Large parcel approximately 35 Acres, suitable for about 900 truck parking stalls.
- Currently under review with the City of Surrey.
 - Considerations include environmental impacts, zoning changes, and the potential for public/private partnership.

Additional South Surrey Site – Campbell Heights



Questions?

