



City of Richmond

Report to Council

To: Richmond City Council

Date: December 4, 2018

From: Jane Fernyhough
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2018-Vol 01

Re: Development Permit Panel Meeting Held on November 14, 2018

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-820582) for the property at 1000 Ferguson Road be endorsed, and the Permit so issued.

A handwritten signature in blue ink, appearing to read 'Jane Fernyhough'.

Jane Fernyhough
Chair, Development Permit Panel
(604-276-4288)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 14, 2018.

DP 18-820582 – GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT –
1000 FERGUSON ROAD
(November 14, 2018)

The Panel considered a Development Permit application to permit the construction of temporary dewatering facilities on a site designated an Environmentally Sensitive Area (ESA).

Trevor Jones and Keith Bell, of AECOM; and Keith Ross, of Urban Solutions, provided a brief presentation, noting that:

- Metro Vancouver is required by the Province to upgrade the existing Iona Island Wastewater Treatment Plant (IIWWTP) from primary to a secondary level treatment plant by 2030. The site's existing sludge lagoons and stockpiles will be decommissioned and temporary mechanical dewatering facilities will be constructed adjacent to the existing plant.
- The applicant is proposing an ESA compensation and landscape restoration plan which would result in an overall net gain in ESA function.
- The project will be delivered through a design-build process where the selected contractor will finalize project design and obtain necessary permits from the City.
- The subject site is currently fenced and not accessible to the public.
- A biophysical inventory determined the site currently is not a freshwater wetland, consists mostly of gravel roads and a paved area, and has a small vegetated area dominated by invasive and non-native plant species.
- Invasive species will be removed and ESA compensation planting with native species will be done off-site, within Iona Island Park on Canfor Point which is owned by Metro Vancouver.
- The proposed ESA landscape plans for on-site and off-site planting areas were developed in consultation with the project Qualified Environmental Professional (QEP). Enhancements will be monitored by a QEP for a period of five years and ecosystem services resulting from the proposed off-site compensation will be protected through Metro Vancouver's long term objectives for Iona Regional Park.
- The proposed mechanical dewatering facilities are intended to be temporary and will be decommissioned and salvaged when the new secondary treatment facility is completed.
- The project's landscape design team had previously done a similar ESA enhancement and landscaping approach at the Iona Regional Park area.

In reply to a Panel query, Mr. Jones confirmed that the design-build contract will be awarded in early 2019 and the project is expected to be functional by 2020.

Staff noted that: (i) staff are satisfied that the proposed ESA compensation and landscape restoration will result in a net gain of the ecological function of the area; and (ii) the approach will support the City's ecological network objectives.

In reply to Panel queries, Mr. Jones advised that: (i) the project area has been previously disturbed and the vegetated portion consists mostly of invasive species; (ii) no new fencing will be installed as part of the project; and (iii) the applicant worked with City staff in developing the ESA compensation and landscape restoration plan for the project.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel expressed support for the subject application, noting that: (i) the proposed ESA compensation scheme will more than offset the extent of ESA that will be impacted by the project; (ii) the proposed landscaping will improve the site; and (iii) the applicant had previously done a successful on-site landscape restoration and the ESA rehabilitation plan will further benefit the area.

The Panel recommends the Permit be issued.