




City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** August 31, 2015
From: John Irving, P.Eng. MPA **File:** 10-6060-01/2015-Vol
 Director, Engineering 01
Re: **Servicing Agreement with Ecowaste Industries Ltd.**

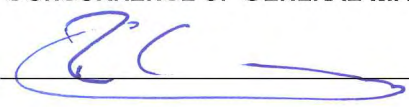


Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to finalize and execute a Servicing Agreement between the City and Ecowaste Industries Ltd., to fill and preload Savage Road between Williams Road to Francis Road and to fill and preload Francis Road from Savage Road to a point 210m to the east, containing the material terms and conditions set out in the staff report titled "Servicing Agreement with Ecowaste Industries Ltd." dated August 31, 2015 from the Director, Engineering.



John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Ecowaste Industries Ltd. (“Ecowaste”) is proposing to develop a 170 acre light industrial park on Industrial zoned land, a former landfill site directly south of Blundell Road between Savage Road and No. 7 Road. The proposed land use is light industrial with businesses that focus on intermodal logistics, warehousing and distribution.

To facilitate future site access, on May 27, 2013, Council authorized staff to finalize and execute a Servicing Agreement (SA) between the City and Ecowaste Industries Ltd., to fill and preload Blundell Road from Savage Road to No 7. Road.

Ecowaste has requested the City enter into a second SA to fill and preload Savage Road between Williams Road and Francis Road, and to fill and preload Francis Road from Savage Road to a point 210m to the east, as shown in Attachment 1.

This report is being brought forward to obtain approval to execute a standalone SA in the absence of a rezoning or subdivision report, where authority to enter into a SA is typically sought. The proposed SA’s form will follow that of the City's typical SA, modified to reflect the unique requirements for this development. Future reports will be brought forward to authorize additional SAs for Ecowaste to construct future road and utility works.

Analysis

Council Approval for the Opening and Development of Savage Road and Francis Road

On December 7, 2011, in the report titled “Ecowaste Industrial Proposal – Road Opening and Development” Council approved the opening and development of road works along Savage Road between Williams Road and Francis Road.

Approval was in part based on an understanding that there would be no net increase in traffic at the south end of the site at Williams Road to/from Steveston Highway/Highway 99 area until additional transportation planning and infrastructure upgrades occur along the Highway 99 corridor, and that traffic control measures would be implemented as part of Ecowaste offsite works to ensure this.

Landfill Operations

Ecowaste has operated the landfill north of Francis Road since 1971 where the landfill received construction/demolition waste and excavation materials. The former landfill site is significantly higher in elevation than the surrounding area.

Lands south of Francis Road and east of Savage Road have been cleared and used for sand and construction material storage.

Overview of Future Savage Road and Francis Road Works

Ultimately, Savage Road will become a two lane road with a shared pedestrian/bike path along the east side and an ALR buffer on the west side. The west side will also include a 1.8m high fence and a screening hedge. Francis Road will become a two lane road with a shared pedestrian/bike path along both sides of the road.

Proposed Filling and Preloading of Savage Road and Francis Road

Ecowaste proposes to fill and preload Savage Road and Francis Road under a standalone SA. The construction of road and utility works will be part of a future SA.

Ecowaste ultimately proposes to construct Savage Road at an existing elevation of 1m at its Williams Road intersection, rising to a 5m elevation along the majority of its length. Francis Road will be constructed at 5m elevation at its Savage Road intersection, rising to a 14m elevation as it interfaces with the private roads that will be constructed to the north. This increase in elevation is proposed as the development's peak land elevation is 18m above sea level. Despite the significant changes in road elevation, roads will be designed to ensure universal accessibility.

Environmentally Sensitive Area and Riparian Management Area

Portions of Savage Road that are proposed to receive fill and preload contain an Environmentally Sensitive Area (ESA) and a Riparian Management Area (RMA). An assessment has been conducted by a registered professional biologist and the City's Environmental Review Process to determine the ESA and RMA's extent within the proposed road area and their compensation values.

As the proposed Savage Road fill and preload works will be contained within the City's road allowance and will be effectively constructed on behalf of the City it will be exempted from the City's Development Permit requirements. To address the fill and preload work's environmental impact to the ESA and the RMA, the City will collect a bond through the fill and preload SA to secure future "like for like" habitat compensation at a nearby location. The bond will be valued at 150% of the assessed compensation value that will include a five year maintenance period.

Any additional environmental impacts related to the larger development site will be addressed through one or more separate Development Permit applications.

Fill and Preload Servicing Agreement

The City's typical form of SA shall be used and modified to reflect the unique requirements for this development. It will be based on, but not limited to, the following terms and conditions:

- Identify the scope of work, including limiting the works to fill and preload of Savage Road and Francis Road at the elevations described above (5m and 5m - 14m, respectively);
- Require the fill material be clean structural/mineral fill (not construction demolition or waste) and meet the appropriate Provincial soil standards for industrial lands;

- Require that Ecowaste maintain records related to the source of the fill material for quality control measures;
- Require Ecowaste to assume environmental liability, and indemnify the City for all costs related to any contamination attributable to their works;
- Identify that fill placed within the City's road/right-of-way be compatible with the future roadway (interim and ultimate), and be placed in accordance with geotechnical recommendations approved by the City;
- Establish the roles and responsibilities of Ecowaste and the City;
- Protect the City's interests;
- Identify the standard to which the works will be built;
- Identify the term of the agreement, including length of the Maintenance Period;
- Include provisions to reduce the City's liability due to Ecowaste's work;
- State the security that the City will hold, and conditions for the release of the security;
- State the insurance requirement that Ecowaste shall maintain; and
- Include indemnity clauses in the City's favor.

Future SA's will be required for road and infrastructure design and will address engineering, transportation and environmental details.

The execution of the fill and preload SA will in no way provide any assurance that the Development Permit or future SA's will be approved.

Agricultural Impacts on or Adjacent to the Agricultural Land Reserve (ALR)

The proposed filling and preload works on Savage Road are not anticipated to impact ALR land or agricultural activities as:

- Fill and preload will only be permitted within the areas designated for future roadway;
- Savage Road is located outside of the ALR and future roadway works will include provisions for an ALR buffer;
- A Development Permit application has been submitted and is being processed to primarily address agricultural buffering; and
- The fill and preload SA and future road and utility SAs will address any drainage impacts on the adjacent lower ALR lands.

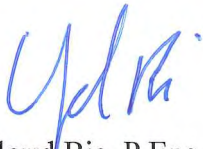
The Francis Road alignment does not front ALR land, and the proposed filling and preload works are not anticipated to impact ALR land.

Financial Impact

None

Conclusion

The fill and preload works on Savage Road and Francis Road are critical to Ecowastes's proposed development. Staff recommends support for the works and seeks Council authorization to enter into an SA for the fill and preload works.



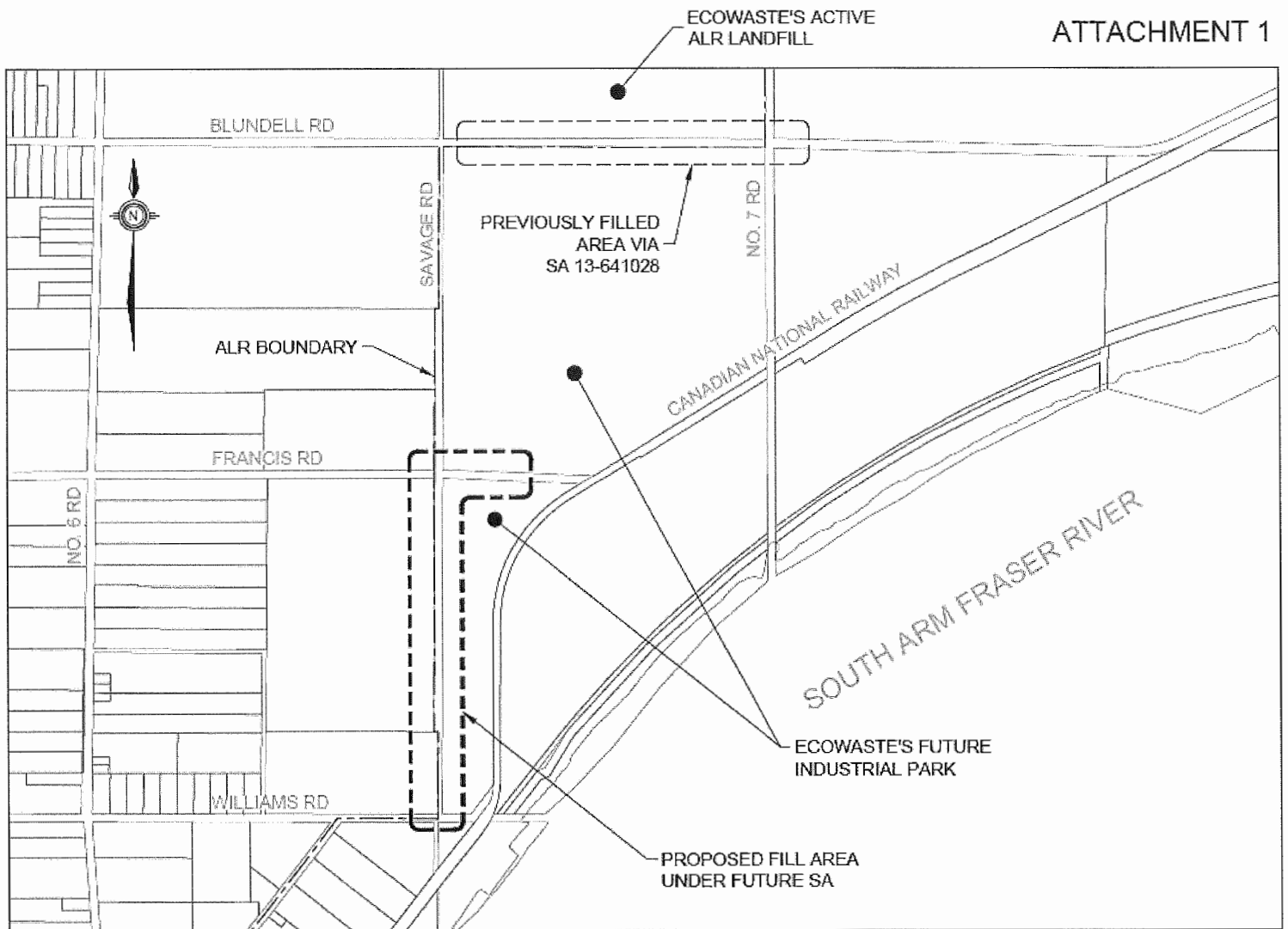
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LB:ab

Att. 1: Location Map



LOCATION MAP