



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** April 30, 2013
From: John Irving, P.Eng. MPA **File:** 10-6060-01/2013-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, on behalf of the City, a Servicing Agreement between the City and Ecowaste Industries Ltd., for fill and preload within Blundell Road from Savage Road to No 7. Road, containing the material terms and conditions set out in the staff report dated April 30, 2013 titled "Servicing Agreement with Ecowaste Industries Ltd." from the Director, Engineering.

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

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 Att.

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

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 (Attachment 1 – Location Map). The proposed land use is light industrial businesses focussed on intermodal logistics, warehousing and distribution.

On December 19, 2011 Council approved the opening and development of road works to extend Blundell Road from No. 7 Road to Savage Road. Subsequently, on April 13, 2012 the Agricultural Land Commission approved the application to construct a public street within an existing Richmond road right of way, at that location.

Ecowaste has indicated that they want to reactivate their existing landfill and then convert the site to light industrial use in a number of phases over approximately 10 years. This will result in the development site being raised by approximately 10m, creating the need to raise the adjacent sections of Blundell Road.

Analysis

The City has received a request from Ecowaste for the approval to fill and preload the Blundell Road corridor from No. 7 Road canal to Savage Road.

Landfill Operations

The landfill south of Blundell that is currently owned managed and serviced by Ecowaste received construction, demolition waste and excavation materials. Sections of the landfill are inactive, but a number of temporary use activities exist (e.g. composting, bio-remediation, material stockpiling). Ecowaste’s landfill to the north of Blundell is active.

Council Approval for filling of Blundell Road

In 1996 Ecowaste received Council approval to fill Blundell Road to support their landfill operations. The approval included terms related to the future road elevation, the fill material, environmental concerns, insurance requirements and security requirements.

Ecowaste has indicated that the fill works approved in 1996 have been completed.

Overview of Future Blundell Road Work

Blundell Road works will consist of a bridge crossing the No. 7 Road canal and an industrial road built to the following:

- Interim: half-road (2 lanes) with shared pedestrian/bike path
- Ultimate: 4 lane divided road with shared pedestrian/bike path and sidewalk

Proposed filling and preloading of Blundell

The expansion of the landfill along with the industrial park ground elevation of approximately 18m will necessitate raising Blundell Road by up to 10m.

Ecowaste has proposed that the required Servicing Agreement (“SA”) be split into separate applications to facilitate the fill and preload in advance of the future roadworks:

- Filling and preloading works SA – works commencing in summer 2013;
- Interim Road SA - work commencing in 2015

Fill and Preload Servicing Agreement

This report is being brought forward to obtain approval to execute the SA as a standalone application in the absence of a rezoning or subdivision report, where authority to enter into a SA is typically sought. The proposed SA will follow the form of the City's typical SA's, and will be modified to reflect the unique requirements for this development, and is 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 Blundell road at an elevation that terminates at Savage Road to meeting the existing grades that the City approved in 1996 and at No. 7 Road to meeting the existing grades of Blundell Road east of No. 7 Road;
- 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 to;
- 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 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 favour.

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 preclude or provide any assurance that the Development Permit or future SA's will be approved.

Independent of the future industrial park development and the related Development Permit, the fill and preload works are needed to facilitate Ecowaste's ongoing landfill operations including their required connectivity between areas to the north and south of Blundell.

Agricultural Impacts on or Adjacent to the ALR

Based on the following, the proposed filling and preload works on Blundell Road are not anticipated to have any impact on ALR land or agricultural activities:

- Fill and preload will only be permitted within the areas designated for future roadway;
- The works align with existing ground elevations at Savage Road (approximately 5.5m);

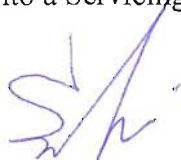
- The SA will address any drainage impacts on the adjacent lower ALR lands; and
- A Development Permit application has been submitted to primarily address agricultural buffering.

Financial Impact

None

Conclusion

The fill and preload work are critical to Ecowaste's ongoing landfill operation and future development. Staff are recommending support for the requested to fill and preload of the section of Blundell Road between Savage Road and No. 7 Road and are seeking Council authorization to enter into a Servicing Agreement for the works.



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