



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: January 14, 2020
File: 01-0100-20-DPER1-
01/2020-Vol 01
Re: **Development Permit Panel Meeting Held on October 17, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-850320) for the property at 1000 Ferguson Road be endorsed, and the Permit so issued.



Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 17, 2019.

DP 19-850320 – GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT –
1000 FERGUSON ROAD
(October 17, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of a concrete dewatering pad and associated uses on a site designated as an Environmentally Sensitive Area (ESA).

Representing the applicant, Andreea Irimia, of AECOM, provided a brief presentation, noting that:

- The existing Iona Island Wastewater Treatment Plant (IIWWTP) operated by Greater Vancouver Sewerage and Drainage District, will be upgraded from primary to secondary sewage treatment by 2030.
- As part of the upgrade, a new dewatering facility will be constructed and the site's existing sludge lagoons and stockpiles will be decommissioned.
- The subject application will allow for the development of a 2,745 m² area designated as an Environmentally Sensitive Area (ESA) within the IIWWTP site to construct a temporary concrete pad and gravel area for dewatering equipment.
- Two previous ESA Development Permits have been issued for the subject site.
- 26 trees on the site will be protected and two trees will be removed and replaced on-site with a 2:1 ratio.
- A bald eagle nest on the site will be protected and a no construction boundary and noise buffer will be delineated to mitigate impacts.
- Off-site ESA compensation for the project's ESA impacts is proposed within the Iona Island Regional Park on Canfor Point, including: (i) invasive species removal and enhancement of 3,000 m² through planting of native species of trees and shrubs; and (ii) annual monitoring and reporting by a Qualified Environmental Professional (QEP) for a period of five years.
- The proposed ESA compensation area is adjacent to the ESA compensation area for a recently issued Development Permit.

In reply Panel queries, Andreea Irimia advised that: (i) there are no odour issues on the site as the bio-solids are transported off-site on a regular basis; (ii) the temporary dewatering pad is operational for six months a year for a period of five years; (iii) a green hedge is proposed for the dewatering pad to provide landscape screening; and (iv) the proposed ESA compensation area for the subject application is part of the overall compensation plan for all IIWWTP upgrades.

No correspondence was submitted to the Panel regarding the application.

The Panel recommends the Permit be issued.