



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** February 10, 2025

**From:** Todd Gross, Director, Parks Services      **File:** 06-2400-20-SDYK1/Vol 01

**Re:** **Proposed South Dyke Trail Enhancements around Crown Packaging**

### Staff Recommendations

1. That the proposed enhancements and associated impacts for the trail within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, as outlined in the staff report titled "Proposed South Dyke Trail Enhancements around Crown Packaging", dated February 10, 2025, from the Director, Parks Services, be approved; and
2. That staff proceed with the next steps, including an Agricultural Land Commission application and approval, as outlined in the staff report titled "Proposed South Dyke Trail Enhancements around Crown Packaging", dated February 10, 2025, from the Director, Parks Services.

Todd Gross  
 Director, Parks Services  
 (604-247-4942)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Public Works	<input checked="" type="checkbox"/>	
Climate and Environment	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the Parks, Recreation and Cultural Services Committee meeting held on May 28, 2024, staff presented the report titled, “No. 3 Road Bark Park Proposed Enhancements Update”. As a result of the discussion, several motions were put forward and adopted, including the following:

*That staff further analyze the impacts and costs of widening the existing trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging and report back.*

The purpose of this report is to respond to the above referral, outline proposed enhancements to the existing trail within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, provide an overview of the associated impacts and costs and outline next steps for Council consideration.

The other remaining referrals regarding potential reduced speeds along nearby roadways will be reported on at an upcoming Public Works and Transportation Committee meeting.

This report supports Council’s Strategic Plan 2022–2026 Focus Area #5 A Leader in Environmental Sustainability:

*Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.*

*5.2 Support the preservation and enhancement of Richmond’s natural environment.*

This report supports Council’s Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

*6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*

*6.2 Enhance the City’s network of parks, trails and open spaces.*

### Background

The trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, is part of the broader South Dyke Trail network. The South Dyke Trail is comprised of a series of multi-use trails stretching from the south end of No. 2 Road to the Shell Road trail, Horseshoe Slough trail and beyond. Given its relatively remote location along the South Arm of the Fraser River, the South Dyke Trail is rural in character. It is an average width of three metres and is predominantly finished in gravel. The trail offers links to a number of key destinations such as London Farm, No. 3 Road Fishing Pier, No. 3 Road Bark Park and Woodward’s Slough. It is

identified as a recreational trail in the City's Cycling Network Plan and a key part of Metro Vancouver's Regional Greenway Network. The South Dyke Trail also serves as a connection for commuter cyclists traveling to and from the George Massey Tunnel Interchange Shuttle for Cyclists. The trail is used by a broad range of cyclists, pedestrians and rollers of all ages and abilities for recreation, sport, and transportation purposes. See Attachment 1: South Dyke Trail.

The sections of the South Dyke Trail to the west and north of Crown Packaging are located within a statutory right of way (SRW) over the privately owned property located at 13800 No. 3 Road. Both the property and SRW are located within the Agricultural Land Reserve (ALR). The SRW is for the purposes of public rights of passage and ranges from approximately eight to 16 metres wide. Modifications to the SRW would not be required in order to accommodate the proposed trail improvements.

The existing trail within the SRW is approximately 625 metres long and provides a connection between the multi-use riverfront dyke trail to the west, as well as Garden City Road and Woodward's Slough to the east. It is located adjacent to environmentally sensitive areas, ditches, swales, farm operations and industrial use (Crown Packaging). The surface of the existing trail is predominantly gravel and ranges from 1.8 to three metres wide. The trail currently permits use by dogs on-leash, walkers, joggers, rollers (wheelchairs and strollers), and cyclists. The trail was upgraded within the last five years when the surface was refinished with fresh gravel and regraded to address drainage issues.

The narrowest section of the trail, which is 1.8 metres wide, poses the greatest safety risk due to its narrow width for a multi-use path and close proximity to a major drainage ditch. This section of trail (pinch point) is located on the west side of Crown Packaging. See Attachment 2: South Dyke Trail around Crown Packaging – Existing Conditions.

## **Analysis**

### Proposed Trail Enhancements – Analysis and Impacts

The proposed trail enhancements are intended to improve safety for users along the narrowest section of the trail (pinch point). Planned improvements at this location include engineered bank stabilization along the adjacent drainage ditch, widening the trail to 2.5 to three metres, and installing a safety fence to prevent accidental falls into the ditch. Additional general enhancements will include surface improvements and signage along the trail. For further details, refer to Table 1: Summary of Proposed Trail Enhancements and Impacts below, as well as Attachment 3.

In response to the referral regarding trail widening stemming from the Parks, Recreation and Cultural Services meeting held on May 28, 2024, key considerations such as site impacts, environmentally sensitive areas, design and permitting requirements, timeframes and the cost to implement the proposed trail enhancements have been explored and analyzed. See Table 1, Summary of Proposed Trail Enhancements and Impacts.

<b>Table 1. Summary of Proposed Trail Enhancements and Impacts</b>	
<b>Item</b>	<b>Summary/Description</b>
Proposed Trail Enhancements	<ul style="list-style-type: none"> <li>• Prioritizing widening and enhancing safety along the narrowest section of the trail (pinch point).</li> <li>• Improved gravel trail surface to ensure an even and consistent finish.</li> <li>• Incorporation of identity and etiquette signage.</li> <li>• Stabilization along the drainage ditch bank and trail edge, to accommodate trail improvements.</li> <li>• Improved safety measures, such as fencing between the stabilized drainage ditch and enhanced trail.</li> <li>• Collaboration with the adjacent property owner of the Crown Packaging site for potential chain-link fence repairs and improvements.</li> </ul>
Tree and Environmental Impacts	<ul style="list-style-type: none"> <li>• Tree retention and protection would be prioritized, however removal of 3–5 trees is anticipated. This would be confirmed through detailed design.</li> <li>• Tree pruning for clearance along the trail would be required.</li> <li>• Environmental impacts would be minimized.</li> <li>• All applicable environmental and wildlife protection requirements as well as permitting would be adhered to.</li> <li>• Vegetation management along the trail, to accommodate trail widening and allow for implementation of slope stabilization.</li> </ul>
Drainage Impacts	<ul style="list-style-type: none"> <li>• Slope stabilization would be required along the existing major drainage ditch adjacent to the trail.</li> <li>• Modifications could be required to minor drainage swales.</li> </ul>
Design Requirements	<ul style="list-style-type: none"> <li>• Qualified Environmental Professional, Civil and Structural Engineering consulting services would be required.</li> </ul>
Time Frame	<ul style="list-style-type: none"> <li>• Should Council support the proposed trail enhancements, staff will immediately proceed to the next steps, as outlined in this report.</li> <li>• The next steps include procuring consultants, detailed design and application for all required permits and approvals.</li> <li>• Implementation will proceed immediately after receipt of all required permits and approvals.</li> </ul>
Agricultural Land Commission (ALC) Considerations	<ul style="list-style-type: none"> <li>• Since the trail is located within the ALR, an ALC application and approval for works associated with the proposed trail enhancements is required. The ALC has been contacted and informed of the intent to improve the trail. The application would be made in the next steps of the project.</li> </ul>
Financial Impact	<ul style="list-style-type: none"> <li>• The estimated cost for the outlined proposed trail enhancements is \$400,000. Implementation will be funded from the previously allocated South Dyke Trail Enhancements (around Crown Packaging) capital project.</li> </ul>

Next Steps

Should Council support the proposed trail enhancements, as described in this report, the next steps would include procurement of consultant services, detailed design, further analysis of environmental and permitting requirements along with an ALC application and approval.

Construction will start immediately following receipt of all required approvals.

Trail users will be notified about the planned trail enhancement and disruptions to access during construction. Information would be communicated through site signage, social media posts and emails to key stakeholder groups such as the Bark Park Richmond Facebook group, Richmond Active Transportation Committee, Walk Richmond, and HUB Cycling – Richmond/YVR Local Committee. In addition to the trail users, the adjacent property owners would be notified and will be kept up to date about the planned work.

### **Financial Impact**

The total estimated capital cost for implementation of the outlined trail improvements is approximately \$400,000. Funding is available in the approved 2025 budget.

### **Conclusion**

The multi-use trail located within the SRW over 13800 No. 3 Road, around Crown Packaging, is part of the wider South Dyke Trail network. It is used by a broad range of cyclists, pedestrians and rollers of all ages and abilities for recreation, sport, and transportation purposes. The existing trail currently varies from approximately 1.8 to three metres wide and is finished in gravel. It is located along environmentally sensitive areas, farm operations and an industrial site located at 13911 Garden City Road (Crown Packaging).

The proposed trail enhancements will address safety concerns along the trail's pinch point through ditch bank stabilization, trail widening and safety fencing. General trail improvements will include surfacing enhancements and signage throughout. The trail will continue to be a gravel, multi-use path.

Should Council approve the proposed trail enhancements, staff would immediately proceed to next steps and implementation would be funded from the approved 2025 budget.



Miriam Plishka, BCSLA, CSLA  
Park Planner  
(604-204-8917)

- Att. 1: South Dyke Trail
- 2: South Dyke Trail around Crown Packaging – Existing Conditions
- 3: South Dyke Trail around Crown Packaging – Proposed Trail Enhancements

# South Dyke Trail

South Dyke Trail around Crown Packaging within the Statutory Right of Way (SRW)



## Legend

<p><b>OFF-STREET RECREATIONAL BICYCLE AND PEDESTRIAN ROUTE</b></p> <ul style="list-style-type: none"> <li>Off-Street Paved shared with Pedestrians</li> <li>Off-Street Unpaved shared with Pedestrians</li> </ul> <p><b>ON-STREET BICYCLE ROUTE (with signs and/or pavement marking)</b></p> <ul style="list-style-type: none"> <li>Neighbourhood Street Bikeway</li> <li>Major Street Bicycle Lane</li> </ul> <p><b>INFORMAL BICYCLE ROUTE (with no special treatment)</b></p> <ul style="list-style-type: none"> <li>Shared Roadway (sometimes with shoulder)</li> </ul> <p><small>These routes are recommended by cyclists but do not have special treatments for cyclists. These routes are not endorsed by municipalities and are provided for your information only.</small></p>	<p><b>Points of Interest (west – east):</b></p> <ul style="list-style-type: none"> <li>No. 2 Road Pier / London's Landing</li> <li>London Farm</li> <li>Gilbert Beach</li> <li>No. 3 Road Fishing Pier</li> <li>No. 3 Road Bark Park</li> <li>Finn Slough</li> <li>Woodward's Landing</li> <li>Model Airplane Park</li> </ul>
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Map Source: 2021 Trails Map South Dyke Trail

([www.richmond.ca/parks-recreation/parks-trails-cycling/trails-map.htm](http://www.richmond.ca/parks-recreation/parks-trails-cycling/trails-map.htm))



# South Dyke Trail Around Crown Packaging – Existing Conditions



**Legend**

- South Dyke Trail around Crown Packaging
- Continuation of the South Dyke Trail
- Major Drainage Ditch
- Localized Swale

- Statutory Right of Way over 13800 No. 3 Road (SRW)
- Environmentally Sensitive Area (ESA)
- Site photo location and number – See Attachment 2, page 2

**PRCS - 24**



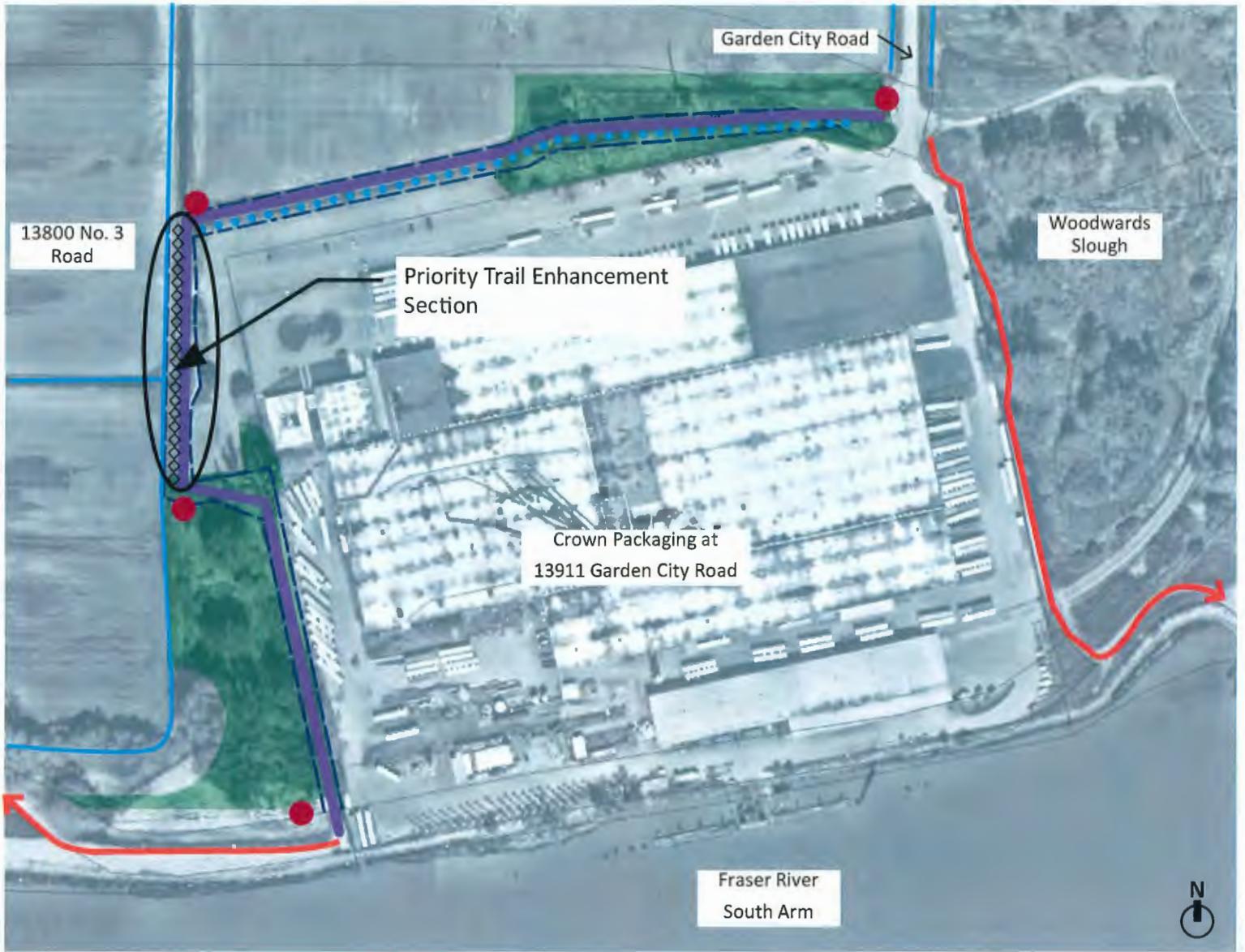
## South Dyke Trail Around Crown Packaging – Existing Conditions



1. View looking north along the trail on the west side of Crown Packaging.
2. View looking north along the trail on the west side of Crown Packaging with trees to the west.
3. View looking west towards a bend in the trail on the west side of Crown Packaging.
4. View looking north along the trail between Crown Packaging and a major drainage ditch along the farm.
5. View looking east along the trail on the north side of Crown Packaging.
6. View of the crossing at Garden City Road.



# South Dyke Trail around Crown Packaging – Proposed Trail Enhancements



### Legend

- Improved Trail
- Continuation of the South Dyke Trail
- Major Drainage Ditch
- Localized Swale
- Statutory Right of Way over 13800 No. 3 Road (SRW)
- Environmentally Sensitive Area (ESA)
- Stabilized bank with Safety Fencing
- Proposed New Signage