



## Public Works & Transportation Committee

Anderson Room, City Hall  
6911 No. 3 Road

Thursday, May 23, 2013  
4:00 p.m.

Pg. #      ITEM

### MINUTES

PWT-3

*Motion to adopt the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, April 17, 2013.*



### NEXT COMMITTEE MEETING DATE

Wednesday, June 19, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

### ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **LICENSE AGREEMENTS FOR CITY PUMP STATIONS**  
(File Ref. No. 10-6340-20-P.11314) (REDMS No. 3840128 v.2)

PWT-8

See Page **PWT-8** for full report

*Designated Speaker: John Irving*

Pg. #      ITEM

STAFF RECOMMENDATION

*That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to negotiate and execute license agreements with Vancouver Fraser Port Authority (Port Metro Vancouver), or other applicable agencies having jurisdiction over Crown land beyond City dikes, for the construction and operation of No.1 Road North Drainage Pump Station and future City pump stations.*

2.      **SERVICING AGREEMENT WITH ECOWASTE INDUSTRIES LTD.**

(File Ref. No. 10-6060-01/2013) (REDMS No. 3844421 v.8)

PWT-11

See Page PWT-11 for full report

*Designated Speaker: John Irving*

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.*

3.      **MANAGER'S REPORT**

**ADJOURNMENT**



## Public Works & Transportation Committee

Date: Wednesday, April 17, 2013  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda Barnes, Chair  
Councillor Chak Au  
Councillor Linda McPhail  
Councillor Harold Steves  
Absent: Councillor Derek Dang  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, March 20, 2013, be adopted as circulated.*

**CARRIED**

There was agreement that an additional staff report, titled 2013 Flood Protection Grant Program, be added to the Agenda as Item 3A.

### NEXT COMMITTEE MEETING DATE

Thursday, May 23, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

### ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **WATER METER PROGRAM UPDATE**  
(File Ref. No. 10-6650-02/2013-Vol 01) (REDMS No. 3822769)

## Public Works & Transportation Committee

### Wednesday, April 17, 2013

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In reply to queries from Committee, Lloyd Bie, Manager, Engineering Planning, provided the following information:

- the Water Loss Management Program aims to reduce wasteful water loss caused by failing equipment such as a leaky toilet;
- the projected increase in Metro Vancouver's water rate is largely due to costs associated with large capital projects such as the new Seymour-Capilano filtration system; and
- it would be challenging to include duplexes in the proposed universal metering program as most duplexes in Richmond share one water service.

The Chair commented on water rates and requested that staff prepare a memorandum to Council advising of Metro Vancouver's water rates, how these rates are arrived at and subsequently passed on and calculated for Richmond residents.

It was moved and seconded

*That a universal water metering program, as outlined in Option 3 in the staff report titled Water Meter Program Update from the Director, Engineering, dated April 5, 2013, be implemented for single-family dwellings, starting in 2014, with a five-year completion target.*

**CARRIED**

#### 2. **DIKE MASTER PLAN – PHASE 1 REPORT**

(File Ref. No. 10-6060-05-01/2013-Vol 01) (REDMS No. 3741121)

In response to a comment made by the Chair, John Irving, Director, Engineering, advised that staff will continue to work closely with staff at Port Metro Vancouver, the Department of Fisheries and Oceans' Small Craft Harbours, and the Steveston Harbour Authority. Mr. Irving advised that staff are cognizant of potential overlapping projects, and would ensure that these efforts are coordinated.

Discussion ensued regarding potential environmental impacts and Mr. Bie advised that detailed environmental assessments would be conducted as part of future phases of the Dike Master Plan. Also, Mr. Irving commented on habitat coding, noting that red coded areas have high habitat value.

The Chair extended her gratitude to staff for all their hard work in preparing such an in-depth analysis of the Dike Master Plan.

2.

**Public Works & Transportation Committee**  
**Wednesday, April 17, 2013**

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It was moved and seconded

- (1) *That the Steveston Island dike alignment, identified as Primary Dike Alignment 2 in the Phase 1 Dike Master Plan Report provided as Attachment 1 to the staff report titled Dike Master Plan – Phase 1 Report from the Director of Engineering, dated April 9, 2013, be endorsed as the preferred long term diking solution in Steveston;*
- (2) *That the existing Southern West Dike continue to be the primary flood protection dike alignment in the Southern West Dike area;*
- (3) *That staff coordinate with Port Metro Vancouver and the Department of Fisheries and Oceans to identify potential areas for constructed offshore barrier islands that would create habitat and provide wave dissipation for the Southern West Dike; and*
- (4) *That the work plan identified in the staff report titled Dike Master Plan – Phase 1 Report from the Director of Engineering, dated April 9, 2013, be endorsed.*

**CARRIED**

3. **REGULATION OF NEWSPAPER DISTRIBUTION AGENTS AND ZONES**

(File Ref. No. 10-6405-01/2012-Vol 01) (REDMS No. 3589585)

Suzanne Bycraft, Manager, Fleet and Environmental Programs, advised that the free daily publication companies currently regulated by the City's Newspaper Distribution Regulation Bylaw 7954 were advised of the proposed changes and no feedback was received.

It was moved and seconded

***That:***

- (1) *Newspaper Distribution Regulation Bylaw No. 7954, Amendment Bylaw No. 8933 (Attachment 1), be introduced and given first, second and third readings;*
- (2) *Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9017 (Attachment 2) be introduced and given first, second and third readings; and*
- (3) *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9018 (Attachment 3), be introduced and given first, second and third readings.*

**CARRIED**

In reply to a query from the Chair, Ms. Bycraft commented on how residents may exchange their Green Can for different sized one.

3.

**Public Works & Transportation Committee**  
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**3A. 2013 FLOOD PROTECTION GRANT PROGRAM**

(File Ref. No.: 10-6340-01) (REDMS No.3836971)

It was moved and seconded

**(1) That the following projects be endorsed as candidates for submission to the 2013 Provincial Flood Protection Grant Program:**

**(a) Bath Slough Drainage Pump Station Upgrade;**

**(b) Dike Upgrade, McCallan Road to No. 2 Road;**

**(c) South Dike Upgrade, No. 4 Road to Shell Right of Way; and**

**(2) That should any of the above projects be successful, the Chief Administrative Officer and General Manager Engineering and Public Works be authorized to negotiate and execute the funding agreements with the Province.**

**CARRIED**

**4. MANAGER'S REPORT**

**(i) Portland Limestone Cement**

Milton Chan, Manager, Engineering Design and Construction, referenced a memorandum dated April 9, 2013 regarding Portland Limestone Cement (copy on file, City Clerk's Office). Mr. Chan provided background information and highlighted that the production of this type of cement reduces greenhouse gas emissions by up to ten percent.

**(ii) Transportation Division Updates**

Donna Chan, Manager, Transportation Planning, provided an update on TransLink's Area Transit Plan and the Lansdowne Road Extension. Also, Ms. Chan commented on the Steveston Streetscape public consultation process, noting that an open house is scheduled for Saturday, May 4, 2013 at the Steveston Community Centre from 12:00 p.m. to 3:00 p.m.

**(iii) REaDY Summit**

Cecilia Achiam, Director, Administration and Compliance, spoke of the upcoming Richmond Earth Day Youth (REaDY) Summit scheduled for Saturday, April 20, 2013 from 9 a.m. to 12:20 p.m. at Steveston-London Secondary School.

**(iv) Boardwalk in Steveston**

In reply to a query regarding the Steveston boardwalk, Mr. Irving advised that the opening of the boardwalk has been delayed as much of the work to be completed is weather dependant.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:39 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, April 17, 2013.

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Councillor Linda Barnes  
Chair

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Hanieh Berg  
Committee Clerk



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** April 19, 2013

**From:** John Irving, P.Eng. MPA  
Director, Engineering

**File:** 10-6340-20-  
P.11314/Vol 01

**Re:** License Agreements for City Pump Stations

### Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to negotiate and execute license agreements with Vancouver Fraser Port Authority (Port Metro Vancouver), or other applicable agencies having jurisdiction over Crown land beyond City dikes, for the construction and operation of No.1 Road North Drainage Pump Station and future City pump stations.

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

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Administration & Compliance	<input checked="" type="checkbox"/>		
Real Estate Services	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b>	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b>
	DW		



## Staff Report

### Origin

The City operates 31 perimeter drainage pump stations that discharge Richmond's storm water into the Fraser River and Sturgeon Bank. As these stations are upgraded to meet future needs, some of the upgraded stations may encroach into Crown land and require license agreements with the relevant authorities.

The purpose of this report is to seek authorization for the Chief Administrative Officer and the General Manager, Engineering and Public Works to sign license agreements (often called "Access Agreements") with Vancouver Fraser Port Authority dba Port Metro Vancouver ("Port Metro Vancouver") or other applicable agencies having jurisdiction over Crown land beyond City Dikes related to the construction and operation of City pump stations.

### Analysis

Various pump stations in the City are being upgraded to meet the 2041 OCP requirements as they near the end of their service life. As part of these projects, the section of dike adjacent to each pump station is being raised in accordance with the current provincial guidelines. The combination of increased pumping capacity and raising the dike results in a larger overall footprint for the final works. In some locations, this can cause some of the pump station structure to extend into Crown land beyond the dike.

Port Metro Vancouver currently holds head leases from the Ministry of Transportation and Infrastructure (MOTI) for the North Arm and Lower Main Arm of the Fraser River. MOTI and Port Metro Vancouver are currently negotiating a new head lease that will require approval from the federal Minister of Transport (currently anticipated to be completed in 2014). Until this new head lease is finalized, Port Metro Vancouver will require execution of license agreements to allow for construction and operation of works (including pump stations) on Crown land beyond the dike. Typically such license or Access Agreements requires the City to provide an indemnity for any and all claims or losses incurred by Port Metro or the Provincial Government in respect to the City's construction and/or operation of its pump station. Additionally, the licence typically requires insurance in the amount of \$5 million for Sudden and Accidental Pollution. The current City insurance policy includes \$1 million of coverage for Sudden and Accidental Pollution; the remaining would be self insured.

Currently, an Access Agreement with Port Metro Vancouver is required for the No. 1 Road North Drainage Pump Station only. However, prior to MOTI and Port Metro Vancouver finalising their lease, additional licenses may be required for the construction and operation of future pump stations; accordingly this Report seeks authorization for the Chief Administrative Officer and the General Manager, Engineering and Public Works to enter into such prospective licenses.

Once the new head lease between MOTI and Port Metro Vancouver is finalised, the license agreements will be replaced by sub-lease(s) between Port Metro Vancouver and the City. Staff will bring a further Report to Committee prior to entering into such sub-leases.

**Financial Impact**

There is no fee associated with the interim license agreement for the No.1 Rd Pump Station.

**Conclusion**

The City's drainage pump stations are essential to prevent flooding in Richmond. Over time, the capacity of the system will be increased to meet OCP projections. Additional space outside the dike will be required in some locations to accommodate larger pump stations and a higher dike. To obtain this space, license agreements will be required with the relevant authorities.



Mile Racic  
Project Manager  
(604-247-4655)

MR:mr



# 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)

Jl:es  
 Att.

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

## 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);

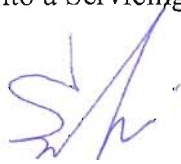
- The SA will address any drainage impacts on the adjacent lower ALR lands; and
- A Development Permit application has been submitted to primarily address agricultural buffering.

**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.

A handwritten signature in blue ink, appearing to be 'ES', is written over the text of the conclusion section.

Eric Sparolin, P.Eng.  
Project Engineer  
(604-247-4915)

ES:es

