

Proposed Milltown Marina Proponent Response Summary

Key Theme	Detail	Frequency of mentions	Proponent response
Sediment quality and dredged material	Although sediment testing has found acceptable levels of contamination at the surface, concerns were expressed that dredging would uncover more contaminated sediments below. Outfalls in the slough were raised as particular hot spots of potential contamination, as well as the legacy of log storage in the area. The disposal of contaminated sediment was also raised as a concern.	4	Inclusive of at outfall locations, the proponent is doing additional sediment testing throughout and below the areas of proposed dredging. Allowances for either upland or ocean disposal are government regulated.
Impacts of clamshell dredging	Individuals were concerned that sediments stirred up by the dredging would migrate down the river and spread contamination. There was also concern the dredging would negatively affect the hydrology and currents in the river. A request for public observers during dredging was made.	2	Dredging would be performed and monitored in keeping with Environment Canada, Department of Fisheries & Oceans and Transport Canada Navigable Waters accepted practices. There are several safe areas along Richmond Slough from which the public could observe dredging.
Traffic impacts	There was worry that the volume of cars going to the marina would exacerbate existing congestion problems at nearby intersections. Safety issues related to increased traffic was also raised as a concern as well as an overprovision of parking	4	Marina patrons typically access marinas on summer weekends, outside the peak weekday traffic flows of commuters. The traffic studies for the proposed marina confirm that the surrounding road system, as well as parking area at the proposed marina, is quite sufficient to accommodate the traffic generated by marina patrons.
Impacts on fish habitat	Richmond slough was highlighted as an area that could be used for natural fish habitat. There was concern the development would reduce the quality of available fish habitat. The need to compensate for any habitat loss was emphasised	5	Habitat improvements to Richmond Slough that would increase its productivity over its current levels have been proposed to the Department of Fisheries and Oceans.
Impacts on bird and animal habitat	There was concern that boat moorage in the slough would reduce the available surface area for water birds. A reduction in habitat for other land animals was also noted and a wildlife study was called for. Replacement of any trees removed for the development at a 2:1 ratio was recommended.	4	Surface coverage of Richmond Slough in its present use for log boom storage is often 25% greater than surface coverage measured for the proposed marina at 100% occupancy. Habitat improvement plans in Richmond Slough include a habitat islet for wildlife. The proposed development has been arranged to keep all existing trees intact.

Water quality	There were concerns that the marina would negatively impact water quality through sewage release and oil spills from boats in the marina. The need for an oil spill plan, sewage handling and boat repair policies for the marina was noted. Opening the top end of the slough was called for to reduce stagnancy of water	4	The marina will operate under the highest environmental best practices for marina & boatyard operations. 30% + of the water in Richmond Slough is exchanged at every tide.
Marine noise impacts	The potential for increased noise from small watercraft and seadoos was noted as a concern	1	No seadoos, personal watercraft or jet skis will be allowed as tenants of the marina.
Good use of land and custodial benefit	Individuals thought the site was well suited for a marina and were pleased to see this vacant site put to use. The project was seen as a way to clean up existing debris in the slough and prevent further dumping in the future.	8	The site is easily accessible to the community and the in water marina portion well protected from the wakes of river traffic. The rubble and discarded materials littering the edges of Richmond Slough will be cleaned up as part of the development.
Economic opportunity	The project was seen as a good economic opportunity for both the general area and the Musqueam band in particular	4	The project development cycle will spend \$15 + million in the local B.C. Economy and on completion will create up to 50 fulltime/part time jobs.
Moorage demand	Comments noted that the project would help meet significant moorage demand in Lower Mainland and make boating more accessible for a wide range of people in the Greater Vancouver area	13	The types and sizes of boats most commonly desired by community members and families are the basis of the in water marina and dry storage design. This is not a superyacht marina, but one that caters to the community at large by creating moorage for boats starting at 18ft.
Positive impact on pedestrian, cycling and public access	New opportunities for walking and cycling in the area were highlighted as a positive aspect of the proposal, though it was stressed that the walkway should be linked up with the existing path to the east of the site. The opportunity to include interpretive materials in the public spaces was highlighted.	5	The development plans include bike/pedestrian pathway access from the foot of Bentley St. onto Richmond Island as well as a riverfront park/interpretive area on Richmond Island overlooking the Fraser River
Inadequate pedestrian, cycling and public access	A desire to see Richmond Island turned into a public park and habitat area was expressed, particularly given new high density development in the area. The need to increase public access through a look out at the foot of Bentley Street, as well as a public canoe and kayak launch, was noted	4	Development plans include a public lookout at the foot of Bentley Street. The proponent feels that novice canoeists or kayakers should not be encouraged to paddle the North Arm of the Fraser River due to periodic strong currents
General supportive comments	These comments expressed general support for the project, for example 'Great idea,' or 'Sounds good.'	6	