



## **PROJECT AND ENVIRONMENTAL REVIEW REPORT**

**PER NO. 15-165  
SPIRE DEVELOPMENT INC.  
DISTRIBUTION WAREHOUSE FACILITY  
13201 RIVER ROAD, RICHMOND BC**

Prepared for: Director, Planning & Development

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	<b>VANCOUVER FRASER PORT AUTHORITY PROJECT AND ENVIRONMENTAL REVIEW REPORT</b>
<b>PER No.:</b>	<b>15-165</b>
<b>Tenant:</b>	<b>Spire Construction Inc.</b>
<b>Project:</b>	<b>Distribution Warehouse Facility</b>
<b>Project Location</b>	<b>13201 River Road, Richmond</b>
<b>Land Use Designation:</b>	<b>Industrial</b>
<b>Applicant(s):</b>	<b>Spire Construction Inc.</b>
<b>Applicant Address:</b>	<b>400- 8085 North Fraser Way, Burnaby, BC</b>
<b>Category of Review:</b>	<b>C</b>
<b>Recommendation:</b>	<b>That PER No. 15-165 for the construction of a distribution warehouse facility be approved.</b>

## 1 INTRODUCTION

The Vancouver Fraser Port Authority (VFPA), a federal port authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. VFPA accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report documents VFPA's project and environmental review of PER No. 15-165: Distribution Warehouse Facility (the Project) proposed by Spire Construction Inc. (the Applicant).

This project and environmental review was carried out to address VFPA's responsibilities under the *Canada Marine Act*, and to meet the requirements of the *Canadian Environmental Assessment Act*, 2012 (CEAA 2012), as applicable. The proposed Project is not a CEAA 2012 "designated project" and an environmental assessment as described in CEAA 2012 is not required. However, VFPA authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 67 of CEAA 2012 requires federal authorities to assure themselves that projects will not likely cause significant adverse environmental effects. This review provides that assurance. In addition, VFPA considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the application along with supporting studies, assessments and consultations carried out or commissioned by the Applicant, as well as other information provided by the Applicant. In addition, this project and environmental review considered other information available to VFPA and other consultations carried out by VFPA. A full list of information sources germane to the review is provided in Appendix B.

This project and environmental review report is NOT a project authorization. It is a prerequisite to the issuance of a project permit (the Permit) and the conclusions described in this report require compliance with the conditions in the Permit.

## 2 PROJECT DESCRIPTION

The Applicant, Spire Construction Inc. ("Spire") proposes to construct a distribution warehouse facility at 13201 River Road, Richmond. The general location is west of the Knight Street Bridge. The project site is undeveloped, located in an industrial area, and surrounded on three sides by similar warehouse buildings. The site is approximately 1.56 ha. (3.85 acres) in total, with 1.22 ha. (3.01 acres) located south of River Road and a hooked 0.3 ha. (0.84 acre) portion located north of River Road. The development is proposed on the southern parcel, with some compensatory landscaping proposed on the northern portion.

The building is proposed at the south side of the site, and includes 11 dock doors and 1 grade door. The design allows for an additional dock door and grading door in the future. The building is proposed with 0 setback on the west side, as it immediately abuts an adjacent building. Although the warehouse tenants are not yet confirmed, it is expected that the building will be used for the import and distribution of containerized cargo originating at local container terminals.

The site plan includes 83 paved parking stalls, and parking for 18 bicycles, as well as landscaping and circulation space consistent with this type of building, and the area in which it is situated. The building is expected to house approximately 50 employees.

The proposed building is 6,781 square metres in size (72,986 ft<sup>2</sup>) and consists of up to three units, with warehousing and office space on two levels. The first floor is proposed to be 6356.1 square metres (68,416 ft<sup>2</sup>) and the second floor approximately 424 square metres (4570 ft<sup>2</sup>).

The lot on the north side of River Road, along the Fraser River, is undeveloped, and an environmentally sensitive area of high productivity comprised of several mature black cottonwood trees, alder trees, and large areas of blackberry bushes. However, there is significant Japanese knotweed and scotch broom (which are invasive species). To mitigate for the loss of existing vegetation on the southern lot, Spire proposes to remove the invasive species (i.e., Japanese knotweed, scotch broom and Himalayan blackberry) and replaced with native shrubs (i.e., dogwood, snowberry and salmonberry). The northern lot is also proposed to be partially fenced during construction to ensure that no unauthorized parking occurs on the north side of River Road, which could be detrimental to the plantings proposed.

### 2.1 Proposed Works

- Construction of a concrete tilt-up two-storey, 6781 square metres (72,986 square foot) warehouse building, including office space, 11 dock doors, and 1 grade door;
- Installation of 83 paved parking stalls along with bike racks, and replacement trees and shrubs landscaped along the perimeter of the parking area;
- Installation of permeable pavement along the northern property line of the south lot. The permeable pavement will absorb stormwater flowing from a 1277 square metres (13,745 square feet) area as a means of additional stormwater management;
- Construction of a single vehicular access point and culvert crossing at the north-west corner of the site along River Road;
- Installation of applicable utility services and connection to existing services;
- Connection to existing sanitary services at the south-east corner of the site through the existing Utilities Statutory Right of Way (SRW) that runs along the eastern property line of the adjacent property (13331 Vulcan Way);
- Construction of a water main within the existing SRW located at the south-east corner of the southern lot to bring potable water to the site;

- Removal of invasive species from the portion of lot north of River Road followed by replacement of native species, and installation of fencing during construction to protect the area from unauthorized parking.

Construction is anticipated to take approximately 10 months to complete. During the construction phase, concrete blocks are also proposed to be installed on the shoulder of the City road allowance along the temporary fence line (to protect the northern lot, in addition to temporary fencing).

The Applicant anticipates that the works will in general be able to be completed within standard VFPA construction hours (Monday to Saturday 7am - 8pm, excluding holidays). The Applicant has indicated that some concrete works may require evening work beyond these hours up to a total of approximately 4 occurrences. Spire will be required to seek separate authorization for these once the dates, durations, and rationale for extended hours are known.

### **3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS**

The following VFPA departments have reviewed the application and have the following project considerations.

#### **3.1 Planning**

Planning has reviewed the application and has the following land use comments.

##### ***3.1.1 Land Use Designation***

The proposed distribution warehouse development conforms to the land use designation of Industrial in Vancouver Fraser Port Authority's Land Use Plan.

##### ***3.1.2 Building Permit Requirements***

The proposed building requires review under the 2010 National Building Code and 2010 National Fire Code of Canada. The Applicant has submitted a building permit application and the review has been completed and is pending approval subject to the issuance of the Permit.

#### **3.2 Engineering**

The site is currently undeveloped and requires all new site utilities and services. The site was previously pre-loaded and graded in 2005 in anticipation of development. The soil cover on site is understood to be comprised of mineral fill.

The Applicant proposes to connect to the existing sanitary services at the south-east corner of the site. In addition, the Applicant proposes to construct a water main within an existing utility SRW that runs along the eastern and southern perimeters of 13331 Vulcan Way in order to connect to the current water servicing on Vulcan Way. The Applicant also proposes to construct a culvert crossing beneath the site access point on River Road to ensure that drainage along the existing ditch is maintained. Excavation depths for the installation of utilities are expected to be up to 2m deep.

Spire is in the process of entering into a servicing agreement with the City of Richmond, which is currently scheduled to go before Council in late June 2017. It is anticipated that works required for all offsite servicing or infrastructure upgrades will be included in the servicing agreement. Condition 15 requires the Applicant to finalize the servicing agreement.

Engineering supports the recommendation to approve the Project subject to the Applicant entering into a servicing agreement with the City of Richmond and adherence to the listed project and environmental conditions in the Permit.

### **3.3 Transportation**

A Traffic Impact Study was required to be submitted as part of the Permit process. The study concluded:

- River Road is narrow and given that the standard width of a truck is 2.6 metres, two trucks will not be able to pass each other, which is a safety concern. A recommendation is made to provide signage and shoulder passing areas, which would have to be implemented by the City of Richmond, or by the Applicant as part of a servicing agreement;
- Geometric intersection improvements are required at the southeast corner of No. 5 Road and River Road;
- Anticipated traffic and parking generated by and on the site can be sufficiently accommodated by the layout as designed.

The study was referred to the City of Richmond for comment (See section 4.1). In light of the above conclusions, it is anticipated that the consultant's transportation recommendations will be included as items in the City's servicing agreement, with the Applicant expected to provide a transportation network that can support the proposed development.

A single vehicular access point is proposed onto River Road at the north-west corner of the site. This access point will require widening and replacement of the existing culvert and driveway at this location, which provides rudimentary vehicular access to the site currently.

The City has not identified other off-site roadwork improvements as being required as part of this development.

Transportation supports the recommendation to approve the Project subject to:

- The Applicant entering into a servicing agreement with the City of Richmond, allowing the construction of the upgraded access to River Road, and any required off-site improvements; and
- The Applicant submitting a Construction and Traffic Management Plan no less than 10 days prior to the commencement of construction, to the satisfaction of VFPA.

These are reflected in conditions 15 and 18 in the Permit.

Transportation supports the recommendation to approve the Project subject to the listed project and environmental conditions in the Permit.

## **4 STAKEHOLDER CONSULTATION**

The proposed Project was assessed to have potential impacts to stakeholders and the local community and consultation activities were determined to be required. The following sections describe the stakeholder and public consultation activities undertaken by the Applicant and VFPA as part of the project and environmental review.

## 4.1 Municipal Consultation

The proposed Project was assessed by Planning to have potential impacts to municipal interests. A referral letter was sent to the City of Richmond on January 26, 2017 notifying them of the proposed Project.

The City responded with comments on the project. Below is a table summarizing the comments received and how they were considered as part of the project and environmental review.

Issue	Mitigations and Permit Conditions	Rationale
The City expressed an interest in no development occurring in the portion of the site that is north of River Road, which they consider to be an environmentally sensitive area.	No development is proposed for the northern lot. However, the Applicant has committed to a plan to remove invasive species on the parcel of land immediately adjacent to the proposed development and to replant with suitable native species.  Permit conditions 35 and 41 require that the Applicant handle invasive plants in a manner that will prevent their spread and provides mitigation measures that ensure the survival of native plants.	The Applicant has submitted a vegetation plan that responds to the concerns of the City of Richmond.

## 4.2 Adjacent Tenant & Stakeholder Consultation

The proposed Project was assessed by Planning not to have potential impacts to adjacent tenant or stakeholder interests, as there are no immediately adjacent tenants in this area. As a result no additional consultation was undertaken.

## 5 PUBLIC CONSULTATION

The proposed Project was assessed by Project Communications to have minimal or no potential impacts to community interests upon completion of the project. Therefore public consultation was not required to be conducted by the Applicant during the permit review.

The proposed Project was assessed by Project Communications to have potential impacts to community interests during construction. These include potential traffic impacts.

As a result, the Applicant is required to send a construction notice to adjacent businesses in the area as shown in yellow on the map below. The construction notice shall be distributed by the Applicant at least 10 business days prior to the start of the works. The construction notice will be posted on VFPA's and the Applicant's websites. This is condition 17 in the project permit.

*Map of notification area*



## 6 ABORIGINAL CONSULTATION

Aboriginal Affairs reviewed the proposed works and determined that adverse impacts to Aboriginal rights, Treaty rights, and effects on Aboriginal People as set out in subsection 5(1)(c) of CEAA 2012, are not expected. As a result, Aboriginal consultation was not undertaken.

## 7 ENVIRONMENTAL REVIEW

To fulfill its responsibilities under the *Canada Marine Act* and CEAA 2012, VFPA must make a determination on the potential environmental effects of a proposed project on VFPA managed lands and waters prior to authorizing those works to proceed. To make that determination, VFPA considers the residual adverse effects of the project, that is, the effects after mitigation measures have been taken into account. In addition, should a project be approved, VFPA includes additional environmental conditions in the project permit to further reduce the identified potential impacts. This section of the project and environmental review report summarizes the environmental review conducted for the project, and provides the environmental review decision in Section 7.4. The environmental review also considered the information provided in the previous sections of this report.

## 7.1 Scope of Environmental Review

The environmental review includes consideration of the potential environmental effects of the proposed project, taking into account mitigation measures to avoid or reduce those effects. This review considered the project components and physical activities described in Section 2.

Specific studies, along with proposed mitigation measures, included in the Application that were pertinent to the environmental review include:

- The Energy Efficiency Study, Stormwater Pollution Prevention Plan, Construction Environmental Management Plan, Vegetation Management Plan and May 9<sup>th</sup> 2017 Memos on Vegetation and Stormwater.

The temporal scope of the review includes project construction and operations.

The environmental review considered potential adverse environmental and social effects of the project on 14 environmental components (e.g., species with special status, aquatic species and their habitat, recreational interests, etc.) and from Accidents and Malfunctions. These environmental components are aspects of the biophysical and socio-economic environment considered to have ecological, economic, social, cultural, archaeological, or historical importance.

Section 7.2 summarizes the results of the review.

## 7.2 Environmental Effects Summary

The following table summarizes the potential effects the project could have on the identified environmental components.

Environmental Component	Potential Adverse Effects?		Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects	Significant Residual Adverse Effects?	
	Yes	No		Yes	No
Air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Emissions from increased vehicle traffic to the warehouse will likely increase emissions of greenhouse gases and diesel particulate matter.</p> <p>During construction, there is potential for adverse effects on air quality. Key mitigation measures to minimize dust and air emissions are identified in the Construction Environmental Management Plan (CEMP). This includes using water sprays on dry drays to contain dust, sweeping adjacent roadways, and a no idling policy.</p> <p>These mitigation measures are reflected in Permit conditions No. 7, 38 and 39.</p> <p>Residual effects on air quality are predicted to be low in magnitude. With mitigation in place, residual adverse effects on air quality are expected to be not significant.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Component</b>	<b>Potential Adverse Effects?</b>		<b>Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects</b>	<b>Significant Residual Adverse Effects?</b>	
	<b>Yes</b>	<b>No</b>		<b>Yes</b>	<b>No</b>
Lighting	■	□	<p>There is potential for adverse effects from exterior lights at the facility. The exterior lights will be LED, and designed to avoid site lighting trespass.</p> <p>Construction activities will primarily occur between Monday to Saturday between 7:00 am and 8:00 pm. There may be a few times during construction where night-time works are required, such as the finishing of the concrete warehouse flooring. If temporary lighting is needed during construction, VFPA will require temporary construction lights to be directed downward, toward the immediate work area.</p> <p>These mitigation measures are reflected in Permit conditions No. 21 and 27.</p> <p>With mitigation in place, residual adverse effects from lighting are expected to be not significant.</p>	□	■
Noise	■	□	<p>The noise levels anticipated from the operation of the new warehouse distribution center are anticipated to be low. No high-energy impulsive or ongoing undesirable noise is expected. There is little residential and noise-sensitive land use in the vicinity of the project site, as it is an industrial area.</p> <p>There is potential for increased noise during construction. Key mitigation measures to minimize noise are identified in the CEMP. This includes conducting construction activities primarily between Monday to Saturday between 7:00 am and 8:00 pm, and monitoring sound pressure levels from construction equipment to ensure it is limited to 85 dBA, measured 50 feet from the source.</p> <p>Non-standard construction hours may occur until 1 am on up to three occasions, to set and finish concrete pours, and to install the tilt-up warehouse panels.</p> <p>Mitigation measures are identified in Permit conditions No. 7, 21, 38 and 40.</p> <p>With mitigation in place, residual adverse effects from noise are expected to be not significant.</p>	□	■

<b>Environmental Component</b>	<b>Potential Adverse Effects?</b>		<b>Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects</b>	<b>Significant Residual Adverse Effects?</b>	
	<b>Yes</b>	<b>No</b>		<b>Yes</b>	<b>No</b>
Soils	■	□	<p>There is potential for adverse effects on soil quality from the excavation and reuse of soils on site. Earthworks are required to install the building foundation, and underground utilities. A Phase II soil investigation did not encounter contaminated soil, and determined the site has been previously filled with clean soil. As such, there is no known contaminated soil that is anticipated to be encountered during construction. The CEMP has identified key mitigation measures to be implemented during earthworks, which includes isolating, stockpiling and testing any soil suspected to be contaminated.</p> <p>Mitigation measures are identified in Permit conditions No. 7, 25, 30, 31 and 32.</p> <p>With mitigation measures in place, there is a low likelihood of residual adverse effects on soil quality.</p>	□	■
Sediments	□	■	<p>A new stormwater outfall will discharge into the drainage watercourse on the north end of the site. Prior to discharge, the stormwater will be treated and sediments removed (see surface water section below). As a result, the project is not expected to affect sediments.</p>	□	■
Groundwater	■	□	<p>The development will result in a nearly completely impervious site, reducing stormwater infiltration and groundwater recharge. To mitigate for the reduced groundwater recharge and changed timing and input of water into the existing riparian habitat along the ditch, the Applicant is required to install pervious pavement within the employee parking lot area bordering the drainage ditch. The pervious pavement (hydromedia) will absorb stormwater from a catchment of approximately 1,275 square meters.</p> <p>With mitigation measures in place, there is a low likelihood of residual adverse effects on groundwater quality and quantity.</p>	□	■

<b>Environmental Component</b>	<b>Potential Adverse Effects?</b>		<b>Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects</b>	<b>Significant Residual Adverse Effects?</b>	
	<b>Yes</b>	<b>No</b>		<b>Yes</b>	<b>No</b>
Surface water and water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There is potential for adverse effects on the water quality in the adjacent watercourse (which drains to the Fraser River) during construction and operations.</p> <p>Project construction activities can affect water quality if soil or contaminants enter the aquatic environment. The sediment and erosion control measures described in the CEMP, and the stormwater management measures described in the SPPP, will be implemented to reduce potential adverse effects. For example, a silt fence will be installed along the ditch. Regular environmental monitoring will be conducted to ensure the mitigation measures are effective.</p> <p>During construction, the deeper excavations required for the service and utility installations may encounter groundwater. Mitigation measures identified in the Stormwater Pollution Prevention Plan (SPPP) include: allowing water to infiltrate onsite for low volumes of water, and to capture and treat large volumes of water onsite. Treated water will be tested for pH, turbidity, hydrocarbons, PAHs and fish toxicity prior to discharge to the ditch.</p> <p>The development will result in the installation of a 6780 square meter building and paving approximately 1.26 hectares. Stormwater can flow over these impervious surfaces and accumulate debris, soil, and pollutants (e.g., hydrocarbons and metals) that could affect water quality.</p> <p>Stormwater effluent will be treated by an oil grit interceptor to remove soil, suspended solids, and hydrocarbons from stormwater runoff. A minimum of 80% of the total suspended solids will be removed. In addition, the Applicant will install pervious pavement within the employee parking lot area bordering the drainage ditch. The pervious pavement (hydromedia) will absorb stormwater from a catchment of approximately 1,275 square meters.</p> <p>The mitigation measures are reflected in Permit conditions No. 7, 24, 28, 29, 33, 36 and 37.</p> <p>With mitigation measures in place, residual adverse effects on water quality are expected to be not significant.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Component</b>	<b>Potential Adverse Effects?</b>		<b>Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects</b>	<b>Significant Residual Adverse Effects?</b>	
	<b>Yes</b>	<b>No</b>		<b>Yes</b>	<b>No</b>
Species/habitat with special status	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The Project is not expected to affect species, or habitats with special status.</p> <p>A habitat assessment was conducted (see Terrestrial Resources below). The existing vegetation does not provide habitat for terrestrial species at risk.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Terrestrial resources (e.g., vegetation, wildlife, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There is potential for adverse effects on terrestrial resources from vegetation removal for the project. The existing vegetation (including native and non-native plants) on the southern lot will be cleared for the development. The project will include the removal of 19 alder trees, shrubs and grasses (including wild rose, Canada goldenrod, blackberry, Canada thistle, scotch broom, grasses and wildflowers).</p> <p>Mitigation measures described in the Vegetation Management Plan and May 9<sup>th</sup> 2017 Memo on the Vegetation Management Plan will be implemented to reduce potential adverse effects. Vegetation will be replanted onsite within 3-6 months of construction, including planting big leaf maple, red alder, pacific willow, snowberry shrubs and salal along the ditch. Other ornamental vegetation will be planted onsite as identified in the Landscaping Plan.</p> <p>The northern lot is an environmentally sensitive area of high productivity, comprised of several mature black cottonwood trees, some alder trees, and large areas of invasive species (Himalayan blackberry, Japanese knotweed and scotch broom). The northern lot will not be developed, but to mitigate for the loss of vegetation on the southern lot, the invasive species will be removed and native shrubs (i.e., dogwood, snowberry and salmonberry) replanted.</p> <p>To reduce the risk of adverse effects on nesting birds, vegetation clearing will avoid the nesting season (April 1 to July 31).</p> <p>Mitigation measures are identified in Permit conditions No. 7, 9, 34, 35 and 41.</p> <p>With mitigation measures in place, residual adverse effects on terrestrial resources are expected to be not significant.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There are no wetlands in VFPA jurisdiction that will be affected by the development.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Component</b>	<b>Potential Adverse Effects?</b>		<b>Overview of Potential Adverse Effects, Mitigation Measures, and Residual Adverse Effects</b>	<b>Significant Residual Adverse Effects?</b>	
	<b>Yes</b>	<b>No</b>		<b>Yes</b>	<b>No</b>
Aquatic resources (e.g., aquatic plants, fish and fish habitat, water birds, marine mammals, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There is no potential for adverse effects on aquatic resources from components of the project on federal lands.</p> <p>The Applicant is working with the City of Richmond to upgrade the existing culvert. While this channelized watercourse is outside of VFPA jurisdiction, the Applicant has indicated the following construction environmental mitigation measures will be employed during the work:</p> <ul style="list-style-type: none"> <li>isolate the watercourse at the end of the work area and salvage any fish species found within the work area prior to conducting the work. The isolation measures will be removed once the work is complete, and the silt fence will remain until the entire development has been completed.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effects on Aboriginal peoples	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>VFPA reviewed the proposed works and determined that adverse impacts on Aboriginal People as set out in subsection 5(1)(c) of CEAA 2012 are not expected, including:</p> <ul style="list-style-type: none"> <li>• health and socio-economic conditions</li> <li>• physical and cultural heritage;</li> <li>• the current use of lands and resources for traditional purposes;</li> <li>• any structure, site or thing that is of historical, archaeological, paleontological or architectural significance).</li> </ul> <p>Section 6 of this report provides additional information on Aboriginal consultation.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recreational interests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>There is no potential for adverse effects on recreational interests from the Project.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accidents and malfunctions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The potential adverse environmental effects from accidents and malfunctions was considered as part of the review.</p> <p>Mitigation measures described in the Construction Environmental Management Plan will be put in place to reduce potential effects from accidents and spills during construction.</p> <p>These mitigation measures are reflected in Permit conditions No. 7, 8 and 28.</p> <p>With mitigation measures in place, the likelihood of residual adverse effects on the environment are low and if they do occur are predicted to be not significant.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Residual adverse effects (i.e., effects that remain with mitigation in place) were identified for the following environmental components:

- Air Quality
- Lighting
- Noise
- Soils
- Groundwater
- Surface water and water bodies
- Terrestrial resources

The residual adverse effects of the project on the environmental components are characterized as:

- Low in magnitude due to predicted effects on air quality and noise during construction, and potential effects on terrestrial resources will have sufficient mitigation;
- Local in geographic extent because effects will be limited to the Project site;
- Long-term in duration because air and stormwater emissions will last throughout the life of the project;
- Daily in frequency because air and stormwater emissions will occur throughout the life of the project; and
- Reversible because all of the residual effects of the project would be reversible once project is decommissioned.

Taking into consideration all of the above, and with the implementation of the proposed mitigation measures and Permit conditions, the residual adverse effects from the Project are predicted to be not significant.

### **7.3 Follow-up Program**

VFPA requires an additional follow-up program to be completed by the Applicant for the northern lot. An annual assessment of all planted riparian vegetation shall be conducted for three years post planting to ensure the planted vegetation has a survival rate of 90% or greater, and a written annual report describing the findings of the assessment, is to be submitted to VFPA. This is described in condition 41.

## 7.4 Environmental Review Decision

In completing the environmental review, VFPA has reviewed and taken into account relevant information available on the proposed project, has considered the information and proposed mitigations provided by the Applicant and other information as listed elsewhere in this document, and concludes that with the implementation of proposed mitigation measures and Permit conditions, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

**ANDREA MACLEOD  
MANAGER, ENVIRONMENTAL PROGRAMS**

May 29, 2017

DATE OF DECISION

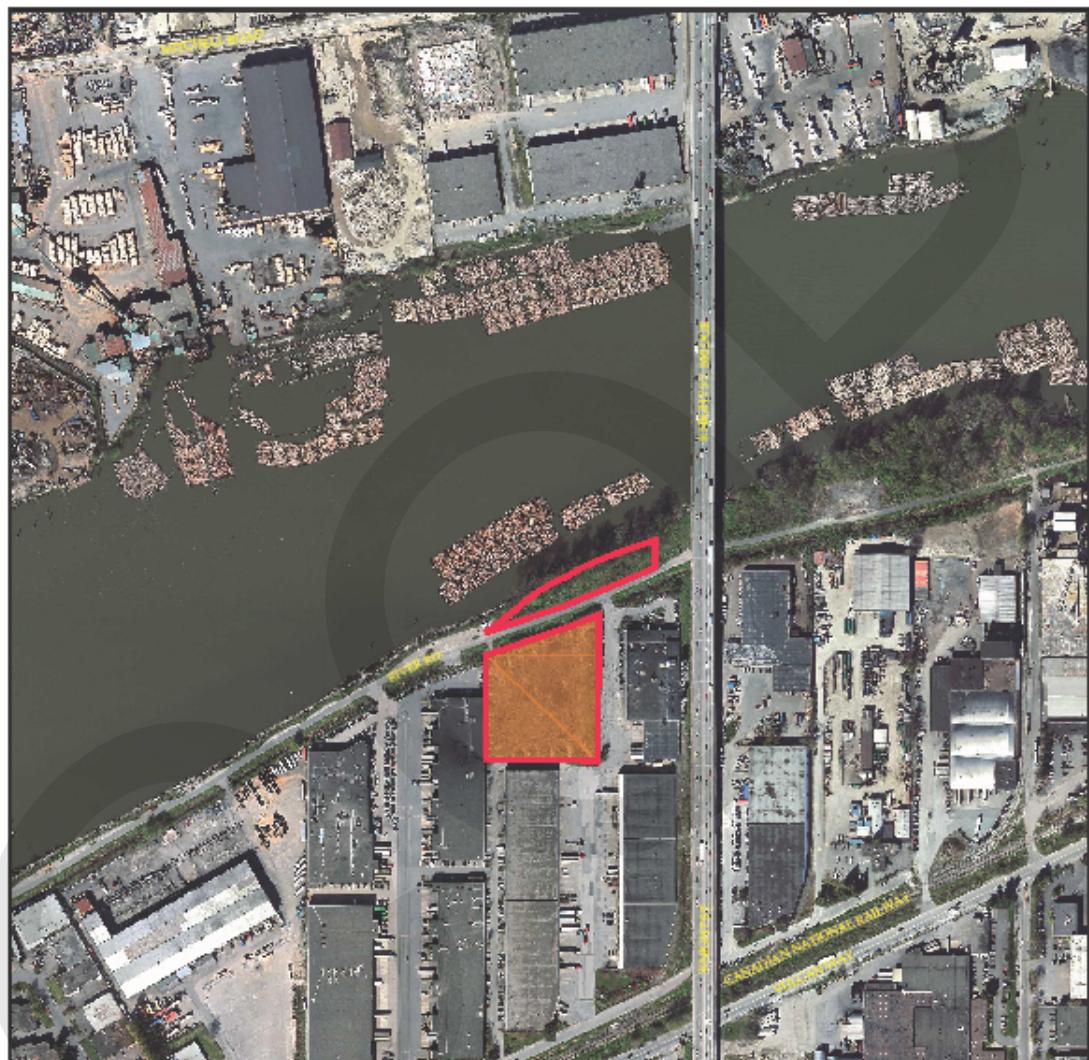
## 8 RECOMMENDATION

In completing the project and environmental review, VFPA concludes that with the implementation of proposed mitigation measures and conditions described in the Permit, the Project has appropriately addressed all identified concerns.

It is the recommendation of staff that this application be approved subject to conformance with the project and environmental conditions listed in project permit **PER No. 15-165**.



**APPENDIX A**  
**Location Plan**



**SPIRE CONSTRUCTION INC.  
DISTRIBUTION WAREHOUSE  
PROJECT**

**LOCATION PLAN**

PER # 15-165

Project Location:  
13201 RIVER RD  
RICHMOND, BC

**LEGEND**

- PROJECT LOCATION
- VPPA BOUNDARY

0 1:5000 250m



**PORT OF  
Vancouver**

VPPA Spatial Data Group  
JANUARY 23, 2017  
SKETCH PLAN # S2017-019

Any areas marked "proposed" represent approximate locations



**APPENDIX B**  
**List of Information Sources**

**VFPA has relied on the following sources of information in the project and environmental review of the Project:**

- Application form and materials submitted by Applicant on behalf of the tenant on December October 21, 2016.
- All Project correspondence from October 21, 2016 to May 29, 2017
- All plans and drawings labelled PER No.15-165-A to I
- "Geotechnical Investigation Report: Proposed Industrial Development 13201 River Road, Richmond, B.C.", July 25, 2016, Geopacific
- "Stormwater Pollution Prevention Plan, 13201 River Road, Richmond, B.C.", October 2016, Envirochem Services Inc.
- "Vegetation Management Plan, 13201 River Road, Richmond, B.C.", October 2016, Envirochem Services Inc.
- "13201 River Road, Richmond Energy Savings PER No. 15.165 Spire Development", October 24, 2016, SML Consultants Group Ltd.
- "Construction Environmental Management Plan, 13201 River Road, Richmond, B.C.", October 2016, Envirochem Services Inc.
- "Traffic Impact Study", October 2016, MMM Group Ltd.
- Letter titled "River Road Trucks 13201 River Road – Richmond, BC", December 8, 2016, MMM Group
- Completion of the Noise Assessment Screening Worksheet, October 2016, Spire Development Corp.
- Completion of the Application Referral Spreadsheet, March 10, 2017, Spire Development Corp.
- Key correspondence:
  - Email dated 2017-05-08, from Russell Clark to Caitriona Feeney, "13201 River Road" with following attachments:
    - Spire Industrial Building Landscape Plan, October 11 2016, LandSpace Design Inc.
    - LTR\_13201 River Road COMS\_20170418 (002), April 18 2017, Spire Construction
    - LTR\_13201 River Road ENV3\_Memo\_20170508 (002, May 8 2017, Spire Construction
    - PER #15-165 – 13201 River Road, Richmond, BC Clarifying Comments in response to ENV 1, May 8 2017, Envirochem Services Inc.
  - Email dated 2017-05-09, from Edward Haythornwaite to Caitriona Feeney, "PER15-165 – 13201 River Road, Richmond, BC. Clarifying comments in response to ENV1" with following attachments:
    - PER # 15-165 – 13201 River Road, Richmond, BC Clarifying Comments in response to ENV 1, May 9 2017, Envirochem Services Inc.
  - Email dated 2017-05-15, from Russell Clark to Caitriona Feeney, "15-165 – 13201 River Road – Outstanding Documents" with following attachments:
    - LTR\_13201 River Road COMS\_20170515, May 15 2017, Spire Construction
  - Email dated 2017-05-17, from Russell Clark to Caitriona Feeney, "15-165 – Spire Industrial Building".