

REPORT

Engineering Services

To: Mayor Johnstone and Members of Council
Date: February 13, 2023

From: Lisa Leblanc
Director of Engineering Services
File: 05.1035.10

Item #: 2023-74

Subject: Air Quality Permit Application from Cedar Island Forest Products Ltd (CIFP)

RECOMMENDATION

THAT Council direct staff to share feedback received from Council to Metro Vancouver as part of the Environmental Protection Notice.

PURPOSE

To provide Council with information regarding an air quality permit application under consideration by the Metro Vancouver, and to seek Council's feedback to support staff in responding to Metro Vancouver's invitation for comment.

BACKGROUND

Metro Vancouver received an application for an air quality permit application for Cedar Island Re-Manufacturing, a lumber remanufacturing facility, at 320 Ewen Avenue in Queensborough. The City was notified of this application on December 14, 2022. Although Metro Vancouver has jurisdiction of air quality within its boundaries, the City is invited to review the Environmental Protection Notice (EPN; Attachment 1) (application summary) for this permit application and provide comments to Metro Vancouver for consideration.

POLICY AND REGULATIONS

City and Metro Vancouver Jurisdiction

Metro Vancouver has Jurisdiction over air quality within its regional boundaries. Although the City does not have a role in approving or rejecting air quality permit applications, the City is invited to submit comments to Metro Vancouver on CIFP's permit application.

DISCUSSION

Air Quality Permit Application

Cedar Island Forest Products Ltd. (CIFP) applied to Metro Vancouver for an air quality permit, requesting authorization to discharge air contaminants from Cedar Island Re-Manufacturing, a lumber remanufacturing facility, at 320 Ewen Avenue in Queensborough.

Metro Vancouver has Jurisdiction over air quality within its regional boundaries. As part of the permit process, Metro Vancouver will notify the public and, in particular, Concerned Persons, with information about the permit application and proposed discharges. In response to this notice, a person who may be adversely affected by the granting or amending of the permit may submit comments in writing to Metro Vancouver. Relevant comments provided by the applicant, Concerned Persons, government agencies, private agencies, Metro Vancouver staff and others may be taken into consideration when making a decision on the permit application.

Although the City does not have a role in approving or rejecting air quality permit applications, we have been identified as a stakeholder in Metro Vancouver's process, which means we are provided an opportunity to review and submit comments on CIFP's permit application. The EPN for this application is provided in Attachment 1. The City has until February 28, 2023 to submit any comments to Metro Vancouver, and has not submitted any comments to date.

Land Use in Queensborough

The permit applicant is at 320 Ewen Avenue, which is part of Queensborough's industrial history. As the large industrial operations started to leave Queensborough, Council supported changing the land use of the Port Royal site to mixed density residential. In response, the 1995 Queensborough Community Plan also designated the surrounding area for medium density residential. This change created the opportunity to redevelop the existing industrial zoned lands. Owners of these properties had two options: continue to use the lands for industrial businesses, or apply for a rezoning to change to residential land use. Since this time, this area has been in transition, with a mix of both uses.

When the design of Port Royal was approved, including the housing adjacent to 320 Ewen Avenue, it was assumed that 320 Ewen would eventually redevelop in a similar residential form.

During the creation of the current Queensborough Community Plan (adopted in 2014), areas such as 320 and 340 Ewen Avenue were a key focus of conversation. The priority was to maintain employment opportunities (and recognize the significance of existing businesses, such as Cedar Island Re-Manufacturing and Griff Building Supplies), while also improving the transition areas between residential and other uses. The future redevelopment of 320 Ewen will be key to achieving this transition. The current community plan designates this site as a comprehensive development area, where a master plan process will be required so that staff can work with the applicant and community to explore the best way to redevelop to address transition between uses. No applications have been received to advance redevelopment of the site. Until advancing with redevelopment the owners can continue to use the site for heavy industrial uses, in conformance with the existing zoning.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

INTERDEPARTMENTAL LIAISON

Staff in Engineering Services and Climate Action, Planning and Development (CAPD) collaborated on this report.

OPTIONS

The following options are presented for Council's consideration:

1. THAT Council direct staff to share feedback received from Council to Metro Vancouver as part of the Environmental Protection Notice.; and
2. THAT Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1 - Environmental Protection Notice from Metro Vancouver

APPROVALS

This report was prepared by:
Meghan Doyle, RPBio, MSc, Environmental Coordinator

This report was reviewed by:

Kwaku Agyare-Manu, P.Eng, Senior Manager, Engineering Services

Lynn Roxburgh MCIP, RPP, Supervisor of Land Use Policy Planning

This report was approved by:

Lisa Leblanc, P.Eng., M.Sc., Director of Engineering

Lisa Spitale, Chief Administrative Officer