

# **REPORT**

## ***Engineering Services***

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

**From:** Lisa Leblanc  
Director of Engineering Services  
**File:** 05.1035.10  
(Doc# 2234966v3)

**Item #:** 2023-148

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

---

### **RECOMMENDATION**

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

---

### **PURPOSE**

To provide Council with an update regarding an air quality permit application under consideration by 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.

### **Update subsequent to February 13<sup>th</sup> council meeting**

Staff responded to Metro Vancouver's invitation for comment with feedback received from the council meeting on February 13, 2023 (Attachment 2). This included a request that the full permit application by CIFP be shared with the City and the community, and that an extension to the comment period be granted to accommodate a thorough review of the full permit application from CIFP.

In response, Metro Vancouver obtained permission from CIFP to share the complete permit application with the City (Attachment 3), and staff received permission from CIFP directly to share a copy of the permit application with the public. Metro Vancouver will not be distributing the application to the community or concerned persons.

While Metro Vancouver suggested the City submit comments by February 28, 2023 to ensure inclusion in a recommendation memo that will be presented to the District Director, the public notification process allows for comments to be submitted right up until the moment of final permit issuance, which is not likely to be complete before the end of March 2023.

**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 through a formal letter from the City before permit issuance; and
2. THAT Council provide staff with other direction.

Staff recommends Option 1.

## **ATTACHMENTS**

Attachment 1 - Environmental Protection Notice from Metro Vancouver

Attachment 2 - Air Quality Permit Application Comment Form

Attachment 3 - Air Permit Application for Cedar Island Forest Products Ltd.

## **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