

PUBLIC IMPACT MITIGATION PLAN CONSULTATION SUMMARY REPORT

Phase 1: May 18 to June 8, 2017

Phase 2: June 7 to June 21, 2017



PREFACE

This report presents the findings from the North Shore Wastewater Treatment Plant Project Public Impact Mitigation Plan Consultations.

Feedback form results presented in this report were collected through an online survey, using the Interceptum platform, which stores all its data in Canada.

The feedback received reflects the interests and opinions of people who chose to participate in the consultation process.

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1 OVERVIEW

The existing Lions Gate Wastewater Treatment Plant has provided primary wastewater treatment to the District of West Vancouver, the City of North Vancouver, and the District of North Vancouver for more than 50 years. New federal regulation requires all primary treatment plants in Canada be upgraded to secondary treatment to improve water quality. Secondary treatment uses biological processes to remove dissolved and suspended organic compounds, resulting in a much higher level of treatment.

The North Shore Wastewater Treatment Plant is being built to replace the existing primary Lions Gate Wastewater Treatment Plant, and will provide primary and secondary sewage treatment services. The new facility will be designed to meet community needs, with sustainability and community integration at the forefront, and will serve more than 250,000 residents and two First Nations on the North Shore.

Since contract award in April 2017, ACCIONA has been working to raise awareness, engage interested parties in dialogue, and respond to Project-related enquiries.

This document summarizes the public consultation and engagement activities that ACCIONA has undertaken as part of the Public Impact Mitigation Plan development, which sets out how impacts to the community will be minimized during construction. Community input is an essential component in developing the mitigation measures.

2 COMMUNITY CONSULTATION PROGRAM

2.1 Overview

Consistent with Metro Vancouver and District of North Vancouver requirements, ACCIONA designed and implemented a two-phase community engagement program.

Public Impact Mitigation Plan Consultation: The first phase, held between May 18 and June 8, 2017, sought feedback on the draft Public Impact Mitigation Plan, which describes ACCIONA's approach to minimizing community impacts during construction.

Permit Review and Revised Public Impact Mitigation Plan Consultation: Between June 21 and July 12, 2017, ACCIONA undertook Phase 2 consultation with local residents, stakeholders, and businesses to share highlights of the revised Public Impact Mitigation Plan, including how public feedback received on the draft report in Phase 1 consultation was considered. This phase of consultation also sought input on the new facility, plaza, and landscaping design; proposed sustainability strategies; and construction traffic and parking strategy as part of the District of North Vancouver's Development Permit application process.

2.2 Approach and Methodology

ACCIONA's approach is based on input received from Metro Vancouver's previous consultation initiatives for the Project and consultation best practices.

Community input on the Public Impact Mitigation Plan was collected through a variety of sources, including:

- Phase 1 Open House held on May 18, 2017
- Phase 2 Public Information Meeting on June 21, 2017
- Feedback forms
- Individual meetings with property and business owners
- Online consultation materials
- Written submissions
- Enquiry response program

2.2.1 Open Houses

Phase 1 – Public Impact Mitigation Plan Consultation

- 54 people attended the Open House at the Norgate Community Elementary School on May 18, 2017, which included an informal drop-in style session where participants could view a series of informational display boards and speak one-to-one with Project staff and with Metro Vancouver representatives
- 33 people requested to be added to the Project database to receive updates
- 12 people submitted feedback forms – eight completed online and four completed at the open house

- Two participants submitted email enquiries

Phase 2 – Permit Review and Revised Public Impact Mitigation Plan Consultation

- 23 people attended the Community Information Meeting at the Grouse Inn North Vancouver Hotel on June 21, 2017, which included a facilitated question-and-answer session, a series of informational display boards and the opportunity to speak one-to-one with Project staff, District of North Vancouver and Metro Vancouver representatives
- 14 people requested to be added to the Project database to receive updates
- Nine people submitted feedback forms online
- Two participants submitted email enquiries

2.2.2 Feedback Forms

Two feedback forms were developed to gather input on the Public Impact Mitigation Plan, as well as general comments and suggestions. The feedback forms were available at both open houses and online at www.metrovancouver.org/nswwtp during both three-week consultation periods.

Specific topics addressed in the **Phase 1** Feedback Form included:

- Key areas of interest during Project construction
- Public Impact Mitigation Plan proposed mitigation measures
- General comments and questions related to the Project

Specific topics addressed in the **Phase 2** Feedback Form included:

- Highlights of the revised Public Impact Mitigation Plan
- Project design, landscaping, and site layout
- Project sustainability strategies
- Traffic management during construction

Detailed findings from responses related to the Public Impact Mitigation Plan are available in *Section 4* of this report.

2.2.3 Individual Meetings (Property and Business Owners)

During Phase 2 consultation, ACCIONA met with one property owner. While the meeting generally involved sharing similar information to the Public Information Meeting, the discussion focused on the Project in relation to the individual property, including access and landscaping.

2.2.4 Online Consultation Materials

Consultation materials, including the feedback forms and display boards from both open houses were available on Metro Vancouver's website at www.metrovancouver.org/nswwtp. ACCIONA has also created a dedicated Project page – northshorewwtp.ca – that includes a brief overview of the Project, the proposed schedule and consultation materials (display boards) and contact information for the Community Liaison Officer if people have questions or require more information.

2.2.5 Written Submissions

In addition to the online feedback form, the community was invited to provide comments by written submission (email or mail). Two written submissions were received as part of the Public Impact Mitigation Plan consultation program and are summarized in *Section 4* of this report.

2.2.6 Enquiry Response Program

A dedicated Project information email address – community@accionadbjv.ca – was created and provided to the public along with a 24-hour/7-day-per-week information hotline monitored by the Community Liaison Officer.

2.3 Consultation Notification

ACCIONA’s notification activities included various methods to ensure the community was notified about the Public Impact Mitigation Plan consultation and opportunities to provide feedback. Phase 1 and 2 notification activities included the following:

- Hand-delivering notification letters and information flyers to adjacent residents and businesses within a 500-metre radius of the Project site, and three local community associations two weeks before each event (Phase 2 also included the District of North Vancouver Development Permit Application process diagram)
 - Notification for Phase 1 began on May 4, 2017
 - Notification for Phase 2 began on June 7, 2017
- Sending email notices to the Project database (IAPs), which included details about consultation activities, including the open house and public information meeting
- Developing display boards with Project information (available at the open house and online)
- Placing two advertisements before each event in the North Shore News community newspaper
- Sign posted on the Project site with details about the consultation (Phase 2)
- Updating the Project webpage with details about the Project, open house and public information meeting details and consultation materials

3 PARTICIPATION AND KEY THEME RESULTS

Phase 1 and 2 combined participation results as follows:

- 77 people attended both the Open House on May 18 and the Public Information Meeting on June 21, 2017
- 47 people requested to be added to the Project database to receive updates
- 21 people submitted feedback forms
- 4 people submitted written submissions by email

3.1 Public Impact Mitigation Plan Consultation Key Theme Results

The following represents a summary of the most commonly mentioned themes related to the Public Impact Mitigation Plan from all input sources (i.e. open house, feedback forms, written submissions).

Key themes arising as a result of consultation and engagement to date (outlined above) are summarized below:

- Many respondents in Phase 1 noted support for the Public Impact Mitigation Plan, citing the approach to mitigating potential community impacts, level of detail and early engagement as the top reasons for their support
- The majority of respondents in Phase 2 consultation noted satisfaction that the potential community impacts seem to be addressed in the revised Plan
- Suggestion to ensure all Norgate is notified of any potentially disruptive work, especially related to variances, not just the immediate area around the Project site
- Request for more detail on how the Project Team would maintain air quality and reduce dust, traffic impacts, and maintain utility connections
- General support for the use of stone columns over piles for ground improvement activities
- Comments about the design of the facility, amenities, and public spaces
- Comments about the wastewater treatment process, specifically around secondary versus tertiary treatment options

4 CONSIDERATION OF CONSULTATION INPUT

ACCIONA is committed to considering and responding to consultation input where feasible, and has considered community interests and mitigated potential impacts as best as possible, given the operational requirements of the Project.

The following table summarized ACCIONA’s response to questions and comments identified during both phases of the Public Impact Mitigation Plan consultations, organized by topic:

Issue, Comment, Question	Response
Trucks / Traffic	
<p><i>Concern about trucks carrying debris from site during construction, and if wheel washing practices will be sufficient.</i></p>	<p>Site cleanliness is a priority for the Project. ACCIONA will implement several preventative measures to help mitigate the amount of debris carried off site. These measures are condition-dependent and include:</p> <ul style="list-style-type: none"> • Using water trucks during drier weather conditions to dampen granular materials on site and minimize dust • Providing hard-surfaced vehicle exit areas instead of earth-exposed surfaces • Using truck wheel washing stations to clean vehicles as they exit the site • Regularly sweeping local roads to clean any granular materials
<p><i>Suggestion for a combined sewage, transit and clean energy infrastructure development approach through the use of a zero-emission buried or elevated freight transport system.</i></p>	<p>This suggestion is beyond the scope of the Project. The North Shore Wastewater Treatment Plant is mandated to meet new federal standards for secondary wastewater treatment. The Project is also designed to address community needs, with sustainability and community integration at the forefront.</p> <p>The Project will be constructed to Leadership in Energy and Environmental Design (LEED) Gold and ENVISION Gold Standards, and will provide significant environmental benefits by using best practices in wastewater treatment to reduce the</p>

Issue, Comment, Question	Response
	<p>carbon footprint.</p> <p>The final design of the plant will adhere to the principles developed by Metro Vancouver and the local community during the indicative design process, and will be subject to the District of North Vancouver’s Development Permit process.</p>
<p><i>Comment noting the challenges of addressing traffic issues and request to try to address these issues.</i></p>	<p>ACCIONA has developed a draft Traffic Management Plan with the District of North Vancouver that will minimize traffic delays and maximize predictability throughout Project construction.</p>
<p><i>Two comments noting a preference for the use of barges to transport materials to reduce truck traffic on bridges and local roads, and a request that if trains are used, to coordinate with businesses in the area to avoid possible traffic conflicts.</i></p>	<p>ACCIONA is committed to deploying alternative transportation options where feasible, including the use of barges for materials transport. A current example of this commitment is the use of barge transport for the materials for the stone columns. This solution was made possible in part by the support and coordination of local businesses to provide water access. Barging of the stone column materials reduces truck travel distance and avoids 1,500 truck trips on local roads, thereby minimizing construction impacts to the community.</p> <p>In addition, pre-load materials will also be transported by barge.</p>
<p>Construction</p>	
<p><i>Question requesting more detail on how the lower emissions equipment will be quantified, and which equipment will be included.</i></p>	<p>ACCIONA will ensure that all machinery complies with federal and provincial emissions standards.</p>
<p><i>Comment noting a preference for stone columns instead of pile driving to reduce noise.</i></p>	<p>In order to minimize the noise and vibration associated with ground densification, ACCIONA has specified the use of stone columns in place of pile driving. This addresses a known community concern.</p>



Issue, Comment, Question	Response
<p><i>Two comments noting a preference for construction activity to take place during the day.</i></p>	<p>Work is planned to take place in accordance with the District of North Vancouver Noise Bylaw of 7 a.m. to 8 p.m., Monday to Friday. Occasionally, Saturday work may be required and if so will comply with the Noise Bylaw of 9 a.m. to 5 p.m.</p> <p>If the Project must conduct work at times outside of the Noise Bylaw, the Project will apply for a variance and provide notice to the community and surrounding businesses.</p>
<p><i>Two comments noting that the area is subject to frequent power failures, and to ensure that if the Project uses a direct hydro feed, it doesn't increase the outages through additional demand.</i></p>	<p>ACCIONA has confirmed the installation of a new, temporary BC Hydro feed for the construction period. BC Hydro has confirmed that this feed has the capacity to supply the Project without impacting existing network users.</p> <p>Once the Project has finished construction, a permanent feed for electric power will be established. BC Hydro has also confirmed the permanent feed will not impact existing network users.</p>
<p><i>Comment requesting the community is provided with as much notice as possible if there are potential utility service interruptions.</i></p>	<p>For any planned utility work that may cause temporary disruption, the Project team will provide the community with as much advance notice as possible, including the type of work and anticipated duration. The Project team will use a variety of methods to notify the community, including emails to the Project database, notification letters to the community, and Project webpage (www.northshorewwtp.ca) updates as appropriate</p>
<p><i>Questions about how the Project will address stormwater management during construction.</i></p>	<p>ACCIONA will effectively manage stormwater throughout construction to ensure groundwater and surrounding waterways are kept clean.</p> <p>The Project has created an <i>Erosion and Sedimentation Control Plan</i> that includes mitigation measures throughout construction</p>

Issue, Comment, Question	Response
	<p>to assess, manage and monitor site drainage and respond to rain events.</p> <p>Measures include installing silt traps on drainage grates, requiring wheel washing for all construction vehicles, constructing and maintaining ponds, and drainage ditches on the Project site to contain, and or treat stormwater.</p> <p>The Project will monitor the weather and ensure that adequate resources and staff are in place to implement and maintain these measures in the case of extreme rain events.</p>
<p><i>Two comments requesting the Project team keep the area around the Project site and sidewalk free from litter.</i></p>	<p>Site cleanliness is a priority for the Project. The Project has already completed some site clean up, weed removal and rubbish removal in and around the site upon occupation.</p> <p>ACCIONA will regularly maintain on-site disposal bins, and install temporary fencing and screening to improve the site aesthetic, reduce potential distractions to the travelling public, and provide opportunities for public art.</p>
<p><i>Comment: Collect, treat and dispose of waste from the wastewater treatment process every 24 hours, and prevent any waste storage on site.</i></p>	<p>The Project will meet the applicable regulatory requirements for bio-soil and residuals management, reporting and removal.</p>
<p><i>Questions about field fabrication and if there are provincial, regional or municipal guidelines for the potential emissions associated with field fabrication, including if it's regulated as part of the Building Permit.</i></p>	<p>Emissions and mitigation measures for emissions are part of the District of North Vancouver's Building Permit.</p> <p>ACCIONA will minimize the need for field fabrication where practical, by requiring suppliers to apply coating and linings before delivery. Although some field fabrication, coating and lining may still be required, these are generally limited to locations where shop fabricated items are installed on site. Throughout construction ACCIONA will install environmental enclosures and screens appropriate for each activity, and ensure that all</p>



Issue, Comment, Question	Response
	<p>machinery complies with federal and provincial emissions standards.</p> <p>The Project will be constructed to the Leadership in Energy and Environmental Design (LEED) and ENVISION Gold Standards, which consider the entire life-cycle of the Project. Some mitigation measures include sourcing local materials wherever possible to reduce emissions from transportation. To this end, the Project is targeting 30% locally sourced materials for the building.</p>
Noise	
<p><i>Comment requesting the Project team extend the notification area to all Norgate residents.</i></p>	<p>In response to community feedback, ACCIONA is committed to ensuring the notification area includes all Norgate residents. Notification will be done through letter drops to all residents and businesses within a 500 meter radius of the site, website updates, and emails to the Project email distribution list, which includes surrounding community associations.</p>
<p><i>Question about what work would require a variance, and if the Project intends to work within DNV Noise Bylaw.</i></p>	<p>Work is planned within the District of North Vancouver Noise Bylaw of 7 a.m. to 8 p.m., Monday to Friday. Occasionally Saturday work may be required and this will comply with the Noise Bylaw of 9 a.m. to 5 p.m.</p> <p>If a variance is required, ACCIONA will obtain approval from the District of North Vancouver and provide advance notice to the surrounding businesses and Norgate residents.</p> <p>ACCIONA is committed to providing the community with as much advance notice as possible around noisy construction activities and utility connections, including the type of work and anticipated duration. The Project team will use a variety of methods to notify the community, including emails to the Project</p>

Issue, Comment, Question	Response
	database, notification letters to the community, and Project webpage updates as appropriate.
<p><i>Comment requesting advance notice and information about noisy work, including duration of activities.</i></p>	<p>The Project team is committed to providing the community with as much as advance notice as possible, including the type of work and anticipated duration.</p> <p>The Project team will use a variety of methods to notify the community, including emails to the Project database, notification letters to the community, and Project webpage updates as appropriate.</p>
<p>Operations and Technical Design</p>	
<p><i>Comments relating to facility design and equipment, including:</i></p> <ul style="list-style-type: none"> • <i>Using zero emission electric generators or boilers, or capturing emissions from diesel generators.</i> • <i>Creating a Pneumatic Freight Capsule Pipeline for offsite export and treatment of facility processes.</i> • <i>Installing an overhead monorail beam powered by rechargeable batteries</i> • <i>Integrating an overhead transportation system powered by rechargeable batteries (monorail) for Project construction, waste management and worker transportation to mitigate transportation impacts.</i> 	<p>The North Shore Wastewater Treatment Plant is designed to meet community needs, with sustainability and community integration at the forefront.</p> <p>The Project will be constructed to the Leadership in Energy and Environmental Design (LEED) and ENVISION Gold Standards, and will provide significant environmental benefits by using best practices in wastewater treatment to reduce the carbon footprint.</p> <p>The final design of the plant will adhere to the principles developed by Metro Vancouver and the local community during the indicative design process, and will be subject to the District of North Vancouver’s Development Permit process.</p>
<p><i>Comments noting that tertiary treatment should be included in Project design. Concerns expressed about medications entering the water and affecting marine life.</i></p>	<p>The North Shore Wastewater Treatment Plant is designed to meet the federal regulations for secondary treatment to improve water quality and safety set by the Canada-Wide Strategy for the Management of Municipal Wastewater Effluent.</p>



Issue, Comment, Question	Response
	<p>The final design of the plant will adhere to the principles developed by Metro Vancouver and the local community during the indicative design process, and will be subject to the District of North Vancouver’s Development Permit process.</p>
<p><i>Comment that the Project design should be based on a biosolids treatment and disposal system, meet minimum federal agriculture regulations, and consider revenue generating resource recovery options.</i></p>	<p>The North Shore Wastewater Treatment Plant is designed to meet new federal regulations for secondary treatment to protect human health and the environment, as set by the Canada-Wide Strategy for the Management of Municipal Wastewater Effluent.</p> <p>Each province sets standards for the recovery, composition and use of biosolids from wastewater treatment processes. In B.C., biosolids are regulated under the Organic Matter Recycling Regulation and enforced by the Ministry of Environment to ensure environmental protection and human health. The North Shore Wastewater Treatment Plant will meet these requirements.</p> <p>The Canadian Food Inspection Agency (CFIA) regulates municipal biosolids if they are imported or sold in Canada as a fertilizer or soil supplement.</p>
<p>Environment</p>	
<p><i>Comments noting support for the Public Impact Mitigation Plan, and a suggestion that it should set a precedent for all future industrial development projects to minimize environmental impacts.</i></p>	<p>Comment noted.</p>
<p>Pedestrian and Cycling Access</p>	
<p><i>Comments about deteriorating cycling conditions on West 1st Street resulting from construction of the Philip Avenue Overpass, and whether the mitigation measures outlined in the Plan are</i></p>	<p>Safety is one of ACCIONA’s core values. The Project team will regularly monitor cycling lanes and routes to ensure cyclist safety throughout construction. Cycling lanes are considered as part of</p>

Issue, Comment, Question	Response
<p><i>sufficient. Suggestion to consider alternative routes if conditions continue to worsen.</i></p>	<p>the Traffic Management Plan.</p> <p>Cycling lanes will be maintained as much as possible. If a cycling lane needs to be re-routed, the Project team will provide advance notification, and signage will be provided to safely reroute cyclists.</p>
<p><i>Comment requesting the sidewalks and pathways around the Project site are safe, maintained, and well lit.</i></p>	<p>Safety is one of ACCIONA’s core values. The Project team will provide safe, clearly marked pedestrian routes around the site.</p>
<p>General</p>	
<p><i>Comment noting support for the Public Impact Mitigation Plan, along with a suggestion to use it as a model for non-project related ambient noise (i.e. vehicle exhaust noise, leaf blowers, etc.)</i></p>	<p>Comment noted.</p>
<p><i>Comment noting support for the Public Impact Mitigation Plan, in particular how the Plan addresses concerns related to the potential cumulative effects of the various construction projects in the area, with respect to traffic, noise and dust.</i></p>	<p>Comment noted.</p>

5 NEXT STEPS

ACCIONA will consider all feedback, and where technically and financially feasible, we will incorporate comments into the Public Impact Mitigation Plan.

Once finalized, the Public Impact Mitigation Plan will be available on the Project website at www.northshorewwtp.ca.

Additionally, while the formal consultation periods for the Public Impact Mitigation Plan has concluded, ACCIONA welcomes community input as the Project progresses. Enquiries can be directed to the Community Liaison Officer at community@accionabjv.ca.