

Staff Report to Council

Chief Administrative Officer

FILE: 13-6740-01

REPORT DATE: March 01, 2021 MEETING DATE: March 09, 2021
TO: Mayor and Council
FROM: Mark Roberts, CAO
SUBJECT: CP Logistics Park Strategies

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Receive for information the staff report titled "CP Logistics Park Strategies" dated March 1, 2021; OR
- B. Other.

PURPOSE

To provide the public with information regarding the City's efforts for the past three months to oppose the proposed CP Logistics Park.

☒ Information Report ☐ Decision Report ☐ Direction Report

DISCUSSION

Background:

On December 2, 2020, Canadian Pacific (CP) announced their proposed 41-hectare facility with three major rail and transload components including liquid transportation fuels and ethanol, an auto compound and an agricultural hub.

Immediately following, Council announced its strong opposition to the CP Logistics Park for a variety of important reasons including: significant public safety concerns due to ethanol and grain storage, poor fire response capabilities, adverse environmental

impacts, removal of valuable agricultural land, community quality of life impacts and interruption to nearby farming activities.

Relevant Policy, Bylaw or Legislation:

None identified.

Analysis:

Council and staff have expended significant operational and strategic efforts to oppose the proposed CP Logistic Park. These efforts and activities were unexpected and the completion of these activities is occurring in addition to our aggressive work plans emanating from our approved 2021 Business Plans.

Below staff have compiled some information that articulates our efforts thus far:

CP's Comparative Sites Evaluation

The City undertook a detailed assessment of the Comparative Site Evaluation completed for the Logistics Park by CP via Hemmera. Our assessment determined the evaluation is flawed in its methodology, specious claims of the project's benefits, and conclusion. The evaluation considerably minimized and/or omitted substantial components associated with the Pitt Meadow's site selection including, but not limited to, the following considerations:

- Distance from residential areas: The evaluation stated there are zero residents within 300 meters of the site; instead, there are a minimum of 17;
- Proximity to community amenities: The evaluation stated there are zero amenities within 400 meters of the site; instead there are 4 amenities;
- Access to emergency services: The evaluation neglects to address the fact that the Pitt Meadows Fire & Rescue Service is currently understaffed, undertrained, and underequipped to provide the level of service required for a Logistics Park during an emergency;
- Access to regional road network: Introducing additional truck traffic associated with a Logistics Park places additional stress on the intersection of Kennedy Rd and Lougheed Hwy, which has recently been evaluated as operating at or near a failing level of service; and
- Proximity/risk to watercourses: CP does not address the potential environmental consequences that removing 101 acres of farmland would have on the Katzie

Slough (which bisects the Kennedy Rd property) and the nearby Kennedy Pump Station.

CP Rail Corridor and Operations Environmental Study

At Council's December 8, 2020 regular meeting, staff received direction to obtain an environmental study of health and environmental impacts of CP Rail's existing and proposed operations in Pitt Meadows, including baseline measurements of pollutants and carcinogens.

City staff have since been talking with Metro Vancouver Air Quality Monitoring staff and Fraser Health staff about background information, advice regarding study scope, and how Metro Vancouver can assist the City. By working with our regional partners, the City seeks to utilize their decades of data and expertise on air quality and public health impacts. The City is currently awaiting further information from both agencies that will help further refine the scope and robustness of the study. Metro Vancouver has available data from its monitoring network to assist the City's efforts.

A working draft of the RFP to procure a consultant includes the Logistics Park in its scope. This includes baseline measurement in the area of the proposed logistics park location and a request for future modelling of potential air quality impacts of estimated logistics park operations.

Administration Activities

The City has undertaken many administrative initiatives including the ones provided in the table below:

DATE	COMMENT
2020	
Nov 27	Mayor writes to Minister Garneau raising concerns of CP's intentions and requested the Minister or a representative attend a Council meeting.
Dec 1	Council briefed by CP and Vancouver Fraser Port Authority (VFPA).
Dec 3	City issues Press Release: "Council Opposed to CP Proposed Expansion of Intermodal Facility".
Dec 4	Mayor, Councillor Meachen and CAO met with the VFPA and CP to raise the City's significant concerns about CP's announcement including: concerns about adverse project impacts, the lack of engagement notice to our community and to seek clarity of the inter-relationship between the Logistics Park and the Kennedy Underpass.
Dec 8	Mayor and CAO provide a verbal overview of CP's intermodal facility expansion.
Dec 8	Council provides formal response and approves the CAO to conduct an environmental study to measure baseline pollutants and carcinogens in relation to regulatory standards.

Dec 15	Mayor clarifies engagement process with CP and expresses significant concerns about the lack of consultation with City Council.
Dec 15	Council formally moves a motion that unanimously opposes the proposed CP Industrial Logistics Park with Council members articulating their rationale.
Dec 15	First set of Opposition letters, emails and social media sent to Min. Garneau; MP Dalton; MLA Beare; Chief George; VFPA; ALC; CP Rail. Next sets provided Dec 23, Jan 7, Jan 18, Jan 29, and Feb 18.
Dec 17	City issues Press Release: "CP Clarifies Timing of Consultation with Full City Council and CAO".
Dec 22	Council requests City of Milton, ON to attend Council meeting to discuss their experience with CP Rail expansion, but they declined our invitation due to ongoing confidential litigation.
Dec 30	City creates folder with significant content on City website dedicated to the CP Logistics Park.
2021	
Jan 2	Mayor provides CP survey to City staff should they wish to participate.
Jan 11	CP asks CAO for access to City staff to understand and begin working through technical details. January 15, the CAO declined their request citing Council's opposition to the project, current workload and adverse impacts to other City priorities. Excepting, CAO permitted access to Fire personnel given the importance of public health/safety and Fire Department capacity/readiness considerations.
Jan 15	Mayor and CAO contact CP for context regarding comments made by AVP Jeff Edwards at a community engagement session indicating the Logistics Park efficiency increases with the Kennedy Road overpass construction. Week of Jan 18-22, Mayor and CAO continued requests to obtain more context. The City is in receipt of a transcript of Jeff Edward's comments.
Jan 18	CAO emailed KFN requesting City be advised of KFN position on proposed project by CP, along with an invitation to attend a Council-to-Council meeting to discuss it.
Jan 19	Council approves motion to advocate for a tax designation change from the Province from Class 6 commercial to Class 5 light industrial.
Jan 19	Heather Emmett provides presentation as a delegation to Council regarding Citizens Group activities.
Jan 19	Mayor provides interview with CBC radio.
Jan 20	City issues Press Release: "City Opposes Current Property Tax Rate for CP & Initiates Review".
Jan 26	City issues Press Release: "Why Council Cannot Just Say "No" to All Canadian Pacific Rail (CP) Projects".
Jan 29	Mayor speaks with Joanne Fisher (individual with many years of opposition to rail expansion in another community) to garner insights and strategies to assist the City with its opposition.
Feb 23	City completes assessment of CP's Comparative Site evaluation regarding the Logistics Park and provides significant oversights contained in the review.

Communication Activities

A high-level summarization of activities undertaken by the City's communication team are:

- Creating a comprehensive webpage: [Opposition to CP Logistics Park](#);
- Crafting and issuing four press releases;
- Posting CP's reports (Comparative Site Evaluation and CP Environmental Effects Evaluation Scoping Document); project background information and CP contacts on the City's website;
- Sharing the opportunity to provide feedback to CP via the City's website and social media channels;
- Promoting the citizen group's petition to the federal government on both the website and social media;
- Sharing the contact names and addresses of senior levels of government;
- Conducting weekly scans of external media, City/Non-City (closed groups) social media feeds (Facebook, Instagram, Twitter) comments related to the CP Logistics Park as well as any comments submitted via the City's website. All comments compiled for distribution purposes.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☒ Principled Governance ☐ Balanced Economic Prosperity ☒ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable
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FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☒ Other

Aside from the environmental study, estimated to be \$75,000, and possibly supplies and advertising related costs, all initiatives to oppose the Logistics Park primarily involved expending Council and staff time that do not have a budget impact; however, the time spent adds to the current workload and/or displaces other planned tasks.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower
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KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

The Katzie Slough runs east/west through the entire proposed Logistics Park site and will undoubtedly affect a watercourse that staff believe is of importance to the Katzie First Nation. Staff have reached out to the Katzie First Nation however; we have yet to hear from them regarding any concerns they may have.

SIGN-OFFS

Written by:

Reviewed by:

Mark Roberts, Chief Administrative Officer

ATTACHMENT(S):

None.