

From: [David Bennett](#)
To: [Katelyn Hipwell](#)
Subject: FW: Area C OCP and Harrison Rise at Lake Errock.
Date: Tuesday, January 21, 2025 8:41:33 AM

From: Andrew Baker <ABaker@aplinmartin.com>

Sent: January 20, 2025 5:09 PM

To: Tareq Islam <islam@fvr.ca>; Sterling Chan <schan@fvr.ca>; Graham Daneluz <Gdaneluz@fvr.ca>; Jennifer Kinneman <jkinneman@fvr.ca>

Cc: patrick@giesbrechtandco.com; Samira Khayambashi <SKhayambashi@aplinmartin.com>; benjamin@giesbrechtandco.com; Stella Xie <SXie@aplinmartin.com>; David Bennett <dbennett@fvr.ca>

Subject: Area C OCP and Harrison Rise at Lake Errock.

Dear FVRD Staff,

Background.

On July 7, 2024, the Area C Official Community Plan achieved First Reading, and the proposed Harrison Rise moved one step forward. This was an important step in the progress for Area C and the Harrison Rise Project.

Project Work

Since July we have been working on many issues but the one causing the most concern for the project are the engineering items. Specifically, the items related to the Wastewater Treatment Plant (WWTP), the Solids Handling Facility (Biosolid Dewater Facility), and the proposed Service Area Charges. We have worked diligently with Urban Systems and FVRD to find solutions to the main issues with our Aplin Martin team, MSR Solutions on the WWTP and City Squared on the proposed service area charges.

Proforma and Infrastructure Costs.

We have concurrently been reviewing the proforma for the Proposed Harrison Rise Project. The current benefits package (engineering requirements) being required for the Harrison Rise project are not economically viable. The client has stated that the project cannot go forward if the noted issues cannot be resolved.

The project cannot fund the following items.

1. Screening on phase 1: \$1,150,000.00.
2. Solids Handling Facility. Dewatering system : \$1,000,000.00
3. Odour control: (screens or dewatering) to phase 1 will require odour control. \$630,000.00
4. SBR Concrete tanks: Constructing concrete tanks for all three phases. \$1,300,000.00 additional cost.

The project can fund a fully compliant WWTP that meets the Municipal Wastewater Regulations for the proposed Phase 1 which is the Harrison Rise Project and the Sq'ewlets First Nation Community. It cannot fund anything beyond this. Please keep in mind that the project is providing a 7 acres site that will accommodate the expansion of the WWTP for Phases 2 and 3. This is a substantial community benefit already as trying to acquire a site in the area will be extremely difficult as no one will want it near them. In addition, there is no timeline for Phase 2 and 3.

The Solids Handling Facility is beyond the capability of this project, and we believe there are

other solutions available. In addition, we believe this is poor location for such a facility due to number of existing residents in the area and the new residents proposed. Solids Handling Facilities create strong odors that cannot be totally mitigated by odor control efforts.

Community Understanding.

We believe if this project were to be cancelled it would be a great loss for Area C and the surrounding FVRD communities. After working on this project for the last 5 years we have got to know the community and the surrounding areas. And although the area seems very rural the same issues that exist in the more urban areas of the lower mainland exist in Area C. This project can help to resolve some of these issues.

Benefits of the Project.

The Harrison Rise project can bring many benefits to the community. First Nation Reconciliation, Housing Diversity, Environmental Protection, Infrastructure, Trails and Walkways, Parks, Closure of the Gravel Pit, Business Park for local employment and opportunities during the many years of construction. But it cannot fund the above noted items to the extent being asked.

Meeting Request.

We believe that the decision to stop this project should not be done without a review and that an in-person meeting would be a good way to start the discussions. We request that a meeting be arranged for the first or second week of February for all to attend and discuss the Harrison Rise Project.

Additional Comments.

- We will be providing more technical and costing information to FVRD Engineering in the form of a technical memo for review prior to the meeting in February.
- We believe that this email should be forwarded to the FVRD Board of Directors for their information.
- Our client has been very patient and funded a tremendous amount of work to advance this project. We have shared all our work so the FVRD can see the viability of this project. In addition to the above costs there has been considerable increases in construction cost over the years since we started. All of this is challenging the viability of the project.

Regards Andrew

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