

# ECOWASTE INDUSTRIES LTD.

Presentation to the City of Richmond Planning Committee



Tuesday, February 4, 2020

**ECOWASTE**

Schedule 2 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, February 4, 2020.

# Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

## Contributions to Agriculture – Eowaste Landfill

The subject site is currently being used for several activities related to agriculture. These include:

- ▶ Processing of contaminated soils or manufacture of custom soils blends, some of which are reused in the landfill as the site is reclaimed for agriculture or sold for off-site uses.
- ▶ 25 acres of land is being used to grow forage grasses on closed portion of the site. These grasses are harvested and baled and used for storm water management control on the site. Landfill leachate is used to irrigate these lands, adding nutrients to help the grasses grow as well as polishing the leachate for eventual discharge.

## Contributions to Agriculture – 3 Proposed MRFs

Extending the term of the landfill by 20 years, expanding what was already approved for MRF #4 and providing for two additional MRFs will not only contribute to Richmond and Metro sustainability goals, they will also contribute to local agriculture in several ways, including:

- ▶ Reducing incidents of illegal dumping, some of which now occurs on farmland
- ▶ Increasing the range and quality of soil available to farmers by treating contaminated soils through bioremediation and custom soils manufacturing
- ▶ Producing ground wood for animal bedding or as hog fuel for greenhouse boilers
- ▶ Reducing pressure by others to apply to the Commission to convert productive farmland to landfill operations until at least 2055
- ▶ At the end of the term adding 60 ha of improved land to Richmond's total supply of farmland, none of which has ever been farmed before.

# Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

## Contributions to Agriculture – Richmond Industrial Centre

Ecowaste is also contributing to agriculture through its development of the industrial park to the south of the subject site. The significant contribution is a new storm water drainage system with direct discharge to the Fraser River. This system is designed to:

- ▶ Service both the new Richmond Industrial Centre and the neighbouring Port property.
- ▶ Take 100 hectares (245 acres) of storm water drainage area at the south end of the No. 7 Road drainage system completely off drainage, reducing the impacts of this flow on the No. 7 Road canal and benefitting the upstream drainage system serving farms tributary to this drainage system.
- ▶ The project is valued at over \$7 million dollars, of which Ecowaste is contributing \$5.8 million with the Port of Vancouver paying the balance.

# Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

## Ecowaste By the Numbers

<b>Ecowaste</b>	
Waste Management Operations Staff	50
Annual Payroll	\$ 5,000,000
Staff Residing in Richmond	6
Supporting Contract Staff	50
C&D Customers/yr	125,000
Charitable Donations/yr	\$ 65,000
<b>Richmond Industrial Centre</b>	
<b>City of Richmond</b>	
Estimate Property Taxes (construction commencement to project completion)	\$ 58,000,000
City of Richmond Development Cost Charges	\$ 37,382,070
City Infrastructure	\$ 10,973,662
Servicing Agreement & Fees	\$ 3,871,528
<b>TOTAL</b>	<b>\$ 110,047,260</b>

# Benefits to Richmond/Region

RECYCLE, REPURPOSE, SUSTAIN

## Ecowaste By the Numbers

Other Statistics	
Direct Construction Jobs to Build the MRFs	60
New Jobs at MRF #4	20 – 25
New Jobs at MRF #5 & MRF #6	10 – 20
<b>Drainage Infrastructure directly benefitting agriculture</b>	<b>\$ 7,200,000</b>
<b>Richmond Industrial Centre Project Benefits</b>	
Local Labour Expenditures (during construction)	\$ 160,000,000
Average Local Construction Labour per Year	\$ 13,000,000
Total Direct Construction Jobs per Year	222
Warehouse Space at Completion (sft)	2,920,000
Total Permanent Employment (est. 5,000 sft per employee)	584

# Benefits of the MRF's

RECYCLE, REPURPOSE, SUSTAIN

- ▶ MRF's will extend the life of the landfill and recover/repurpose more of the construction and demolition waste stream. They will:
  - ▶ Be governed by Ecowaste's Operating Certificate issued by BC Ministry of Environment and will be subject to the Closure Plan approved by the Ministry;
  - ▶ Enable the region to recover/repurpose 45% to 50% more demolition, construction and land clearing waste each year;
  - ▶ Recover or repurpose more types of waste;
  - ▶ Only increase building footprints from 2.7 ha to 6.0 ha of the 60 ha site;
  - ▶ Be removed at the end of the term and rehabilitated for agricultural use.

# Operational Parameters Remain the Same

RECYCLE, REPURPOSE, SUSTAIN

- ▶ There will be no change to the content or annual limit of the waste stream - will continue to be demolition, construction and land clearing waste only.
- ▶ There will be no change to the source of this waste, i.e. it will remain primarily the Lower Mainland;
- ▶ There will be no change to the final site elevation of the landfill (18masl) which was approved in 2015;
- ▶ There will be no organics or green waste accepted as is currently the case.

# Benefits to Agriculture

RECYCLE, REPURPOSE, SUSTAIN

- ▶ Agricultural activities already underway on site.
- ▶ MRFs will generate more topsoil for use on local farms.
- ▶ MRFs will generate ground wood for bio-energy users, including farmers.
- ▶ Lawful, regulated landfill will continue to take pressure off illegal dumping on ALR land.
- ▶ Significant reduction in storm water from property, improving upstream drainage
- ▶ 60 hectares (150 acres) of land will be rehabilitated for agriculture.
- ▶ Significant increase to agricultural land base (future) in Richmond.



**Ecowaste Industries Ltd.**

**RECYCLE, REPURPOSE, SUSTAIN**

**Thank You.**