



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, December 7, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-3 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on November 16, 2015.*



FINANCE AND CORPORATE SERVICES DIVISION

1. **2016 COUNCIL AND COMMITTEE MEETING SCHEDULE**
(File Ref. No. 01-0105-00) (REDMS No. 4779755)

GP-7

See Page GP-7 for full report

Designated Speaker: Michelle Jansson

STAFF RECOMMENDATION

That the 2016 Council and Committee meeting schedule, attached to the staff report, dated November 16, 2015, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) *That the Regular Council meetings (open and closed) of August 8, August 22, and December 28, 2016 be cancelled; and*

Pg. # ITEM

- (2) *That the August 15, 2016 Public Hearing be re-scheduled to September 6, 2016 at 7:00 pm in the Council Chambers at Richmond City Hall.*



ENGINEERING AND PUBLIC WORKS DIVISION

2. **SIGNING THE CALL FOR ACTION ON ENERGY AND CLIMATE IN THE BUILDING SECTOR**

(File Ref. No. 10-6125-07-02) (REDMS No. 4773892 v. 3)

GP-11

[See Page GP-11 for full report](#)

Designated Speaker: Brendan McEwen

STAFF RECOMMENDATION

That the City join other regional stakeholders in the Call for Action on Energy and Climate in the Building Sector in support of a new provincial “Climate Leadership Plan”, as presented in the staff report titled “Signing the Call for Action on Energy and Climate in the Building Sector,” dated November 17, 2015, from the Director, Engineering.



3. **HARVEST POWER AIR QUALITY PERMIT REVIEW**

(File Ref. No. 10-6175-02-01) (REDMS No. 4813746 v. 9)

GP-16

[See Page GP-16 for full report](#)

Designated Speaker: Peter Russell

STAFF RECOMMENDATION

That comments regarding Harvest Fraser Richmond Organics Ltd. air quality permit renewal application in the staff report titled “Harvest Power Air Quality Permit Review,” dated November 17, 2015, from the Director, Engineering, be forwarded to Metro Vancouver’s Environmental Regulation and Enforcement branch.



ADJOURNMENT





General Purposes Committee

Date: Monday, November 16, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on November 2, 2015, be adopted as circulated.

CARRIED

COUNCILLOR BILL McNULTY

1. **2016 JAPAN NATIONAL SAIL TRAINING INSTITUTE VISIT AND
2017 CANADA 150 PLANNING**

(File Ref. No. 06-2345-01) (REDMS No. 4803582 v. 2)

It was moved and seconded

That the report titled "2016 Japan National Sail Training Institute Visit and 2017 Canada 150 Planning," from Councillor Bill McNulty be approved for implementation.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. RICHMOND COMMENTS: PROPOSED MINISTRY OF AGRICULTURE BYLAW STANDARDS FOR AGRI-TOURISM AND FARM RETAIL SALES IN THE AGRICULTURAL LAND RESERVE (ALR) AND RELATED MATTERS (ALR WINERIES, MONITORING AND ENFORCEMENT)

(File Ref. No. 08-4430-03-07) (REDMS No. 4768773)

It was moved and seconded

(1) That regarding the proposed Ministry of Agriculture Bylaw Standards for Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve (ALR), the Minister of Agriculture be requested to:

- (a) specify how agri-tourism is to be subordinate to the principal active farm operation and only augment a farmer's regular farm income, not exceed or replace it;*
- (b) provide specific guidelines to determine the appropriate amount to be considered "small-scale (agri-tourism)" based on the size of the farm operation;*
- (c) provide more detailed criteria to determine the appropriate size and siting of agri-tourism structures (e.g., the maximum building area and site coverage);*
- (d) provide clarification on what types of uses can be permitted in an agri-tourism structure;*
- (e) provide specific guidance on the adequate amount of parking necessary for farm retail sales, to avoid excessive paving and minimize negative impacts on farmland;*

(2) That regarding ALR wineries, the Minister of Agriculture be requested to:

- (a) amend the Agricultural Land Use, Subdivision and Procedure Regulation of the Agricultural Land Commission Act, to enable Richmond and other municipalities:*
 - (i) to allow only Type 1 Wineries which grow at least 50% of the farm product used to make the wine on the farm where the winery is located; and*
 - (ii) to not allow Type 2 Wineries which are industrial-scaled operations with limited ALR farming activity;*

General Purposes Committee
Monday, November 16, 2015

- (b) monitor all ALR farm-based wineries, to ensure that they comply with the 50% on site grow rule and enforce all related Ministry and ALR regulations;*
- (c) where specific winery operators are already approved to enter into three year contracts with offsite BC farmers, allow them to enter into year to year contracts; not only the current Provincially required three year contracts, to provide more flexibility; and*
- (3) That regarding ALR regulation monitoring and enforcement, the Minister of Agriculture and the Agricultural Land Commission, as the case may be, be requested:*
 - (a) to monitor and enforce all Ministry and ALR regulations and requirements, as municipalities have limited resources; and*
 - (b) to more frequently review the ALR regulations and requirements, in consultation with municipalities, for their effectiveness, practicality and ease of enforceability; and*
- (4) That the above recommendations and this report be forwarded to the Ministry of Agriculture and the Agricultural Land Commission for a response, as well as Metro Vancouver and Richmond MLAs.*

The question on the motion was not called as discussion ensued on the importance of ensuring that breweries, distilleries and meaderies in Richmond are designated farm uses if at least 50% of the farm crops used to make their products are grown on the same farm. Also, it was suggested that the staff report be forwarded to Metro Vancouver members.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, commented on the Ministry of Agriculture's and the Agricultural Land Commission's (ALC) potential activities as it relates to monitoring and enforcing their agri-tourism regulations on Agricultural Land Reserve (ALR) lands. Mr. Crowe noted that the City does not have the authority to regulate neither the Ministry's nor the ALC's regulations.

Discussion then took place on existing businesses that do not meet the 50% threshold, and it was noted that these businesses would be grandfathered.

With regard to protecting farmland throughout BC, it was noted that much of Richmond's ALR lands are categorized as class 1 soil, meaning that they are suitable for food production, whereas much of the soil in the Okanagan is not; thus it is imperative that Richmond's food producing ALR lands be protected.

The question on the motion was then called and it was **CARRIED** with Cllrs. Au and Loo opposed.

General Purposes Committee
Monday, November 16, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:18 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, November 16, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 16, 2015

From: David Weber
Director, City Clerk's Office

File: 01-0105-00

Re: 2016 Council and Committee Meeting Schedule

Staff Recommendation

That the 2016 Council and Committee meeting schedule, attached to the staff report, dated November 16, 2015, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) That the Regular Council meetings (open and closed) of August 8, August 22, and December 28, 2016 be cancelled; and
- (2) That the August 15, 2016 Public Hearing be re-scheduled to September 6, 2016 at 7:00 pm in the Council Chambers at Richmond City Hall.

David Weber
Director, City Clerk's Office

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO	

November 16, 2015

Staff Report

Origin

Under the *Community Charter* and the Council Procedures Bylaw, Council must provide for advance public notice of Council and Committee meetings and, at least once per year, advertise the availability of the Council meeting schedule. Accordingly, the 2016 Council meeting schedule is being presented at this time (see Attachment 1) to provide certainty and advance notice of Council's regular meeting schedule.

Analysis

August Meeting Break

In accordance with the Council Procedures Bylaw No. 7560, Council resolutions are required for any changes to the prescribed Council meeting schedule. Therefore, to accommodate the August meeting break, it is recommended that the Regular Council meetings of August 8 and 22, 2016 be cancelled. Also, as a result of the City Hall closure over the holiday season, it is recommended at the Regular Council meeting of December 28, 2016 also be cancelled.

Changes to the Committee meeting dates can be altered at the call of the Chair as circumstances arise closer to the dates of the meetings, and do not require a Council resolution. The only change that staff propose to the Committee schedule is a change to the Parks, Recreation and Cultural Services Committee (PRCS) meeting that would normally fall on July 26, 2016, the day after the last Council meeting before the August meeting break. Instead, and in order for Council to consider any recommendations from this meeting at the Regular Council meeting of July 25, 2016, it is proposed that the PRCS meeting be moved to the previous week (Thursday, July 21, 2016).

With regard to the August Public Hearing, in keeping with past practice, staff propose that it be re-scheduled from August 22, 2016 to September 6, 2016. This change to the Public Hearing schedule minimizes the delay, due to the August meeting break, for consideration of land use applications that have been given first reading. There would be no need for a second scheduled Public Hearing during the third week of September.

December Holiday Season

City Hall will be closed from Monday, December 26, 2016, and will be re-opening on Tuesday, January 3, 2017 in recognition of the holiday season. Staff propose that the December 28, 2016 PRCS meeting be moved to December 21, 2016 – immediately following Public Works and Transportation Committee. A Special Council meeting would likely be called in conjunction with the last Committee meetings of the year in order to deal with any business arising from the committees that is of a time-sensitive nature.

Financial Impact

None.

November 16, 2015

Conclusion

It is recommended that the 2016 Council and Committee meeting schedule be approved with the suggested allowances for the Regular Council meeting break in August, and the holiday season in December, on the understanding that a Special Council meeting can be called with 24 hours notice should any unusual or urgent circumstances arise outside of the usual schedule. Such a meeting may be facilitated using a conference call, as permitted by the Council Procedures Bylaw No. 7560, for those Council members who wish to participate but are unable to attend in person.



Michelle Jansson
Manager, Legislative Services

Att. 1 – Proposed 2016 Council and Committee Meeting Schedule

2016 MEETING SCHEDULE - PROPOSED

SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							FEBRUARY							MARCH						
					STAT 1	2		GP 1	FC 2	PC 3	4	5	6			1	2	3	4	5
3	GP 4	FC 5	6	7	8	9	7	STAT 8	CO 9	GS 10	DP 11	12	13	6	GP 7	FC 8	9	10	11	12
10	CO 11	GS 12	DP 13	14	15	16	14	GP 15	PH 16	PC 17	PWT 18	19	20	13	CO 14	GS 15	DP 16	17	18	19
17	GP 18	PH 19	PC 20	21	22	23	21	CO 22	PRC 23	DP 24	25	26	27	20	GP 21	PH 22	PC 23	PWT 24	STAT 25	26
24	CO 25	PRC 26	DP 27	28	29	30	28	29						27	STAT 28	CO 29	PRC 30	DP 31		
31																				
APRIL							MAY							JUNE						
					1	2	1	GP 2	FC 3	PC 4	5	6	7			1	2	3	4	
3	GP 4	FC 5	6	7	8	9	8	CO 9	GS 10	DP 11	12	13	14	5	GP 6	FC 7	8	9	10	11
10	CO 11	GS 12	DP 13	14	15	16	15	GP 16	PH 17	PC 18	PWT 19	20	21	12	CO 13	GS 14	DP 15	16	17	18
17	GP 18	PH 19	PC 20	21	22	23	22	STAT 23	CO 24	PRC 25	DP 26	27	28	19	GP 20	PH 21	PC 22	PWT 23	24	25
24	CO 25	PRC 26	DP 27	28	29	30	29	30	31					26	CO 27	PRC 28	DP 29	30		
JULY							AUGUST							SEPTEMBER						
					STAT 1	2		1	2	3	4	5	6					1	2	3
3	GP 4	FC 5	6	7	8	9	7	STAT 8	9	DP 10	11	12	13	4	STAT 5	GP 6	FC 7	8	9	10
10	CO 11	GS 12	DP 13	14	15	16	14	15	16	17	18	19	20	11	CO 12	GS 13	DP 14	15	16	17
17	GP 18	PH 19	PC 20	PRC 21	22	23	21	22	23	DP 24	25	26	27	18	GP 19	PH 20	PC 21	PWT 22	23	24
24	CO 25	26	DP 27	28	29	30	28	29	30	31				25	CO 26	PRC 27	DP 28	29	30	
31																				
OCTOBER							NOVEMBER							DECEMBER						
						1			1	2	3	4	5					1	2	3
2	GP 3	FC 4	5	6	7	8	6	GP 7	FC 8	9	10	STAT 11	12	4	GP 5	FC 6	7	8	9	10
9	STAT 10	CO 11	GS 12	13	14	15	13	CO 14	GS 15	DP 16	17	18	19	11	CO 12	GS 13	DP 14	15	16	17
16	GP 17	PH 18	PC 19	20	21	22	20	GP 21	PH 22	PC 23	24	25	26	18	GP 19	PH 20	PC 21	PWT 22	CO 23*	24
23	CO 24	PRC 25	DP 26	27	28	29	27	CO 28	PRC 29	DP 30				25	STAT 26	STAT 27	28	29	30	31
30	31													1 JAN	STAT 2 JAN					

November 18, 2015

- CO** Regular Council Mtg., 7:00pm
Regular (Closed) Council Mtg., 4:00pm
- CS** Community Safety, 4:00pm
- DP** Development Permit Panel, 3:30pm
- FC** Finance, following 1st General Purposes Meeting of each month
- GP** General Purposes, 4:00pm
- PC** Planning, 4:00pm
- PH** Public Hearing, 7:00pm
- PRC** Parks, Recreation & Cultural Services, 4:00pm
- PWT** Public Works & Transportation, 4:00pm

Note: All meeting dates are subject to change.



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 17, 2015
From: John Irving, P.Eng. MPA **File:** 10-6125-07-02/2015-
Vol 01
 Director, Engineering
Re: **Signing the Call for Action on Energy and Climate in the Building Sector**

Staff Recommendation

That the City join other regional stakeholders in the Call for Action on Energy and Climate in the Building Sector in support of a new provincial "Climate Leadership Plan", as presented in the staff report titled "Signing the Call for Action on Energy and Climate in the Building Sector," dated November 17, 2015 from the Director, Engineering.

pu John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The province announced its intention to develop a revised Climate Leadership Plan. This report recommends that the City sign a Call for Action on Energy and Climate in the Building Sector.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

Background

City Commitments

In 2008, the province of British Columbia released a Climate Action Plan, which outlined an array of climate action commitments. Correspondingly, in 2010, Council adopted targets in Richmond's OCP to reduce community GHG emissions 33 percent below 2007 levels by 2020, and 80 percent below 2007 levels by 2050. Council specified that these targets are "subject to the understanding that senior levels of government undertake necessary GHG reduction improvements within their jurisdictions."

Richmond's subsequent 2014 Community Energy and Emissions Plan (CEEP) outlines an array of strategies that the City is taking to pursue its energy and emissions goals. Modeling conducted for the CEEP suggests that City emissions reduction targets will only be achieved with "Big Breakthroughs," including:

- All new buildings being constructed to achieve zero carbon performance by 2025.
- Widespread uptake of deep energy retrofits to existing buildings.

The CEEP recognizes that these reductions are not achievable by the City alone; rather, they require provincial and federal regulatory changes, market innovation, increasing carbon pricing, and coordinated efforts between all levels of government and industry.

Provincial Climate Leadership Plan

On May 12, 2015, the province announced its intention to develop a Climate Leadership Plan. The province noted that a draft version of the plan will be released in December 2015, and a final version in March 2016. In September 2015, Council endorsed comments on a Climate Leadership Plan Discussion Paper released by the province. Among other items, these comments included requesting that the province articulate an energy code roadmap to achieve zero carbon new buildings, and a plan for widespread deep energy retrofits.

Analysis

The Urban Development Institute Pacific Region, the Royal Architectural Institute of Canada, and the Pembina Institute are seeking formal endorsement of a “Call for Action on Energy and Climate in the Building Sector” (Attachment 1). The statement and the list of its supporters will be delivered to Premier Clark to inform the development of British Columbia’s Climate Leadership Plan. The cities of Victoria, Vancouver, Smithers, Powell River, and North Vancouver are signatories to the Call for Action. Likewise, staff understand that other municipalities are considering supporting the Call for Action. A declaration supporting the inclusion of a “Roadmap” for low-carbon buildings has been developed (Attachment 1).

This declaration outlines key provincial policies and actions that are considered necessary to achieve low-carbon buildings and the province’s legislated goals to reduce GHG emissions 80% by 2050. The Call for Action asks that the Province:

- Set a clear target for the end performance goal for new buildings — for example, for new buildings to be net-zero energy ready by 2030.
- Lead by example by requiring that all new planned public buildings meet this goal starting in 2016, and by establishing a renovation program for existing public buildings to reduce their carbon emissions by half in the next decade.
- Launch a multi-year incentive program to accelerate market transformation for high performance new construction and deep retrofits, prioritizing affordable housing and high visibility projects.
- Develop financing mechanisms to redistribute incremental costs of high performance buildings to the beneficiaries of lower energy bills and more comfortable, healthy buildings (e.g. financing through property taxes or utility bills, or loans to strata).
- Ensure access to energy performance data to monitor progress and provide feedback on policies and behaviour.
- Support integrated land use and transportation planning to encourage location efficient development.
- Strengthen the price signal for efficiency and conservation through utility rates and carbon pricing.
- Support local governments and resource the Building Safety and Standards Branch to facilitate code changes, streamline approval of innovative solutions through variances or alternative solutions, decrease permitting times and increase code compliance.

The Call for Action is consistent with comments the City has already made on the provincial BC Climate Leadership Plan Discussion Paper, and with the actions identified in Richmond's CEEP as necessary to meet the City's emissions targets.

Financial Impact

None.

Conclusion

This report recommends the City join other regional stakeholders in signing a Call for Action on Energy and Climate in the Building Sector.



Brendan McEwen
Sustainability Manager
(604-247-4676)

BM:bm

Att. 1: Text of the Call for Action on Energy and Climate in the Building Sector

ARCHITECTURE CANADA

RAIC | IRAC

Urban Development Institute
Pacific RegionPEMBINA
institute

The Royal Architectural Institute of Canada, the Urban Development Institute Pacific Region, and the Pembina Institute are seeking formal endorsement of a call for action on energy and climate in the building sector.

The statement and the list of its supporters will be delivered to Premier Clark prior to the release of British Columbia's draft Climate Leadership Plan, expected in early December 2015.

To sign on or for more information, please contact Karen Tam Wu: karentw@pembina.org, 778-846-5647. Deadline to sign on is November 20.

Call for Action on Energy and Climate in the Building Sector

We support the B.C. government's commitment to implement a new Climate Plan.

We expect the plan will include ambitious new actions that lead to:

- *a strong economy with opportunities for all British Columbians*
- *a province powered by clean energy*
- *a more equitable society*
- *cleaner air and water supporting healthy communities and ecosystems*
- *protection from a changing climate.*

We can't afford to delay. Now is the time to lead the transition to a clean energy economy.

In this transition, the built environment offers unique opportunities for carbon reductions and economic growth.

As energy and building professionals, trades and businesses, we provide world class products and services to meet customer needs, satisfy regulations and compete in the global marketplace. We are employers, taxpayers, community partners, and leaders in our field.

As local governments, we are committed to the sustainability of our communities. We engage our citizens and staff to reduce emissions, we foster local economic development, and we prepare for a changing climate.

Together, we are ready to transition to a resilient and efficient building sector. We call on the B.C. government to:

- Set a clear target for the end performance goal for new buildings — for example, for new buildings to be net-zero energy ready by 2030 — and work with stakeholders to develop, within six months of the release of the Plan, a roadmap clarifying the timeline and approach to meet this goal
- Lead by example by requiring that all new planned public buildings meet this goal starting in 2016, and by setting up an aggressive renovation program for existing public buildings to reduce their carbon emissions by half in the next decade
- Launch a multi-year incentive program to accelerate market transformation for high performance new construction and deep retrofits, prioritizing affordable housing and high visibility projects
- Develop financing mechanisms to redistribute incremental costs, e.g. financing through property taxes or utility bills, or loans to strata
- Ensure the construction and real estate industry, the government and the public have access to energy performance data to monitor progress and provide feedback on policies and behaviour
- Support integrated land use and transportation planning to encourage location efficient development
- Strengthen the price signal for efficiency and conservation through rates and carbon pricing.
- Support local governments and resource the Building Safety and Standards Branch to facilitate code changes, streamline approval of innovative solutions through variances or alternative solutions, decrease permitting times and increase code compliance.

By pursuing these opportunities, we can reduce our carbon footprint while saving money, creating local jobs, and opening export markets for B.C.-made components and designs. We can also ensure all British Columbians live and work in buildings that improve community health, happiness, and productivity.

Note: this statement is an extension of a more general [Call for Action](#) launched by the Energy Forum, a collaboration between industry and non-government organizations working to promote clean energy. The first three sentences (in italics) are shared between the two statements. You can sign on to one or both by contacting Karen Tam Wu: karentw@pembina.org, 778-846-5647.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 17, 2015


From: John Irving, P.Eng. MPA
Director, Engineering

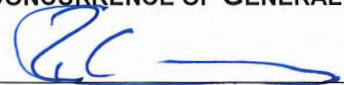


File: 10-6175-02-01/2015-
Vol 01

Re: Harvest Power Air Quality Permit Review

Staff Recommendation

That comments regarding Harvest Fraser Richmond Organics Ltd. air quality permit renewal application in the report titled, "Harvest Power Air Quality Permit Review," dated November 17, 2015, from the Director, Engineering, be forwarded to Metro Vancouver's Environmental Regulation & Enforcement branch.


John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

REPORT CONCURRENCE		
ROUTED TO: Environmental Programs	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the October 26th, 2015 Council meeting, Council received information about actions being undertaken to reduce odour complaints at the Harvest Fraser Richmond Organics Ltd. Richmond facility (Harvest Power). The report identified that Harvest Power was in the process of working with Metro Vancouver to renew their Air Quality permit and that public and stakeholder feedback was an opportunity in the permit renewal process. On November 10, 2015, Metro Vancouver invited the City to provide input on Harvest Power's application. Staff have reviewed the draft application and have listed comments for Council's consideration for endorsement in this report.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

Background

Metro Vancouver has delegated authority from the Province, under the *Environmental Management Act*, to provide the service of air pollution control and air quality management by controlling the discharge of air contaminants through bylaws adopted by the Greater Vancouver Regional District Board. Air Quality Permits are the operational tools that authorize specific discharges. Harvest Power recently submitted an application to Metro Vancouver, pursuant to the *Greater Vancouver Regional District Air Quality Management Bylaw No. 1082*, to renew their permit and public and stakeholder feedback is being sought. The permit renewal process is an iterative process which will include input from the City and consultation with Metro Vancouver engineers and subject experts. An Air Quality Permit identifies sources of odour and other air pollutants, identifies standards for various regulated parameters (nitrogen oxides, particulates, volatile organic compounds, etc.) and sets out a monitoring system to assure compliance. Harvest Power is currently operating under a temporary permit to facilitate this iterative process, and to assure the establishment of appropriate standards.

Harvest Power has been operating a compost, soil recycling, and biofuel energy production facility at 7028 York Road for several years. The operation of the green waste processing facility has held a Composting Facility License since 1997. The operation includes open row composting of mixed organic wastes (soils, lawn waste, and food scraps) and enclosed digestion of high-calorie organic wastes (residential and commercial food scraps) for the production of biogas that is in turn burned to generate electricity (the "Energy Garden"). Harvest Power has been receiving organic materials collected by the City of Richmond since it started recycling organic

waste, initially with yard trimmings then growing to include organics. The City's current agreement with Harvest Power is valid through to June 30, 2019; the City has options for two additional terms of sixty months each.

Metro Vancouver advises that odour complaints in the City are often linked to Harvest Power; odour management at the facility has been an issue of late with an increase in complaints.

Analysis

An Air Quality Permit application is an opportunity to have odour from Harvest Power addressed. In terms of odour control, the permit renewal application identifies that:

- Biofilters and best management practices will be used to control emissions;
- A desulphurization unit, regular engine maintenance, and good combustion practices will be used to control emissions from the combined heat and energy engine, which produces and supplies electricity to the main power grid;
- A smoke-less emergency flare and a back-up generator is on-site to ensure that un-combusted biogas is not released;
- The control and prevention of on-site and off-site odours will be managed with a Progressive Odour Management Plan, which is regularly updated and improved to include current best management practices and control technology; and
- No odorous air contaminants can pass the plant boundary such that pollution occurs.

As part of the application process, Metro Vancouver also requires applicants to identify the total proposed authorized emissions, expressed in tonnes/year. As this metric is not practical to measure during field tests, Metro Vancouver monitors flow rates and concentrations of regulated compounds in the effluent from identified sources, and interpolates these into a total annual amount. The proposed thresholds are greater than those in the current permit, as Harvest Power's research indicates the current thresholds are significantly more stringent than any other jurisdiction in North America. Metro Vancouver reports that Harvest Power exceeded both flow rate and concentrations under the current permit many times over the course of a year. As a result, the increased permitted discharge in the proposed permit would not represent an increase in emissions relative to the current operation.

The final permitted flow rates and concentrations will be determined through ongoing review and negotiated outcomes between Metro Vancouver and Harvest Power. The City's feedback, listed below, identifies that the current requirements regarding emissions are insufficient and the City is requesting that more be done to address the emissions and odour issues.

Another important condition identified in the permit is that "no odorous air contaminants can pass the plant boundary such that pollution occurs". Similar language appears in the existing permit as "[no odours] past the plant boundary such that the District Director determines that pollution occurs". This requirement is critical for the City of Richmond, as the ongoing complaints indicate that significant nuisance and quality of life issues are being felt by residents,

which constitutes “pollution” in the City’s opinion. While Harvest Power recently implemented changes to their operations to reduce odour issues, the City anticipates that unless significant improvements are made, complaints and odour issues will arise again in the future. Also, the diversion of organics from landfills is expected to increase regionally. As a result, Harvest Power is more likely to increase plant throughput than decrease it. A growth in plant throughput could lead to a growth in odour issues.

Through the permit process, feedback is being sought from the City and stakeholders regarding the topics below. The City’s comments are as follows:

- **Comments and Concerns:**

- Based on past experience, if the permit is approved as submitted with the proposed emission thresholds and odour management measures, the City expects that odour complaints from community members will persist.
- The City met with Harvest Power and Metro Vancouver to discuss solutions and some changes were made at the Harvest Power facility as a result. The changes made have not yielded durable results.
- In consultation with experts, Harvest Power’s current methods of odour management were ‘out of date’ with best practices. The City is concerned that Harvest Power has not carefully considered all technology options.
- As the number of composting facilities is increasing across the region, a more substantial approach to odour management, and clear definitions of what constitutes “pollution” in regards to odour, will be required to mitigate community impacts. Otherwise, noticeable odours will continue unabated from non-permitted facilities.

- **Items that would Satisfy the City’s Concerns relating to odours and emissions:**

- Overall, additional approaches to odour and emissions management that go beyond current permit requirements (e.g. technologies, best practices) would satisfy the City. The following measures should be considered as part of the permitting process:
 - Measures to prevent odours and emissions: Lower pile heights, 24/7 operations, managing feedstock at other facilities in the region at peak periods and/or limit the total plant volume should be considered. Enclosed receiving areas where food waste is delivered need to be throughout the facility. By effectively managing feedstock, both emissions and respective odours will be controlled.
 - Ensuring more balanced chemical environments: Ensuring media and chemical components in biofilters and scrubbers address volatile organic compound emissions and that the pH is monitored and adjusted frequently.
 - More effective air and odour collection: Considering more enclosures or a completely enclosed facility that minimizes any fugitive emissions. If the odour management depends on staff noses, electronic noses should be considered as

odours can become insidious to site operators over time. The City believes this to be the case currently.

- **Treatment Equipment:** Requiring new and more effective chemical treatment of air emissions and/or using more filters. Biofilters have potential to create odours if not well maintained, which is potentially an issue at Harvest Power. Greater focus on biofilter maintenance and monitoring should be carried out.
- **Dispersal equipment:** The final scrubbed and treated effluent from the facility should be better collected and dispersed, potentially at a higher elevation (e.g. through a stack) to ensure year round vertical mixing of air emissions. Dispersal equipment could use activated carbon filters to reduce most, if not all, odour causing compounds.
- Creating a level playing field for all composting facilities across the region to further incentivise the adoption of more advanced odour management practices as regional organic waste management needs increase.
- The City would like an opportunity to comment on any Reporting Requirements that may be developed as part of the permitting process in later stages.
- A public meeting to give the proponent an opportunity to explain their compliance plan to the public be required

Financial Impact

None.

Conclusion

Metro Vancouver invited the City to provide input on Harvest Power's recent air quality permit renewal application. Staff have reviewed the available materials and have listed comments for Council's consideration for endorsement. While the city acknowledges that Harvest Power operates a facility of critical importance to meeting the City's zero waste goals, there remains concerns with Harvest Power's ability to consistently manage odours from their operations. The City has concerns that no new odour management measures have been included in the application and have requested that additional measures be considered as part of the permit renewal process.



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