

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Click on icon to view complete council meeting 

Minutes of the Committee of the Whole Meeting for the District of North Vancouver held at 5:05 p.m. on Tuesday, October 29, 2013 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn (5:21 pm)
Councillor L. Muri
Councillor A. Nixon

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Ms. C. Grant, Manager – Corporate Planning & Projects
Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. L. Brick, Confidential Council Clerk

Also in

Attendance: Ms. Carol Mason, CAO, Metro Vancouver
Ms. Marie Griggs, Manager, Public Involvement, Metro Vancouver
Ms. Christine Banham, Chair, Lions Gate Public Advisory Committee
Ms. Diana Sollner, Vice-Chair, Lions Gate Public Advisory Committee
Mr. Fred Nenninger, Project Manager, Metro Vancouver

1. ADOPTION OF THE AGENDA

1.1. October 29, 2013 Committee of the Whole Agenda

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the agenda for the October 29, 2013 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Metro Vancouver Lions Gate Secondary Wastewater

Treatment Plant (LGSWWTP) Project Definition

File No.

3.1.1 LGSWWTP Engagement and Consultation Process

Marie Griggs, Manager, Public Involvement, Metro Vancouver

Ms. Marie Griggs, Manager, Public Involvement, Metro Vancouver, provided an overview of the consultation and engagement program noting that there have been a total of 95 meetings held with the public and local government officials.

Communication methods during the engagement process included an on-line survey, newspaper ads, door-to-door surveys, and attendance at special events. It was noted that the majority of those surveyed were satisfied with the design and the process and that a good foundation of support and engagement with the community has been established. The regional interest focused primarily on cost-sharing and overall project costs while the local interest focused on odour, noise, and air quality.

The next steps include:

- Presentation of the indicative design and consultation reports to the Utilities Committee on November 7 and Metro Vancouver Board on November 15;
- Creation of a Board Sub-committee on delivery and construction – 2014; and,
- Consultation on design and construction 2014 - 2020.

In response to Council comments, Ms. Griggs advised that they worked with leaders within the community with discussion focused on how to incorporate community interest and engagement given the fact that a new sewage treatment plant would be built at the identified site.

3.1.2 Lions Gate Public Advisory Committee

Christine Banham, Chair; Diana Sollner, Vice-Chair

Ms. Christine Banham, Chair, Lions Gate Public Advisory Committee (LGPAAC) and Ms. Diana Sollner, Vice Chair, reported that the Advisory Committee membership represented a cross section of interested parties including the Norgate Community, environment, business, and non-affiliated citizens.

Councillor MACKAY-DUNN arrived at this point in the proceedings.

Meetings and workshops were held during 2012 and 2013 including a tour of two wastewater treatment plants in Washington State. The LGPAAC provided advice to Metro Vancouver during the project definition phase related to the effects on North Shore communities of the planning and construction of the treatment plant. The final report will be included with the package to be submitted on November 7 to the Utilities Commission.

The recommendations from the LGPAAC include:

- Odour control is a major priority for the community - achieving a no-odour standard is recommended;
- Emissions from the co-generation and flaring of excess biogas is a concern - an additional air quality monitoring emissions station within the community is recommended;
- Noise from the industrial area is a concern - the indicative design of the building is supported to mitigate sound reflection;
- Restrictions for truck traffic to daytime hours is recommended;
- Construction plans were not discussed during the project definition phase; however, vibration concerns and their effect on the community were expressed. The LGPAAC recommends that the

- consultation process continue during the construction phase;
- Recommending additional consideration for building treatment to improve aesthetics;
- Support public access to the grassed roof area and public access to building for research and educational purposes; and,
- Support consideration of revenue generation activities for roof space.

The LGPAC supports the indicative design that provides for secondary treatment allowing for:

- Future higher level of treatment if required;
- On-site digestion to reduce the mass of bio-solids;
- Proactive public education and source control to reduce contaminants;
- Air emission containment and monitoring;
- Consideration of shoreline habitat enhancement, subject to cost;
- Energy efficient technologies where practical and cost efficient;
- Plant design that addresses risk of sea level rise and catastrophic events;
- Economic concerns are raised regarding the impacts on ratepayers and the LGPAC questioned the financial model assumptions as they may differ from market-based modeling;
- Recommend that the cost be spread out over a longer period as there is limited growth on the North Shore and support exploring Federal and Provincial Government funding options;
- Most LGPAC members support considering a P3 delivery model; and,
- Support for proactive public education to reduce contaminants in the waste stream.

In conclusion there is general support for the design; however, the final design should address in more detail:

- Odour control;
- Procurement delivery model;
- Construction plans and impact mitigation;
- Fair cost allocation to taxpayers; and,
- Proactive public education program.

Council thanked the LGPAC members and volunteers for their hard work on the project.

Council Discussion:

Metro Vancouver staff advised that following the upgrade the water coming out of the plant will be cleaner than current treatment and that the proposed design will use the same outfall pipes. The life expectancy of the building is 80 years; the equipment will be upgraded or replaced as needed during that time.

Staff noted that there could be an opportunity to have a peer review conducted on the estimated costs of piping waste to an alternate location. It was noted that there are also other factors to consider with this option including passing through the City of Vancouver and the Musqueam First Nation, as well as laying pipe on the sea bed.

Ms. Griggs advised that the terms of reference for the LGPAC are structured such that they can continue forward throughout the different phases of the project and act as a monitoring committee similar in structure to the existing Community Monitoring Advisory Committee.

MV compared three project delivery alternatives with the assistance of KPMG:

- Design-Bid-Build approach: traditional contracting approach;
- Design-Build-Finance: Design build with an extended warranty period; and,
- Design-Bid-Build-Finance-Operate-Maintain: A full public private partnership.

Metro Vancouver staff advised that a subcommittee has been formed to review options and business cases and to recommend the procurement approach for the design and construction phase. Council requested that their oversight concerns be expressed to the Board chair. Council urged that Metro Vancouver Finance Committee be represented on the subcommittee.

3.1.3 LGSWWTP Project Definition

Fred Nenninger, Project Manager, Wastewater Secondary Treatment Upgrades, Metro Vancouver

Mr. Fred Nenninger, Project Manager, Wastewater Secondary Treatment Upgrades, Metro Vancouver, reported that the treatment plant being constructed is a secondary treatment plant 2 km east of the existing plant on a site between 1st Street and Fell Avenue and that the existing outfall pipe will be maintained.

Key project objectives:

- Secondary Wastewater treatment;
- Sustainability (environment, social, economic);
- Integrated resource recover (energy production for the North Shore); and,
- Community Integration.

The project definition phase is coming to a conclusion and the next phase will be the design and construction phase from 2014 to 2020. The final phase will be the decommissioning of the old plant and returning the land to the Squamish First Nation.

The indicative design specifications include:

- Secondary treatment for 2x average dry weather flow;
- 320 MLD wet weather capacity;
- Biogas production and energy recovery;
- Low grade effluent heat recovery;
- Reclaimed water recovery - to offset the need for high quality GVWD water which can be used at plant or by industry; and,
- Phosphorus recovery not currently a strong business case for this but did leave space for future potential.

Odour issues will be addressed through activated carbon scrubbers. The plant is completely covered and will not discharge any air which has not been processed. Discussion is ensuing regarding a monitoring station in the community, but cannot be confirmed at this time. Measures are being taken within the plant to minimize noise and vibrations with acoustic enclosures around fans.

Council discussed the right-of-way at the end of the site; it was noted that rail crossing regulations require that it be closed except for emergency access and special access to industrial sites for large scale needs.

Mr. David Stuart, Chief Administrative Officer, noted that the three outstanding indicative design subjects for future discussion are:

- What the east park will look like;
- How to add value to the roof top area; and,
- The look of the remaining part of the wall which is facing the community.

Mr. Nenninger advised that there are two applications available for funding through the Federal government:

- Building Canada
 - Announced in 2013 budget;
 - Application process to be finalized, municipal projects identified;
 - \$10 billion over 10 years for the country;
 - The process will be opened in 2014; and,
 - For projects that are valued at over 100 million there is a screening process to identify if it is a candidate for a P3 process.
- P3 Canada
 - Funding project life extended for another 5 years;
 - Encourage projects that are full public private partnerships;
 - Funding is available in the amount of 25%.

In response to a query from Council, Metro Vancouver staff confirmed that the Board will not allow any contracts to be awarded unless funding is in place.

MOVED by Councillor BASSAM
SECONDED by Councillor NIXON
 THAT it be recommended to Council:

THAT the presentations by Metro Vancouver staff be received for information.

CARRIED

4. PUBLIC INPUT

4.1 Mr. Hazen Colbert:

- Expressed concern regarding the financing of the project;
- Suggested that there should be much more community engagement in the consultation;
- Commented on the anticipated \$3 million annual increase in operational expenses; and,
- Commented that the City of Victoria is going through the same process and have received a commitment from the Provincial Government for funding.

4.2 Mr. Peter Thompson:

- Spoke as a member of the committee and commented on the experiences of the committee and the process; and,
- Advised that no odour is a non-negotiable requirement for the community and expressed concern that this issue may be impacted if costs start to change.

4.3 Mr. Corrie Kost:

- Sought confirmation that two monitoring stations will be erected;
- Queried the maximum wet to dry flow and what the historic highs are;
- Commented on the increase in operational expenses; and,
- Sought clarification on final costs.

Metro Vancouver staff advised that there is a commitment for a monitoring station on site and a second community monitoring station is still under debate.

Staff noted that the wet weather to dry ratio is 4:1; it is anticipated that the inflow and infiltration programs will decrease this ratio. Pilot programs are being conducted as well as a cost benefit analysis.

4.4 Mr. Jan Timmer:

- Spoke as a member of the LGPAC;
- Commented on concerns expressed by members of the group regarding process and the response from Metro Vancouver; and,
- Commented on the tours of Brightwater and LOTT plants in Olympia and their education components.

In response to a query from Council, Metro Vancouver staff advised that the United States has had a secondary treatment standard since 1974; Canada implemented the standard in 2009.

Councillor LITTLE left the meeting at this point in the proceedings. (7:06 pm)

The cost allocation issue will be reported back to the Utilities Committee at the next meeting. All of the liquid waste costs projected out to 2030 will be included in the staff report for next week. Metro Vancouver staff will be able to translate the numbers to the municipal costs once they have the raw numbers that will be coming forward.

Councillor MURI left the meeting at this point in the proceedings. (7:18 pm)

In response to a query from Council, Metro Vancouver staff advised that there is an environmental monitoring program around the treatment plants that includes ambient monitoring in Burrard Inlet. The monitoring committee reports that there are no identified environmental risks at this time; the treatment plant decisions are based on a base line of sanitary treatment improvement, not environmental need.

Councillor MACKAY-DUNN left the meeting at 7:32 pm and returned at 7:32 pm.

Council discussed their concerns with the debt financing for the project over 15 years rather than an amortization period of 25 years; it was noted that the actual life expectancy of the building is anticipated to be 50 years. Ms. Carol Mason advised that Metro Vancouver is introducing software to manage capital assets.

5. RISE AND REPORT

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

THAT the October 29, 2013 Committee of the Whole rise and report.

CARRIED

(7:35 pm)

Mayor

Municipal Clerk