

# *Environmental Sustainability Advisory Committee - Minutes*

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**Present:**

Chair – Councillor Starchuk  
B. Campbell  
D. Skaey  
S. Sabharwal  
N. Hogan  
R. Bains  
J. Young  
G. James  
G. Sahota (Rep. to DAC)  
S. Van Keulen (AFSAC Rep.)  
M. Sharma  
A. Zhang (YR)  
A. Fasciani (YR)

**Regrets:**

J. Stewart

**Staff Present:**

S. Godwin, Environmental Coordinator  
A. Mathewson, Sustainability Manager  
N. Aven, Urban Forestry & Environmental Programs Manager  
J. Lamontagne, Planning & Development, General Manager  
L. Luaifoa, Legislative Services

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**A. DELEGATIONS****1. Hugo Eppich, EBCO Metal Finishing**

File No: 13-0169 / 6880-01

In attendance as a delegation before the Committee to provide a response to questions regarding Application No. 7913-0169-00 for a galvanizing plant in Campbell Heights:

The following comments were made:

- There are two galvanizing plants in the province of British Columbia. EBCO has operated in Richmond for over 30 years and re-located in 2000 to its current location. EBCO applied to the City of Surrey to build a new galvanizing plant in Campbell Heights.
- EBCO has always conformed to the bylaws and regulations outlined by the Greater Vancouver Regional District (GVRD) and local jurisdiction. In order to attain the necessary permits, all air emission laws must be adhered to. If the plant did not conform to the regulations, it would have been shut down. In Surrey, the plant will meet all bylaws and codes.
- The plant is self-contained and operates with a closed loop system. It is one of the first, if not first company in Canada, to have an enclosed system.
- The contaminated acid is recycled through an acid reclaiming machine to ensure that nothing is released into the atmosphere.
- Metro Vancouver monitors EBCO to ensure that the emissions are within the standards and requirements. The maximum amount that can be

emitted is 7 parts per million. EBCO emits less than one part per million, less than the minimum allowed to be emitted.

- If there was a spillage, EBCO is responsible for the cleanup. The site has a cement pit with plastic lining. Any spillage goes into the pit and is transferred back into the pickling tanks.
- EBCO uses low NOx technology which is the best technology available.
- At the current site, the noise emitted from the plant is less than the bylaw allows which is 70 decibels. When noise is measured in front of the shop, there is almost no reading.

In response to questions from the Committee, the following comments were made by Mr. Eppich:

- Metro Vancouver completes random testing and can visit the plant unannounced at any time. Also, every two years EBCO is required to submit test results from an independent company to the regulator.
- The plant does not have 24/7 air quality monitoring and there are no sensors in the building. There is no requirement in the industry for 24/7 monitoring.
- The main effluent is zinc smoke and not even one drop is emitted.
- The Richmond plant is open and an environmental study was done on the plant and there was no problem. The site was previously used for a foundry and went through a remediation process 20 years ago. No environmental study has been conducted since then.
- Tests on stack emissions were done on May 3 and May 29 and the results were good.
- The water and acid is recycled. There is no smell in the shop due to the inhibitors and EBCO uses anti-vapor, a fume suppressor designed by a company in Europe. If sulfuric acid was being released, there would be fumes. It is only steam being released from the building.
- The allowable amount of acid discharge is 5.2 parts per million and EBCO has tested 45% less than the allowed amount. The industry has regulations to ensure everything is done correctly and no one gets sick.
- EBCO has had fines since 1969 but, not in the last 5 years. When the plant opened, there were hardly any regulations.
- Sulfuric acid, caustic soda and iron safe are some of the main chemicals used at the facility. The chemicals are stored in a secured, containment area in heavy plastic containers.
- The alleged spill reported by Worker's Compensation Board (WCB) that occurred in 2012 is in the courts process and cannot be discussed.
- EBCO maintains all its equipment and machinery as required.
- Acid proof pumps are used to pump acid from one tank to another. If one of the tanks were to spill, it would drain into the pit.
- Plans for the plant to be built by April have been delayed to July.

- There is no public consultation scheduled prior to the building being completed.

The Committee made the following comments:

- The Committee thanked Mr. Eppich for attending the ESAC meeting to respond to concerns raised however noted that they were not completely satisfied that all the questions were suitably answered.
- It was noted that the letter from the chemist, which Mr. Eppich referred to during his presentation, should have been provided as supplemental information to the ESAC to assist in answering some of the questions raised by members of the Committee.
- The lack of air quality monitoring of the facility is a huge issue. Toxic chemicals are being transported into the operation and the “state of the art” facility is not equipped with any sensors.
- There was a discrepancy with Mr. Eppich stating there were no emissions to stating the emissions were good.
- It is the Committee’s prerogative to recommend that Council request 24/7 air quality monitoring be done by Metro Vancouver. The biogas facility in Delta runs an anaerobic digester and the digester is constantly monitored.
- The ESAC would like to see all monitoring requirements adhered to before the City of Surrey issues a building permit to the company.
- The Committee recommended that a containment plan be put in place for moving any hazardous materials around and to be able to deal with any spillage on site.
- Monitoring of both water and air quality should apply to any type of facility using toxic chemicals.
- The Committee recognizes that some citizens of Surrey are concerned with the lack of air quality monitoring by EBCO and feel a recommendation be made to Mayor and Council to suggest recommending Metro Vancouver request 24/7 air quality monitoring.
- Staff is in charge of the storm waters of Surrey and would be responsible for overseeing the viewing of the plans for gas stations etc. It was questioned if there was a spill on site, where does the storm water go and what is required. Staff noted that Engineering would likely look at storm water plan on site and how it works for the flow of the hazardous goods on to the site and where the containments are, to minimize cross contamination of the two.

**RECOMMENDATIONS**

It was Moved by S. VanKeulen  
Seconded by G. Sahota  
That the Environmental Sustainability Advisory Committee recommends that Council endorse the Mayor to send a letter to Metro Vancouver requesting that the galvanizing plant project in Campbell Heights (Application No. 7913-0169-00) be required to install a 24/7 air quality monitoring system and that the project meets Metro Vancouver's requirements relative to air quality.

Carried

It was Moved by B. Campbell  
Seconded by G. Sahota  
That the Environmental Sustainability Advisory Committee recommends that Council request that EBCO Metal Finishing submit a containment plan, as part of the proposed galvanizing plant project in Campbell Heights (Application No. 7913-0169-00), that outlines the procedures in dealing with any kind of spill of hazardous chemicals or wastes within the property.

Carried

2. **Anna Mathewson, Sustainability Manager, City of Surrey**  
**File No. 0512-02**

In attendance as a delegation to present on the **Sustainability Charter Update**.

**The following comments were made:**

- The Sustainability Charter is the overarching policy document for the City of Surrey which was approved by Council in 2008. The Charter has a large vision statement and defines sustainability as: *"Meeting the needs of the present generation in terms of the socio-cultural systems, the economy and the environment, while promoting a high quality of life but without compromising the ability of future generations to meet their own needs."*
- The Charter provides a comprehensive lens to guide all City initiatives, programs and plans. A process to update the Charter is being undertaken over the next year to ensure that the City maintains a leadership position in the area of sustainability.
- There are three positions in the Sustainability office – Sustainability Manager, Sustainability Coordinator and an Energy Planner (position is cost shared with BC Hydro). The main roles of staff are to be a catalyst for sustainability and deal with things from the corporate side (paper use and purchasing) and the community level side (Electric Vehicle charger installations, the creation of the Climate Strategy, supporting community gardens and the farmers markets).

- Some items from the 2015 Workplan for the Sustainability office include:
  - Updating the Sustainability Charter
  - Implementing the Community Climate Action Strategy
  - Sustainable procurement
  - Community gardens working in partnership with the Parks Department
  - Side initiative – looking at the eco district and scoping out the commercial area to explore opportunities for waste or heat sharing.
- Council agreed to update the Charter in 2014. Some prep work has been done and a workplan was developed. Quite a bit of time was spent engaging staff. A survey was completed by staff, interviews with senior management were done, new Council members were brought up to speed in November and a workshop with key staff and senior management was organized. The purpose of the engagement is to determine what worked well with the Charter, what didn't work well and how the City can improve.
- Recommendations that came out of the internal engagement with staff included:
  - Refocussing the Charter at a higher level with a succinct vision and clarity on some of the goals.
  - Simplify language
  - Set strategic direction as opposed to a lot of detail
  - Reorganize the document into systems or themes, possibly aligning with the Dashboard and OCP
  - Keep actions separated from the Charter, for example in a workplan
- Staff engagement was valuable and in April, community engagement will begin. An invitation was sent out to all advisory committees for a workshop that was held on April 20. Stakeholder workshops will also be held in April and May 2015.
- The goal is to complete additional engagement in the fall and update the Charter by the end of December.

## B. ELECTION & APPOINTMENTS

1. It is in order for the Committee to elect a Vice-Chair for the 2015 calendar year.

It was Moved by G. James  
Seconded by D. Skaey  
That the Environmental Sustainability  
Advisory Committee elect G. Sahota as Vice Chair for 2015.  
Carried

2. It is in order for the Committee to appoint a representative to the Agriculture and Food Security Advisory Committee.

This item was deferred to the next meeting due to no nominations.

**C. ADOPTION OF MINUTES**

1. Environmental Sustainability Advisory Committee Minutes of March 25, 2015 to be approved.

It was

Moved by D. Skaey

Seconded by G. Sahota

That the minutes of Environmental Sustainability Advisory Committee meeting held on March 25, 2015 be approved.

Carried

**D. OUTSTANDING BUSINESS****Party for the Planet Update**

The following verbal update was provided:

- ESAC members interested in being a “Roving Ambassador” will walk around the event and talk to kids and adults about environmental issues and the role of the ESAC and the members.
- In response to a question raised at the last ESAC meeting, N. Aven noted that vendors of the Party for the Planet event are encouraged to use biodegradable, compostable and recyclable products.
- N. Aven highlighted the following:
  - Waste management will be managed at the event by Green Chair. 2 to 3 volunteers will be at the garbage locations to assist people with putting their garbage into the proper bins.
  - Water bottle filling stations will be on site to reduce the amount of water bottles used.
  - There is a bike powered smoothie station.
  - Enviro-bungee is a solar powered ride. The machine through solar power lifts you off the ground.
  - An organization called Regeneration will be on-site to collect electronics for recycling.

**E. NEW BUSINESS**

There was no new business.

**F. ITEMS REFERRED BY COUNCIL**

There were no items referred by Council.

**G. CORRESPONDENCE**

There was no correspondence.

**H. INFORMATION ITEMS**

**1. Agriculture and Food Security Advisory Committee (AFSAC) Update**

This item was deferred to the May meeting.

**2. Development Advisory Committee (DAC) Update**

This item was deferred to the May meeting.

**I. OTHER BUSINESS**

There was no other business.

**J. NEXT MEETING**

The next meeting of the Environmental Sustainability Advisory Committee is scheduled for **Wednesday, May 27, 2015** at 6:00 p.m. at City Hall, in room 1E Room B.

The Environmental Sustainability Advisory Committee adjourned at 9:10 pm.

  
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Jane Sullivan, City Clerk

  
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Councillor Starchuk, Chair