

DATE: September 6, 2019

FILE: 5380-03

TO: Chair and Directors
Comox Strathcona Waste Management Board

Supported by Russell Dyson
Chief Administrative Officer

FROM: Russell Dyson
Chief Administrative Officer

J. Warren for R. Dyson

RE: Regional Organics Compost Project – September 2019 Update

Purpose

To provide an update on the Regional Organics Composting project related to backhauling, facility size, site use and timeline.

Recommendation from the Chief Administrative Officer:

For information and discussion purposes only.

Executive Summary

The Comox Strathcona Waste Management (CSWM) Board (Board) was last presented with a detailed update of the Regional Organics project in April 2018. There are critical next steps that need to be addressed in order to bring this project forward. This update summarizes the details regarding the facility size, and the progress made to secure Block J as an alternative location for the organics processing facility over the Norm Wood Environmental Centre (NWEC). The critical next steps and project information is as follows:

Extension of New Build Canada Grant funding:

- The grant funder has been clear that the extension of the funding for this project must have a plan to address the delays. In order to proceed with an extension beyond March 2020 we require confirmation that the siting is secured and the project would commence on that site.
- We have been asked to provide this by November 2019.

Rezoning at Block J:

- At the prior Board meeting in June, staff were not aware that a rezoning would be required on Block J for a compost facility. On June 21, staff were advised that the property required rezoning and a public hearing would occur on July 8th.
- The public hearing was conducted and the neighbors of Block J expressed concern with the location. A second public hearing was held on August 26th in which CSWM staff presented plans on Block J and reasoning why this was the best property to site the facility.
- City of Campbell River (City) council will receive the recommendation from their staff for 3rd reading and adoption on September 9th.
- An update can be provided at the board meeting following the result of the council meeting on September 9th.

Agricultural Land Commission – nonfarm use:

- CSWM staff submitted the Agriculture Land Commission (ALC) application to use Block J for a non-farm use process to the City (the host local government) in March 2019, after getting Board approval to investigate it as an alternative site at the February 2019 Board meeting.
- The CSWM received a motion from the City Council through their Committee of the Whole in May 2019, indicating that support was going to be provided for the project being sited at Block J.
- The City Council supported the ALC application and forwarded the application to the ALC.
- CSWM staff met with the Vancouver Island ALC panel and staff on August 14 onsite and at this time the process is on pause until we provide additional information, including:
 - Correspondence, plans, and volume of materials related to gravel extraction and the storm water pond.
 - Correspondence between other ministries that provided approval for the works already undertaken on Block J.
 - Any updates to layouts for the Regional Organics Facility on Block J.
 - We are awaiting the ALC site visit report and will meet with staff next week to review information required from both parties.
- Decision on current application could be delayed pending direction from the ALC regarding the requested information.
- An update can be provided at the board meeting after staff meeting with ALC staff on September 9th.

Norm Wood Environmental Centre – rezoning:

- We have been advised by the City Planning staff that a rezoning would be required at the NVEC, this had not previously been known.
- Rezoning on NVEC could cause additional delays as experienced in the public hearing process for the Block J property.
- City staff working on options at the NVEC that may provide additional space. The earliest that the additional space could be confirmed is in December 2019.

Project Cost estimates

The costs associated with the project are still being refined and are currently final draft estimates.

These estimates will be further reviewed by the CSWM staff and our municipal partners. Significant increases in projects across the island are being realized and costing will reflect a project being built in 2021. At this time we have estimated cost of:

- Organics facility at the Campbell River Waste Management Centre (Block J) - \$9,889,500.
- Organics facility at the Norm Wood Environmental Centre (NVEC) - \$11,272,700.
- Transfer Station for Comox Valley Waste Management Centre - \$3,645,300.
- Tipping fee estimate range from \$120 to \$160/tonne.
- Total capital cost of the project is now estimated to be approximately \$14,000,000.
- This project would be covered through:
 - Grant funding - \$5.5 M
 - Capital reserves - \$9.5 M
- All costs are still under review and updates could be provided at the next board meeting.

Odour dispersion analysis:

- An analysis to determine the potential impact is in progress for both the Campbell River Waste Management Centre Block J and Norm Wood Environmental Centre.

- Results planned by November 2019.

Engagement with municipalities:

- Workshop on preliminary design and cost estimates held on August 15, 2019.
- Workshop on procurement held on July 25, 2019.
- Financial estimates reviewed on September 3, 2019

Public engagement:

- The City proceeding with rezoning has heightened public concern in the neighborhood at Block J. This has initiated our public engagement. Previous plan was to await site selection.
- Information letters were sent to First Nations in April 2019 regarding Block J and the NWECC as potential locations for the processing facility.
- Letters addressing concerns heard at public hearing were sent to Block J neighbors in late July 2019.
- Briefing and key messages distributed to CSWM Board in late July, 2019.
- Staff attended the City second public hearing held on August 26, 2019, to explain the organic project and recommend the approval of the rezoning.
- Tavola Group hired early in August 2019 and public engagement plan is under development.
- Press release planned for November 2019 to confirm facility location and announce public consultation following CSWM Board decisions.
- Public consultation planned for January/February 2020 following site selection.
- Consultation results to proponents in March 2020 to help inform facility design.
- Consultation results presented to Board for information in March 2020.

Schedule:

- Agreements with feedstock suppliers: September to November 2019.
- Processing facility agreement with owner: September to December 2019.
- Procurement processes: January to March 2020.
- Design completion: September 2020.
- Regulatory approval timeframe: May 2020 to August 2020.
- Construction completion: September 2021.
- Educational campaign: during the year 2021.
- Facilities commission: September 2021 to September 2022.
- Phased municipal curbside organic waste collection: September 2021 to September 2022.

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Stakeholder Distribution (Upon Agenda Publication)

City of Campbell River	✓
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Town of Comox	✓
Village of Cumberland	✓