

SUSTAINABILITY AND ENVIRONMENTAL ADVISORY COMMITTEE

Tuesday, September 16, 2025

A Regular Meeting of the Sustainability and Environmental Advisory Committee convened on Tuesday, September 16, 2025 at 7:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, BC, with the following persons present:

** Indicates Virtual Attendance*

COMMITTEE MEMBERS: Councillor Brent Asmundson, Chair
Mark Ashton, Citizen Representative
Grayson Barke, Citizen Representative
Reza Berry, Citizen Representative
Craig Busch, Citizen Representative
Linton Chokie, Citizen Representative
Daryoush M. Hassani, Citizen Representative
Edward Lau, Citizen Representative
Sarah Ramji, Citizen Representative*
Hasina Razafimahefa, Citizen Representative
Nadia Springle, Citizen Representative
Azar Varasteh, Citizen Representative

ABSENT: Councillor Steve Kim, Vice Chair (regrets)

GUESTS: Esther Berube, Division Manager Air Quality Bylaw and Regulation,
Metro Vancouver (re Item 2)
Gaurav Singh, Air Quality Planner, Metro Vancouver (re Item 2)

STAFF: Tobi May, Director Major Capital Projects
Julie Kanya, Manager Environmental Education and Enforcement
Wei Duan, Capital Project Manager
Madeleine Lemaire, Solid Waste Program Specialist
Nilou Rajaei, Urban Wildlife Coordinator
Alex McLellan, Committee Clerk

CALL TO ORDER AND TERRITORIAL ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:00 p.m. and provided an Indigenous territorial acknowledgement.

ADOPTION OF MINUTES

1. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 8, 2025

The Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 8, 2025 were approved.

NEW BUSINESS

2. Proposed Amendments to Metro Vancouver Air Quality Management Fees

The Metro Vancouver Representatives gave a presentation entitled “Proposed Amendments Air Quality Management Fees” and referred to slides contained in the Agenda package.

Discussion ensued relative to the following:

- The organizations to which Metro Vancouver air quality management fees apply, and which are the most significant emitters.
- The extent of possibilities for organizations to make changes to operations to respond to these fee changes by 2030, and how those organizations making investments in emissions reductions can be accommodated.
- The importance of buy-in and feedback from affected industries.
- The outsized impact of small gas-powered equipment and fireplace emissions.
- The potential for organizations to be delinquent in fee payments.
- The proportion of the air quality management budget spent on monitoring.
- The function of regional planning and municipal zoning in industrial land management, the location of emitting facilities, and the mitigation of odour complaints based on residential proximity to industrial uses.
- The anticipated impact of fee proposals and related emissions limits set by permits to facilitate better monitoring, management, and response to complaints, the historical record, and relationship to public health.
- The online portal for citizens to file complaints and its role in supporting investigation and compliance.

In response to Committee discussion, the Metro Vancouver Representatives noted the following:

- Private entities that hold related permits are assessed fees; municipal agencies managing solid and liquid waste are regulated by and pay fees to the provincial government.

- Actions to reduce emissions and fees could include improved capture and treatment (i.e. sealing, vacuum, and filtration) and material management practices. The provision of short-term permitting supports investment in new technologies by allowing for emissions measurement before transitioning to a long-term permit once a technology is proven.
- Notable contributors of air contaminants are cement plants and refineries, and those of odorous air contaminants are composting and rendering plants.
- Affected industries recognize the cost-recovery principle, and request transparency, predictability, and a phase-in of fees and measures. Requests to remove fees for specified odorous emissions will not be met because of the impact on the community, and the importance of the fee to incentivizing reductions and recovering specific associated costs.
- Small equipment and fireplace emissions are addressed by education programs through tax requisitions rather than regulation and cost-recovery fees.
- The consequences of failure to pay fees include loss of permits after 75 days, and fines or prosecution for operation without permits.
- Odorous contaminants have more indirect public health costs (ex. overheating, inactivity, inability to work) that are more difficult to quantify and fee rates are proportional to health and community impacts, as determined by the Air Quality Benefits Assessment from Health Canada.
- The program is proven in its impact on particulate matter and ozone, but while industrial emissions have improved significantly, new challenges arise from climate change and ground level ozone from vehicles and buildings.
- Approximately 2,000 odorous emissions complaints are received per year.

Esther Berube and Gaurav Singh left the meeting at this point and did not return (7:34 p.m.).

3. Burke Mountain Community Centre and Burke Village Park Update

The Director Major Capital Projects and Capital Projects Manager gave a presentation entitled “Burke Mountain Community Centre and Burke Village Park Design Update” and referred to slides contained in the Agenda package.

The Solid Waste Program Specialist and Urban Wildlife Coordinator entered the meeting at this point (7:46 p.m.).

Discussion ensued relative to the following:

- The environmental strategies being taken for the Zero Carbon Building Standard, and comparisons with LEED Certification, Zero Carbon operations, and Zero Carbon Step Code.
- The possibility of on-site energy production.

- Tree retention on the site, particularly in the northeast where there is no site development planned.
- The extent to which the water element of the park constitutes a construction, reconstruction, or diversion of a stream, and what ecological impact it will have.
- Consideration of how the site might serve as a wildlife corridor.
- Suggestion of a pollinator garden on the roof.
- Suggestion of a hiking trail connection between this site, Town Centre Park, and on to the Pitt River.
- Anticipation of demand for EV chargers and AC versus DC charger types.
- The community consultations used to determine “unique” needs in a neighbourhood that is still developing.
- A suggestion of including local plants with Indigenous significance and Indigenous art accompanied with educational information (ex. Mundy Park Pool).
- A suggestion to use greywater for irrigating the park.
- A suggestion to include signage to promote sustainability features.

In response to Committee discussion, staff noted the following:

- The Zero Carbon design standard is voluntary and rigorous, while the step code is regulatory and sets minimums, and the City’s current focus is on design to achieve net zero building functionality, including full electrification, while decisions regarding operations and related costs will be made later.
- Photovoltaic panels are being considered and have a strong business case.
- The stream in the park is part of overall water management in the area, and constitutes an enhancement of a watercourse with the addition of site runoff as required by federal regulation.
- A green roof is not feasible due to the structural span over large spaces such as the pool and gyms but the park may include pollinator species.
- EV changers will be provided for 30% of parking spaces with AC rather than the rapid-charging DC that creates too much electricity demand.

The Director Major Capital Projects and the Capital Projects Manager left the meeting at this point and did not return (8:18 p.m.).

4. 2025 Environmental Volunteer Celebration Debrief

The Solid Waste Program Specialist gave a presentation entitled “2025 Environmental Volunteer Celebration Debrief” and referred to slides contained in the Agenda package.

Discussion ensued relative to the following:

- The importance of recognizing community groups in this way.
- A suggestion to focus on engaging middle school students in sustainability education, programs, and activities to ensure continuity across generations.

5. 2025 Urban Wildlife Update

The Urban Wildlife Coordinator gave a presentation entitled “Urban Wildlife Program Update” and referred to slides contained in the Agenda package.

Discussion ensued relative to the following:

- A suggestion of using trail cameras to share wildlife with the community online.
- A perception that wildlife reporting is reduced due to familiarity with wildlife.
- The need for increased education regarding fruit tree harvesting.
- Means to target education efforts to new residents, who may be unfamiliar with coexisting with wildlife.

Edward Lau left the meeting at this point (8:43 p.m.)

- Effectiveness of various communication methods used to share education and awareness.
- The timing and impact of coyote breeding season and dispersal season.
- Notice that dumpsters are attracting bears at Mundy Park Outdoor Pool and a suggestion to develop a protective structure.

Edward Lau returned to the meeting at this point (8:46 p.m.).

- The relationship between the Urban Wildlife program, endangered species management, and conservation/habitat protection.

In response to Committee discussion, staff noted the following:

- Information on wildlife regulation is provided annually with utility slips.
- Door-to-door education visits are undertaken in new residential neighbourhoods such as Burke Mountain.
- The most effective communications method has been social media.
- The City's Urban Wildlife program focuses on co-existing with wildlife and reducing human wildlife conflict.
- The Species at Risk Act (SARA) is federal and establishes legal protection for listed species.
- The Conservation Officer Service is provincial.

The Solid Waste Program Specialist and the Urban Wildlife Coordinator left the meeting at this point and did not return (8:55 p.m.).

6. Committee Members’ Roundtable / Emerging Issues (Standing Agenda Item)

The Chair invited Committee members to share emerging sustainability and environmental issues and events in their communities.

Discussion ensued relative to the significant scale of the Fraser River salmon run this year due to conservation efforts.

The Committee Clerk made the following announcements:

- Members are encouraged to promote the campaign to recruit volunteers to other City Boards and Advisory Committees.
- The annual Volunteer Recognition Event will take place in spring 2026, rather than fall 2025, and further information will be provided in the coming months.

OTHER BUSINESS

NEXT MEETING DATE – Tuesday, November 25, 2025

ADJOURNMENT

The meeting adjourned at 8:56 p.m.

MINUTES CERTIFIED CORRECT:

Councillor Brent Asmundson, Chair

Alex McLellan, Committee Clerk