



City of Surrey

Environmental Advisory Committee

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JANUARY 16, 2008
Time: 6:25 p.m.
File: 0540-20

Present:

Councillor Bose - Chair
B. Stillwell
M. Deo
C. Dragomir
M. Harcourt
A. Keshvani
H. Locke
D. Maher
G. Sangha
A. Schulze
W. Stewart

Absent:**Agricultural Advisory Committee**
Representative

S. VanKeulen

Staff Present:

C. Baron, Drainage & Environment Manager
L. Anderson, Legislative Services

The meeting was called to order at 6:25 p.m.

Councillor Bose acted as Chair for the meeting.

INTRODUCTIONS

There was a round table of introductions for the two new members appointed for the ensuing year.

ELECTIONS & APPOINTMENTS

The Chair deferred the elections and appointments to the February meeting in order to give the members an opportunity to acquaint themselves.

A. ADOPTION OF MINUTES

1. Environmental Advisory Committee ("EAC") Minutes - November 21, 2007

It was Moved by B. Stilwell
Seconded by K. Keshvani
That the minutes of the Environmental
Advisory Committee meeting of November 21, 2007 be adopted.
Carried

B. DELEGATIONS

C. BUSINESS ARISING FROM THE MINUTES**1. Campbell Heights**

At the November 21, 2007 EAC meeting the Committee was informed of a walk about in Campbell Heights with Council on November 29, 2007 and further upcoming public meetings with various developments planned for the area.

B. Stewart and B. Stilwell were in attendance at the walk about and provided a brief update. Comments were as follows:

- Volunteers (not staff) set up and ran this in a very well organized manner.
- Participants that spoke, didn't hold back, they pointed out both the strengths and the weaknesses; where the work done (at the southern end) was good and where it is still very much a work in progress with further work needed to achieve what the City is working toward.
- Most importantly, this was a very respectful exercise and good dialogue.
- The lands visited to the east are still city lands and are subject to consideration for development. The new established Surrey Development Corporation is taking on that responsibility.
- Approximately 50% of Phase 1 has been built, with 70% occupied.
- There has been some re-thinking in the environment areas and there are consultants on stream right now proposing some significant changes for better habitat, etc. Council is expecting to hear from the consultants and their assessment of the situation before going ahead. Council is very concerned and they want this to be done well. A lot has been done well and a lot has been learned. A lot of groups have stressed the need to do assessments first before proceeding instead of rushing and trying to correct afterward.
- It is expected that the EAC members will be fully engaged in the process as it goes ahead as Campbell heights constitutes 60 to 80 acres of industrial designated land which has been on the official plan for years, but there are general interests there that Council supports. It will be a question of balancing the environmental assets against the need to develop industrial properties and generate jobs.
- There will be a future need to rehabilitate some of the gravel pit.
- The five year moratorium that was placed on some of the lands to prevent zoning applications expires July, 2008; a keen interest is being seen by developers.
- Overall, the kind of developments that will be taking place is mostly large scale goods movement companies (steel, etc.), highly truck oriented.
- Part of the Phase 2 development is industrial, bordering on ALR, we need to be clear that there will be buffers for all this.

During this presentation, C. Baron provided information obtained from the COSMOS system which allowed the Committee to see the various areas and the land use, drainage, building measurements, etc. The Committee expressed an interest in learning more about COSMOS and the consensus of the Committee was that C. Barron invite staff to the next EAC meeting, as a delegation, to provide a small tutorial, including a brief set of notes to hand out.

D. NEW BUSINESS**1. Water Infiltration Options**

In response to the e-correspondence dated January 11, 2008 from B. Stilwell requesting a staff update on water infiltration, C. Baron provided a brief PowerPoint presentation and update. Comments were as follows:

- The e-correspondence was in reference to Washington, much of which is already being done in Surrey.
- P. Ham, G.M. Engineering, and R. Dube, Drainage Planning Manager, have been going on a circuit bringing out the message on water infiltration and how to do this type of work.
- This is being piloted in the sustainable areas such as East Clayton to see how it works. Much of the successful work is now being used in new developments – area specific and development site specific, as Surrey soils are not all the same and some of the work can't be done in some areas.
- Fergus is another area that is being looked at for this work.
- There is plenty of opportunity for this work to redevelop older established areas as well as the new development areas.

Discussion ensued with regard to rain gardens and retention ponds as well as slides demonstrating the work that is being done and the type of work that can be done in the future. In addition to the information that was given pertaining to sustainable development, information on green roofs was also discussed.

E. ITEMS REFERRED BY COUNCIL**F. CORRESPONDENCE****1. Little Campbell Watershed Society**

File No.: 6520-20

Letter dated December 12, 2007 from the Little Campbell Watershed Society regarding Campbell Heights Proposal Phase 2.

It was

Moved by S. Van Keulen

Seconded by B. Stewart

That the correspondence from the Little Campbell Watershed Society, dated December 12, 2007, be received.

Carried

G. INFORMATION ITEMS**H. OTHER COMPETENT BUSINESS****1. Sustainability Charter**

At the November 21, 2007 EAC meeting, C. Baron, Drainage & Environment Manager advised the Committee that a detailed update on the Sustainability Charter would will be provided at the January 2008 meeting. C. Baron advised that that a draft of the Sustainability Charter was being circulated for review in order to be rolled out at the Council level (the date of which has not yet been determined).

2. EAC 2008 Priority Items & Work Plan

A copy of the EAC 2007 Priority Items & Work Plan was provided as a guideline to establish a plan for 2008. A review of the priorities for the Committee was given. Comments were provided with each item in establishing a structure for the 2008 Work Plan as follows:

In order of highest priority:

1. Sustainability

- Continuing updates.

2. 2008/09 Nature Matters Program (formerly Environmental Stewardship Program)

- Information is provided to the Committee on an ongoing basis.
- Nature Matters program has grown quite substantially and has expanded some of the programs to run all year.
- EAC Committee would like to be involved in a review of these programs.
- It was noted that a Corporate Report on the SHaRP program, once presented to Council in February, will be provided to the EAC at the March meeting.

3(a) Monitor status of selected environmental projects:**- Grandview Heights NCP**

- A whole series of monitoring has been put in place. With new development, the Committee has been involved and invited to attend open house sessions, reporting back to the Committee with their comments.

- GVRD sewage containment

- It would be beneficial to have a delegation from Metro Vancouver to provide critical information regarding the sewage system. AAC has been working closely with Metro Vancouver on this and has taken the lead for the City on the issue.

- ISMPs (Cougar, Campbell, Erickson, Fergus, Highland)
 - Delegation requests are received periodically to speak to the Committee regarding how an area is developing.
- Large item pick up/Surrey Reuses
 - C. Baron to request staff delegation, for March meeting, to provide an update, discuss changes to the contract and receive feedback from the EAC.
 - It would be good to have an idea of what the totals are from the past (garbage, recyclables, etc.).
- Tree Bylaw & Habitat Preservation
 - A bylaw for trees has been developed; the challenge for Council is to find ways of preserving large blocks of trees and transferring development rights that preserves values and allows growth to take place.
 - The missing part of it is that the bylaw is not very applicable to preserving older trees in the form of development that being seen. It requires a fairly high level of integrated planning and early assessment of the habitat prior to development taking place.
 - An upcoming EAC meeting should include a review on the tree bylaw enforcement and habitat preservation.
- Others
 - Possible items to be considered:
 - Erosion Control Bylaw
 - Sand/Salt use on roads
 - Dust abatement

3(b) OCP Review

3(c) Metro Vancouver Regional Growth Strategy

- There is a link on the Surrey website to Metro Vancouver's Liveable Region Strategic Plan.
- Discussion around the metro planning exercises and some background on the regional planning would be beneficial. C. Baron will speak to J. McLeod, Manager, Long Range Planning and Policy Development, to provide the Committee with a review of the regional plan and to discuss any potential involvement in this regard for the EAC.
- If the EAC is going to be involved in the City's OCP, it needs to understand the regional concept.
- The type of sprawl that is going on right now is changing, e.g. areas such as Morgan Creek, the old suburban, is now being developed at higher densities than Vancouver.
- The City has to have a context to feed to the region's plan; the Committee should be briefed on the legislative framework for this region.
- If you have achieved some of the densities that we are achieving now, then it is feasible to service them with the transit. The 12 to 15 units per acre presently being developed is more than enough to justify the need for transit options.

4. Ongoing Neighbourhood Community Plan reviews

5. **Transportation/Transit Plan issues**
 - The alignment shown at the announcement for the new funding and transit doesn't make any sense.
 - The City's Transit Plan is currently under review. It would be helpful to the EAC to be kept abreast of the changes to the Transit Plan as it will be key when doing the OCP and the regional plan.
 - The other opportunity that is not being discussed is the reinstatement of the heritage system. The older interurban line is the reason Cloverdale existed, Newton, Aldergrove, all of these were stops along the system. It is a dreadful lost opportunity if we don't have this pursued. Surrey's involvement in the Transportation Committee's commitment to getting this going may be of interest to the EAC.
6. **Strategic Policy Development Meetings – Purpose TBD (more involvement with sustainability [Charter])**
7. **Flooding/snow issues**
8. **Development Advisory Committee membership**
 - It was noted that Francisco Perello, past EAC member, will be replaced by Herb Locke for the interim. DAC representative, to be officially appointed at the February EAC meeting.
9. **Public consultations** (included in Environmental Sustainability programs)

I. NEXT MEETING

The next meeting of the EAC will be held on February 20, 2008 at 6:30 p.m. in the Executive Board Room.

L. ADJOURNMENT

It was

Moved by Councillor Bose
Seconded by B. Stilwell
That the Environmental Advisory

Committee meeting do now adjourn.

Carried

The Environmental Advisory Committee adjourned at 8:38pm.

Margaret Jones, City Clerk

Chairperson, Councillor Bob Bose
Environmental Advisory Committee