

**ENVIRONMENTAL ADVISORY COMMITTEE
RECOMMENDATION INDEX
Thursday, March 20, 2003**

F. ITEMS REFERRED BY COUNCIL

1. Representative to the Environmental Advisory Committee

It was Moved by Dr. T. Godwin
Seconded by H. Locke
That the Environmental Advisory Committee amend their terms of reference to include Mr. Stanley VanKeulen as the Agricultural Advisory Committee representative to the Environmental Advisory Committee.

Carried

City of Surrey

*Environmental Advisory Committee
Minutes*

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, MARCH 20, 2003
Time: 7:00 p.m.

File No. 0540-20 EAC

Present:

Dr. R.M. Strang - Chair
J. Grewal
B. Stilwill
Dr. T. Godwin
H. Locke
D. Maher
J. Trimble
Dr. F. Perello (7:04 pm)
D. Rylli (7:04 pm)

Absent:

R. Wetzel
Councillor Bose
J. Sarwal

Staff Present:

C. Baron, Drainage & Environment Manager
A. Zonta, Legislative Services

Absent:

G. Ward Urban Forestry & Environmental Services
Parks, Recreation and Culture

The order of the agenda was changed, by general consensus, to hear the delegation presentation.

B. DELEGATIONS

1. Environmental Impacts For Proposed Development (Highway 99 Corridor)

The Chair introduced and welcomed George Fujii to the committee.

George Fujii was in attendance to provide a general overview of the plan ~~preparation~~ planning process and public input, to date, for the proposed Local Area Plan for the Highway 99 Corridor.

The overall objective of the planning exercise is one that emphasizes Official Community Plan objectives and policies to ~~achieve~~ ensure a strong business development focus; ~~to support jobs and resident workers;~~ to ~~achieves~~ a strong and balanced fiscal base; and to ensure an adequate land supply to facilitate long-term economic growth.

Over the past year, the Planning Department has been working on developing land use options for this area in consultation with various stakeholders groups and the general public. Three alternate land use options were presented at an open house held last May 2002. A number of key issues have been identified through the planning process and public input to date. These include:

~~Where should it be located~~

- Whether a new Highway 99 interchange is warranted and if so, where should it be located;
- ~~If so,~~ Should development along the Corridor development be phased and if so, what would be the appropriate phasing plan;
- How detailed the Plan should be.

~~To assist in the plan preparation process,~~ An environmental consultant was retained by the Engineering Department, as part of its consultant team, to evaluate watercourses within along the Corridor Plan Area. Protection of these areas will consist of riparian setback areas and appropriate storm water and drainage management systems (drainage components.)

In addition, storm water and drainage management options for these areas are being reviewed by the Engineering consultant. The consultant will prepare a drainage concept plan in the coming weeks, which will show various options.

As part of the planning process, Planning & Development will prepare design guidelines that will include policies ~~are~~ intended to create a green edge along Highway 99. Also a substantial landscape buffer is to be created within the BC Hydro right-of-way.

More recently, the Planning & Development Department provided Council with a status report on the plan preparation process. Council endorsed the recommendations of this report including:

- The preferred location of a new Highway 99 interchange should be located at is 24 Avenue;
- A The major commercial node route should be located at 24 Avenue;
- The 24 Avenue commercial route could be the BC Hydro right-of-way (couldn't understand this statement on paper)
- Development along the Corridor will not be phased other than that relative to servicing.

On April 24, 2003 another public open house will be held to present a preferred land use option for the Highway 99 Corridor and to seek ~~let~~ the public input on the see new proposals and changes. Planning and Engineering will then assess comments and feedback from the community and prepare a final proposed land use project plan. Once the plan is finalized, they will present the plan to Council at a future council meeting.

The Committee provided the following comments:

- A comment was made regarding the environmentally sensitive nature of some of these areas within the highway 99 Plan Area and in particular, the land between Fergus Creek and 16 Avenue. The Planner responded that these areas have been carefully assessed and that development must be sensitive to these environmental areas.
- There was a query regarding if this area will cater to highway commercial development. The Planner noted that it is not the intent to create highway commercial strip development along the Highway 99 Corridor. It was noted by a committee member that this area is close to the border and with increased truck traffic; areas may need to be developed to accommodate the demand.
- A query was posed regarding parking below the BC Hydro corridor. BC Hydro does allow parking lots under Hydro lines with certain conditions pertaining to the size of any landscaping within a parking area and the separation between hydro lines and cars.
- In response to a question posed regarding rezoning of the area, the Planner noted that ~~the definition of "multiphase" required further clarification.~~ Council typically does not pre-zone areas, instead, Council designates land for various uses through the approval of Local Area and Neighbourhood Concept Plans. ~~follows the planning process and sepa~~ A rezoning would go through a separate process.
C. Baron stated that servicing is how the development is completed in the areas. G. Fujii stated that

- servicing the area between 16 Avenue and Fergus Creek will be quite difficult.
- This is a residentially zoned area currently. There was discussion regarding concept plans and rezoning of this area.

Discussion evolved concerning how this development compared to the Campbell Heights Development. The Planner noted that tThe major difference between these two developments is the size and use of the Campbell Heights Development. The Campbell Heights Local Area Plan emphasizes ~~land use~~ technology park and business park uses whereas the Hwy. 99 Corridor will see a range of commercial and business park/light industrial uses. The land size of Campbell Heights is also considerably larger than the Corridor land.

G. Fujii mentioned that the watercourse ~~reclassification~~ map has been reassessed because of the changes to the drainage plans. Changes to the development plans will adversely affect changes to the drainage plans as they coincide with each other. ~~=C. Baron wants this in~~

C. Baron noted that a consultant is working closely to ensure that the drainage components and development plans integrate accordingly. Currently, staff is addressing soil capacity issues, biomass canopy concerns, etc., through the use of best management practises.

Another query was posed regarding the current traffic concerns along King George Highway and 24 Avenue. ~~C. Baron~~G. Fujii stated that the a traffic consultant will be addressing this issue as part of the transportation component of this Plan.~~ould address concerns at a later date.~~

There were further discussions regarding 24 Avenue as the new highway interchange, the use of the BC Hydro right-of-of-way and the land use designation in conjunction with green spaces.

It was noted that the most recent report sent to Council did not include an environmental component. In response, the Planner noted that the first report sent to Council in June 2002 provided this information.

The committee asked if they could receive a copy of the environmental report before it is received at the next open house. G. Fujii stated that the report is a work in progress and that it will likely not be available until the next open house. C. Baron noted that city timelines for projects are very tight and that sometimes it is difficult for people to see the proposed plans ahead of time.

The Chair thanked the George Fujii for his attendance. The delegate left the meeting at 7:49 p.m.

The order of the agenda was restored at 7:50 p.m.

A. ADOPTION OF MINUTES

1. Environmental Advisory Committee – Minutes

It was

Moved by F. Perello

Seconded by Dr. T. Godwin

That the minutes of the February 20, 2003 be adopted.

Carried

C. DISCUSSION OF DELEGATIONS

D. BUSINESS ARISING FROM THE MINUTES

1. Terms of Reference – Alternate/Absences

The committee reviewed the memo provided by the Acting City Clerk updating the committee on Council's decision to deny the request of two alternate members. It was received as information.

2. Truck Washing Facilities

The committee received the generic letter (Prevention of Storm Drain System Contamination) and the information that was provided by J. Hofmann.

Dr. T. Godwin stated that there isn't a ~~specific formal~~ bylaw to assist Engineering and Bylaws with these types of compliance issues. C. Baron ~~stated that there are existing bylaws that required updating~~ agreed and stated that there are some provincial ~~regulations~~ bylaws that can assist both departments in the process.

B. Stilwill mentioned that in Europe they have proper washing facilities to accommodate truck washing in construction areas. C. Baron stated that currently the concerns are in truck parking lots not construction areas.

F. Perello inquired about the content of the general letter that is sent out to conflicting companies. C. Baron responded that this is a warning letter that the City sends out in response to an offender. If companies do not comply with the letter then the province steps in to deal with the matter. He inquired about improving the letter so that people will respond more promptly if it is worded more strongly. C. Baron stated that most companies and owners respond right away after receiving the letter.

H. Locke mentioned that the fines imposed by the City are not intimidating. C. Baron stated that the province has a bigger impact as the fines can be damaging. She stated that the implementation of the Community Charter will improve city operations when it comes to compliance.

3. WaterWise Demonstration Garden/Watering Requirements

The committee reviewed the draft memo and provided additional changes. Legislative Services will incorporate these changes and place on the City Page once completed.

E. NEW BUSINESS

1. Development Application No. 7903-0005-00

Address: 9010 – 192 Street

T. Godwin stated that he recently visited the property. Currently, there are two streams that flow through the area with one stream going through the Arts Nursery property. He asked the committee how the nursery's operations would impact the stream.

The Chair responded that as stated in the memo provided there has been no environmental assessment addressing these streams to date. He stated that there are also two red stated creeks in the information provided and that a site visit from the committee may be warranted to better assess the situation.

It was

Moved by B. Stilwill
Seconded by Dr. T. Godwin

That the Environmental Advisory Committee recommends to the General Manager of Planning & Development that this application be tabled until a satisfactory environmental report be received and; that once this report be completed that it be passed to the Environmental Advisory Committee for review.

Carried

F. ITEMS REFERRED BY COUNCIL

1. Representative to the Environmental Advisory Committee

The recommendation to appoint S. VanKeulen as the EAC representative to the AAC was accepted by the committee.

It was

Moved by Dr. T. Godwin

Seconded by H. Locke

That the Environmental Advisory Committee amend their terms of reference to include Mr. Stanley VanKeulen as the Agricultural Advisory Committee representative to the Environmental Advisory Committee.

Carried

G. UPDATES

1. Outstanding Action List (For Review)

The committee reviewed and updated the outstanding action list.

H. Locke distributed a copy of the draft memo and website information. The Chair suggested that the memo should incorporate issues such as improper storage, etc. The committee was asked to come up with wording that would encompass these suggestions.

The committee asked H. Locke to revise the memo and provide a completed version for the next meeting.

2. Bicycle Paths

Correspondence (dated February 26, 2003) received from the General Manager of Engineering in response to a letter, dated January 21, 2003, sent by the Chair. The letters address concerns dealing with clearing marked bicycle lanes and appropriate signage throughout the City.

Both letters were received by the committee for information.

(a) TransLink's Bicycle Funding Program

Memo provided by the General Manager of Engineering in response to the committee's request for the budget plan.

The committee received this item as information only.

The Chair and C. Baron decided that a member of the Engineering Department (Brad Fisher)

would attend the next meeting as a delegation to speak on these issues. C. Baron to arrange the delegation.

H. CORRESPONDENCE

1. Surrey Transfer Station

Correspondence provided by the General Manager of Engineering updating the committee of the recent developments for the Surrey Transfer Station.

H. Locke stated that there will be another meeting held on April 1, 2003 for final review of the successful component for the transfer facility. He will continue to update the committee on any further developments.

2. Canadian Pacific Railways Request to Amend Pesticide Use Permit

F. Perello was asked to comment on this issue. He noted that the information presented in the last sentence of the letter should have been presented at the beginning of the letter.

The Chair suggested that the Environmental Advisory Committee recommend that the City direct Canadian Pacific Railways to use pesticide applications as a last resort.

There was discussion regarding the content of the letter and the amendment requirements to the pesticide use permit.

3. BC Hydro – Surrey Oil Operations

Application for Amendment of Special Waste Storage Permit Ps-8610

File No: 5280-20(346); 0540-20 EAC

C. Baron provided a brief overview of the contents of the correspondence. The City is not allowed to review the emergency plan in detail but the city would like to acquire a copy in order to verify that a plan is indeed implemented. ~~This is due to the fact that the City cannot take responsibility for the site, nor let city emergency services respond to the site.~~

She stated that there was no updated drainage plan for the site in place.

The committee received this correspondence for information.

I. INFORMATION ITEMS

1. SHaRP Program

Minute excerpt from the March 3, 2003, Regular Council meeting. The program was promoted to

representatives of the Provincial Government recently.

C. Baron stated that this will go ahead. Currently, they have secured two sponsors and are waiting for more sponsorship replies.

4. FresH₂Outlook Newsletter – February 14, 2003 (on table)

Members asked if they could receive more copies (6 in total) of this issue. The Chair will follow up with this matter.

3. Lower Fraser Valley Air Quality Advisory Committee – April 4, 2003 (Agenda Enclosed)

D. Maher stated that she would like to attend this meeting on the committee's behalf.

J. OTHER COMPETENT BUSINESS

1. Environmental Workshop

The Chair asked the committee if they would be interested in participating in a workshop. The objectives of the workshop would be to ensure:

- A comprehensive liaison amongst Council, and Planning, Engineering and Parks, Recreation & Culture Departments; and
- Full and timely (early) consideration of the environmental consequences of all proposed development activities.

The means of achieving these objectives could be in terms of:

- Reviewing mandates of all City agencies involved and liaising with the more senior levels of government;
- Identifying gaps and/or weaknesses in the decision-making processes;
- Recommending appropriate remedies;
- Developing an overall Environmental Protection Program for the City of Surrey;
- Ensuring the results and recommendations from the program are communicated to the public.

The overall concept behind the workshop is to improve communication gaps between departments and the committee and response times between the Province and the City.

The committee would like to further explore this matter at the next meeting. This will be included on the April agenda.

K. NEXT MEETING

The next meeting of the Environmental Advisory Committee is tentatively scheduled for April 17, 2003 at 7:00 p.m. in the Executive Board Room.

L. ADJOURNMENT

The Environmental Advisory Committee adjourned at 8:42 p.m.

Chairperson