

**ENVIRONMENTAL ADVISORY COMMITTEE
RECOMMENDATION INDEX
Thursday, September 18, 2003**

C. DISCUSSION OF DELEGATIONS

1. Mr. Jack Monk, Friends of "Semiahmoo Heritage Trail"

It was Moved by R. Wetzel
Seconded by D. Maher
That the Environmental Advisory Committee (EAC) recommends to Council to support the recommendation suggested by the Friends of Semiahmoo Heritage Trail group to formalize a group consisting of Parks Management; Arborists Mr. Hol and Mr. Mills; the EAC Chair, Dr. R. Strang; the Developer, Mr. Dawson and; a member of "Friends" in order to visit the development site at, 2151 - 151A Street, to identify and select the trees suitable for retention.

Carried

City of Surrey

***Environmental Advisory Committee
Minutes***

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, SEPTEMBER 18, 2003
Time: 7:00 p.m.
File No: 0540-20 EAC

Present:

Dr. R.M. Strang - Chair
Dr. T. Godwin
H. Locke
D. Maher
R. Wetzel
S. VanKeulen
B. Stilwell
Councillor Bose (7:22 p.m.)

Absent:

J. Grewal
Dr. F. Perello
J. Sarwal
J. Trimble

Staff Present:

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

A. ADOPTION OF MINUTES

1. Environmental Advisory Committee - Minutes – July 17, 2003

It was Moved by R. Wetzel
Seconded by Dr. T. Godwin
That the minutes of the Environmental Advisory committee meeting of July 17, 2003 be adopted.

Carried

The Chair introduced the delegation to the committee.

B. DELEGATIONS

1. Mr. Jack Monk, Friends of "Semiahmoo Heritage Trail"

Mr. Jack Monk and Ms. Margo Johnson, South Surrey members of the "Friends of Semiahmoo Heritage Trail," were in attendance to discuss the environmental impact of a proposed development to the Semiahmoo Trail and surrounding neighbourhoods.

Mr. Monk introduced Ms. Johnson to the committee and thanked the committee for the opportunity to attend the EAC meeting. The following comments were made:

- The public only thinks about the environment when there is an ecological disaster or emergency such as the ozone layer depleting or the destruction of the Brazilian Rainforest.
- It seems that the public only gets involved when it affects his or her own life when they should be thinking "globally" as defined as the conditions or influences under which any person or thing lives.
- The south surrey residents are concerned with their living environment as their personal habitats are being affected by proposed development.
- They are hoping that they can influence the Environmental Advisory Committee and representatives of city staff to improve the residents' hope of retaining some of their natural habitat.
- An information package (showing an aerial photograph, trail photos and proposed plans) was provided to the committee on table.
- An aerial photograph was provided showing the patch of land under discussion. The Semiahmoo Trail is marked in red, which is 66 feet in width and randomly meanders through the land.
- The green patch on the upper right corner of the patch is now a 72-unit condominium development. The brown patch in the upper left corner contains 107 homes.
- Towards the north of the proposed development is a senior citizens' home which is owned by the Catholic Church.
- In total there are more than 630 residences in the area that are shown in the aerial photograph which are within 3.5 blocks of the proposed site.
- To date, 241 people have signed a petition, which asks that the Semiahmoo Heritage Trail be maintained and protected in its "semi-wilderness" state.
- They do not want the trail to become cultured landscape as it is presently at the north end of the trail. The landscape around the proposed development is in its natural state that is low maintenance.
- The names on the petition are mainly from 7 nearby townhouses and condominium developments. The names were not canvassed.
- People who use the trail live nearby as well as come into the area to use the trail for recreational purposes such as walking, biking and running. They enjoy this area because it is a wooden section that provides a relaxing natural environment.
- 241 people from nearby residences and from other areas have signed the petition that asked that the trail be protected in its semi-natural state. They have not been canvassed. The general comments are for it to be saved for public enjoyment.
- Forested areas provide a wealth of benefits to urban society including the cleansing of the air.
- It is not their intent to disparage the work of the developer but is their hope to work with city staff and the developer to produce a result that suits all parties' needs.
- A delegation was heard before Council on Monday, June 23, 2003. Outlined options were presented to Council and the approach was seemingly well received.
- Currently, the group's focus is the suitability of the developer's landscaping on a 25-foot strip near the trail, to retain the ground cover and shrubs and to retain trees of all heights.
- They believe the trail is threatened in three ways:
 - Collateral damage from the adjacent development;
 - The unnecessary removal of dominant trees due to potential liability concerns, and;
 - Hydrology of the proposed site.
- Advice from an independent arborist expressed that the 12 dominant trees slated for removal do not need to be removed; that spiral pruning and other management techniques could be introduced to save the trees and; to recognise that the trees recommended for removal are only being removed because of their proximity to a potential target.

- Residents are comfortable living around large trees as it provides character to this area.
- The group hopes that the arborists' skills and knowledge be applied to retain the trees on the trail as remedial applications are noted in the reports but not applied to the trees on the trail.
- Also, that they leave existing ground cover bushes, small trees and debris in place to retain the trail's existing appearance.
- Finally, they suggest that a group be formalized to include Parks Management and Arborists (Mr. Hol and Mr. Mills,) the EAC Chair, Dr. R. Strang, the Developer, Mr. Dawson and a "Friends" member, to visit the site of the proposed development to identify and select the trees suitable for retention.

Mr. Monk asked the committee if there were any questions or comments posed.

Councillor Bose entered the meeting at 7:22 p.m.

Dr. T. Godwin inquired about the yellow marked strip on the plan. It is a 24-foot setback that belongs to the developer. BC Hydro owns the other setback on the other side of the development.

Mr. Stilwell expressed that the arborists' recommendations for tree removal was due to root rot and soil erosion. The developer, Mr. Dawson, responded that there have been a fair amount of blow downs in the past 3 years due to definite problems with root rot. It is anticipated that there would be more blow downs even after the development is constructed if the trees are not removed.

There were discussions regarding the ownership of the trail. Currently, bylaws do not protect the Semiahmoo Trail under heritage provisions.

Mr. Michael Mills, arborist (represents DMG Architects,) was in attendance to respond to questions posed. He stated the following:

- The intent is to maximize the apparent width of the current development.
- The water is to be controlled at the property line with a swaele running through the site to retain the understorey.
- The landscaping surrounding the swaele will include native plant material to enhance the present natural landscaping.

In response to the arborist's statement, there were discussions regarding the soil conditions surrounding the trees slated for removal (i.e. falling hazards in relation to poor soil conditions and site construction.) It was noted that in neighbouring sites there are dominant trees that are growing alongside surrounding housing developments and that there must be a compromise between the developer, the city and the residences during removal of residential trees.

Mr. Mills provided some background regarding the Hydro Tree Management Plan. This plan was initially implemented between 1996 and 1997 to manage and prune trees to limit the hazard of falling trees along the trail as well as best deal with blow downs, root rot and maintenance of the trail. Surveys have been completed in 1997 and again in 2000 to compare the number of trees still standing. It has been concluded that a significant amount of trees have fallen over the years (229 trees in 1997 to 97 trees in 2000.)

As part of the Management Plan, BC Hydro has replanted and replaced the vegetation that has fallen or was damaged by fallen trees. The replanting program (yielding 110 newly planted trees) has been successful and will continue to retain large diameter trees and to find different methods to remove diseased trees without harming the surrounding environments.

There were brief discussions regarding the comparison between the formal landscaping at the north end of the trail and the natural landscaping near the proposed development. It was suggested that the developer and the city try to maintain the historical natural landscaping rather than the formal landscaping depicted in the landscape plans.

The brief summary (i.e. original concept plans and modifications to date) of the proposed development was provided by the developer.

A query was posed regarding drainage concerns on site and the impact of runoff to the surrounding environment. These concerns have been addressed through the implementation of a drainage management plan. This will include a swaele running through the site and various drainage methods used to ensure that the natural landscaping is retained and to minimize root damage to nearby trees.

It was noted that the Parks Department would be monitoring the remaining trees on an individual basis a year or two after the development is completed.

The Chair thanked the delegation. The delegation left at 8:09 p.m.

C. DISCUSSION OF DELEGATIONS

1. Mr. Jack Monk, Friends of "Semiahmoo Heritage Trail"

It was

Moved by R. Wetzel

Seconded by D. Maher

That the Environmental Advisory Committee (EAC) recommends to Council to support the recommendation suggested by the Friends of Semiahmoo Heritage Trail group to formalize a group consisting of Parks Management; Arborists Mr. Hol and Mr. Mills; the EAC Chair, Dr. R. Strang; the Developer, Mr. Dawson and; a member of "Friends" in order to visit the development site, at 2151 - 151A Street, to identify and select the trees suitable for retention.

Carried

D. BUSINESS ARISING FROM THE MINUTES

1. PCB Contamination to Bear Creek

This item was tabled from last meeting. R. Wetzel spoke with a member of BC Hydro regarding the report findings of the PCB Contamination Study. The report concluded that there weren't any measurable amounts of PCB found.

It was noted that the City was not presented with any formal correspondence concerning these scientific findings regarding this matter to date.

E. NEW BUSINESS

1. Proposed Pyrolysis Plant at BC Hydro Property 12510 – 88 Avenue

George Fuji was to be contacted to provide additional information at a future meeting regarding this proposal at a future meeting in order for the committee to provide adequate comments to the Senior Planner, G. Fujii.

F. ITEMS REFERRED BY COUNCIL

There was nothing to report.

G. UPDATES

1. Outstanding Action List (For Review)

(a) Pending Items

i. Environmental Almanac

It was suggested that the Environmental portion of the City's website was still under development and the almanac issue be tabled for next spring.

ii. Environmental Impacts For Grandview Corridor Development

C. Baron provided a brief update. Both Planning and Engineering Departments met with interest groups recently and will meet again in the near future via a roundtable. A Public Open House will be then be arranged.

(b) Completed Items

The *Environmental Workshop* and the *Terms of Reference* items are completed and do not require further discussion or action.

2. Committee Focus Reports

(a) Recycling

The Chair recently visited Nova Scotia and provided some comments regarding the recycling programs in place.

The recycling program in Halifax, Nova Scotia, is overall very efficient. All household garbage (including plastics, cardboard and compost) are put in one recycling container and taken to one central location for distribution. It creates less work for the homeowner and due to the ease of convenience encourages residents to recycle.

There was brief discussion regarding the comparison between recycling programs in the Lower Mainland and the Halifax system.

The Chair provided contact information for the committee members' review:

www.region.halifax.ns.ca
(Click "Naturally Green" logo then click on "Waste Resources")

Contact Mr. Brad Anguish (anguish@region.halifax.ns.ca)

(b) Bicycle Paths

There was nothing to discuss.

H. CORRESPONDENCE

**1. Significant 'Grand Fir' tree
5818 - 144 Street**

The committee reviewed the correspondence provided by Ms. Gail Hall to Greg Ward, Manager, Urban Forestry and Environmental Programs of Parks, Recreation and Culture, concerning the "Grand Fir" tree located at 5818 144 Street.

There were brief discussions regarding the benefits of leaving the tree in its current location or replanting the tree at a different location. It was suggested that the Parks Department be contacted for additional information regarding the development application and the retention of the tree.

It was Moved by B. Stilwell
Seconded by R. Wetzel

That the Environmental Advisory Committee recommends that the Manager of Urban Forestry and Environmental Programs of Parks provide information regarding the status of the tree located at 5818 – 144 Street to the EAC and; that this information be copied to Council for their information and consideration.

Carried

I. INFORMATION ITEMS

1. EAC Request for Information, Guidelines & Policy Statement

- (a) Energy Management Committee

The correspondence was received as information only.

- (b) A memo from the Engineering Department regarding the City's position on environment will be forwarded to the next EAC meeting.

Committee members to review memo and comment for next meeting. This item to be tabled for the next meeting.

2. BC Cherry Point Cogeneration Project

These items were reviewed and received as information.

3. Fresh Outlook Magazine

Copies were provide on table and received as information.

4. Surrey's East Clayton

Copies of the newspaper article were provided on table and received as information.

Brief discussions regarding site monitoring and recent developments were outlined.

5. Border Infrastructure Program (BIP)

File No: 0430-30

Councillor Bose provided a brief summary to recent developments regarding the Border Infrastructure Program (BIP.)

C. Baron stated that City staff would be meeting with the Border Infrastructure Program Project Team to discuss preliminary designs and future projects.

It was suggested that it would be beneficial for city committees to be informed of recent developments regarding the Border Infrastructure Program and future projects as it will impact communities throughout Surrey.

It was

Moved by H. Locke

Seconded by D. Maher

That the Environmental Advisory Committee recommends that the Manager of Transportation, Ken Zondervan, be invited to speak on recent developments regarding the Border Infrastructure Program (BIP) and other significant future roadway projects at the November EAC meeting.

Carried

J. OTHER COMPETENT BUSINESS

1. Energy Efficient House (16 Avenue and 196 Street)

D. Maher stated that she recently visited this residency to observe how the structure has been constructed. The house is made out of eco-blocks (which have a 50-year warranty) and is insulated with fireproof foam. The walls are rated R 32 and contain heat recovery units to minimize heat loss. The floors are radiate floor heating.

She encouraged the committee members to visit the site, as it will be open until the second week of October 2003.

She will provide Legislative Services with an information brochure so that it can be included in the next agenda package.

2. Campbell Heights

A query was posed regarding recent developments to the Campbell Heights Proposal. There has been no formal correspondence or information provided to date.

It was
Moved by B. Stilwell
Seconded by S. VanKeulen
That the Environmental Advisory Committee invite the Senior Planner, George Fujii, and members of the Engineering staff and development team to speak on recent developments regarding the Campbell Heights Development.

Carried

An inquiry regarding the statue of the report studies was posed. C. Baron responded that staff have not received final drafts of these studies to date. The studies will be made available for the committee's review once they are finalised.

3. Barnston Island – Fraser Valley Crossing

A recent newspaper article was published detailing the recent developments regarding the Fraser Valley Crossing.

Councillor Bose stated that there was a delegation before Council requesting the annexation of the island at the Monday, September 8, 2003, Regular Council meeting.

Minutes of the delegation are provided online at the City of Surrey website.

K. NEXT MEETING

The next meeting of the Environmental Advisory Committee will be held on October 16, 2003 at 7:00 p.m. in the Executive Board Room.

L. ADJOURNMENT

It was
Moved by Dr. T. Godwin
Seconded by R. Wetzel
That the Environmental Advisory Committee adjourn the meeting at 9:20 p.m.

Carried

Chairperson