

**ENVIRONMENTAL ADVISORY COMMITTEE  
RECOMMENDATION INDEX  
Thursday, October 16, 2003**

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**C. DISCUSSION OF DELEGATIONS**

**2. Campbell Heights**

**File: 6520-20 (Campbell Heights); 0540-20 EAC**

It was Moved by S. VanKeulen  
Seconded by T. Godwin  
That the Environmental Advisory Committee recommends to Council  
that those lands within the Campbell Heights area having high and rare agricultural value, in particular the  
lands north of 32 Avenue, be preserved for agriculture uses and means be sought to have those lands included  
in the Agricultural Land Reserve

Carried

It was Moved by R. Wetzel  
Seconded by S. VanKeulen  
That the Environmental Advisory Committee recommends to Council  
that during the development of Campbell Heights that the integral headwaters of the Little Campbell River and  
the Twin Creeks be preserved, with respect to both water quality and quantity.

Carried

**City of Surrey**

***Environmental Advisory Committee  
Minutes***

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURSDAY, OCTOBER 16, 2003**  
Time: 7:00 p.m.  
File no: 0540-20 EAC

**Present:**

Dr. R.M. Strang - Chair  
B. Stillwell  
Councillor Bose (7:03 p.m.)  
D. Maher  
Dr. T. Godwin  
H. Locke (7:03 p.m.)  
J. Grewal  
J. Sarwal  
R. Wetzel  
S. VanKeulen (7:14 p.m.)

**Absent:**

Dr. F. Perello  
J. Trimble

**Guest Present:**

D. Riley Conservation Committee of  
Naturalists, White Rock/Surrey

**Staff Present:**

C. Baron, Drainage & Environment Manager  
G. Fujii, Senior Planner, Planning &  
Development  
R. Dube, Drainage Planning Manager  
C. Bonneville, Legislative Services

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**A. ADOPTION OF MINUTES**

It was Moved by T. Godwin  
Seconded by J. Sarwal  
That the minutes of the Environmental Advisory committee meeting of  
September 18, 2003 be adopted.

Carried

**B. DELEGATIONS**

The agenda was altered to deal with item B.2 Campbell Heights first as the delegation members were already present at the meeting.

## 2. Campbell Heights

**File: 6520-20 (Campbell Heights); 0540-20 EAC**

At the last meeting of the EAC a motion was made requesting that George Fujii and members of Engineering staff and the Development team be invited to speak on the recent developments regarding Campbell Heights Development. (*Attached for the EAC's information is the Land Use Corporate Report that went forward to Council on Monday, October 6, 2003.*)

The Senior Planner introduced the delegation as follows: Mr. Ron Emerson, Kingswood Capital Corporation; Mr. Ken Beck Lee, New East Consulting Services; Mr. Ian Whyte, Envirowest Consultant; and Mr. Ron Marr, Progressive Construction.

The Senior Planner made the following comments regarding the development:

- In the year 2000 City Council approved the Campbell Heights Local Area plan.
- In July 2003 City Council approved a Memo of Understanding to sell approximately 250 acres of City owned land to the Campbell Heights Group and look at changes to the approved plan to allow some high-end light industrial uses.
- Many environmental studies have been prepared and the concept plan for the City lands incorporates the recommendations from the environmental consultant.
- There was also an extensive wildlife assessment study done for the site.
- Two new business development zones and a new design review process has been developed as part of the recent planning process.
- The two new business park zones are to go to public hearing on October 27, 2003.

The Drainage & Environmental Manager provided the following comments:

- This area was originally a gravel pit area, which was not as large as the area seems now.
- In 1988, the City's student SHaRP team prepared an inventory in the Campbell River area. In 1999, additional environmental work was undertaken, consisting of fisheries and the contamination issues on the site, and in 2000 with the land use plan, more environmental works were undertaken. In 2002, with the possibility of development again, the 2000 fisheries and contaminated site reports were updated. In 2002/2003 the environmental works of the past was compiled with additional wildlife inventories conducted to give a more comprehensive picture of the area.
- At the present time, this site is an active gravel quarry.
- An extensive groundwater study was also done on the site.

In response to questions from the Committee members, staff and the delegation made the following responses:

- Regarding the base flows and the fisheries within the Little Campbell River, it was stated that there are large sand and gravel deposits. When there are high levels of rain most water will go underground. We will be mimicking the existing system using perforated piping for the storm sewers. The groundwater table is so high in the southeast corner of the site that we will not be using the same system. The highest point of the site is at 196 Street and 32 Avenue and there will be a problem with clearance for the ground piping, but we will still work with the concept of maintaining the base flow. Currently there is a low volume flow in the creeks and the ground is so deep that the gravel will act as a filtration for the water.
- There were no creeks on site prior to the building of the gravel pit. Before it had been like the wood lot north of 24<sup>th</sup> Avenue, everything within the site has come in naturally. It has re-vegetated and re-established wildlife and we're trying to mimic the values it holds now, not the values of a hundred years ago.
- We took samples from above and below the field at the historic dumpsite at the southerly side and pulled mainly sand. There is evidence of concrete piping and there was a trace of garbage bags, however there is no smell or retrace because it is very sandy. The samples were taken five metres vertically. The dumpsite was from the 1950s or 60s.
- The water is comparable to other creeks in the lower mainland.
- Regarding the old rifle range area and the lead remnants, the site is currently under remediation, with a

certificate of compliance sought as an end product. Once the lead is extracted it is deposited into a secure landfill.

- We are avoiding any impact on Latimer Lake. Within the current plan there is an expansion to the park to the east of the lake and an environmental corridor approximately 66 metres in width runs south from Latimer Park to 20 Avenue. Latimer Lake was previously privately owned and donated. There are some deep sections within the lake.
- The sand/gravel is 40 metres deep, the possible reason it was not extracted was that once you meet the water level it's more difficult to extract the sand.
- There are no construction waste mounds except one mound at the south end of the site.
- A retention pond will be built and there will be a little re-grading, however we will not be bringing in significant amounts of fill.
- There have been many different studies done on this site. An intensive report was given to the Chair, however it is still in draft form.
- Rom Marr of the developer group explained that there is a demand for this type of development, there is a lack of balance between residential and job availability. This is a good location and all the justification is there for the development to be placed in the Campbell Heights area.
- There are a lot of residential areas in close proximity, bring the jobs closer to home and stop the long commuting. We have spoken with TransLink and other utilities and are still working on those issues.
- The type of uses will be light industrial and low impact in the sense of no pollution, no outside storage. There will be extensive landscaping requirements. The design review process will be implemented on a trial basis. At the subdivision stage there will be restrictive covenants and other legal instruments placed on the property to ensure the environmental picture being presented here is respected.
- A very detailed traffic study was completed which looks at the entire region.
- It is estimated that employment at the site will be approximately 20 – 21 thousand jobs for the entire Campbell Heights local area plan area. If there are greater job opportunities within Surrey then people will not travel out of Surrey for their jobs.
- In the wildlife study, all areas were classified and rated; most of the areas were in the southeast portion of the site. In the 'plot in context' some of the habitats were rated higher because of their proximity to water.

The Chair thanked the delegation for their presentation and the delegation left the meeting.

Prior to leaving a member of the delegation made a suggestion regarding traffic concerns, he suggested that City Hall consider using the school buses to get their employees to work, once the kids are dropped off at school, then pick up public workers. This would also generate income for the school board.

**1. Proposed Pyrolysis Plant – 12510 – 88 Avenue**  
**File: 0450-01; 0540-20 EAC**

At the last meeting of the EAC it was decided that George Fujii, Senior Planner, be contacted to provide additional information regarding the above mentioned proposal in order for the EAC to provide adequate comments in return.

Due to time constraints and the presentation of the Campbell Heights Development the Committee tabled this item to the next meeting of the EAC.

**C. DISCUSSION OF DELEGATIONS**

**1. Proposed Pyrolysis Plant – 12510 – 88 Avenue**  
**File: 0450-01; 0540-20 EAC**

This item was tabled to the next meeting of EAC.

**2. Campbell Heights**  
**File: 6520-20 (Campbell Heights); 0540-20 EAC**

There was a discussion regarding the regulations of taking land out and putting land in of the Agricultural Land Reserve. A concern was mentioned regarding the land being charged with water on a continually basis and that being removed with the development

### COMMITTEE RECOMMENDATION

It was Moved by S. VanKeulen  
Seconded by T. Godwin  
That the Environmental Advisory Committee recommends to Council that those lands within the Campbell Heights area having high and rare agricultural value, in particular the lands north of 32 Avenue, be preserved for agriculture uses and means be sought to have those lands included in the Agricultural Land Reserve

Carried

The Committee members mentioned the following concerns:

- The sand site charges the headwaters of the creeks and the wells. The integrity of the headwaters will have to be preserved.
- The aquifer is supplying water for the whole region, it is possible that a contaminant could get into the water and affect the whole region. Solvents are not filtered out by sand and it would be unlimited to where it could go.

### COMMITTEE RECOMMENDATION

It was Moved by R. Wetzel  
Seconded by S. VanKeulen  
That the Environmental Advisory Committee recommends to Council that during the development of Campbell Heights that the integral headwaters of the Little Campbell River and the Twin Creeks be preserved, with respect to both water quality and quantity.

Carried

It was decided that members of the Environmental Advisory Committee would be attending the Public Hearing for the Campbell Heights development, scheduled for 7:00 p.m., October 27, 2003 in the Council Chamber, and that the Chairman would speak for the Committee. The points made during this evening's meeting would be elaborated at the Public Hearing.

Mr. Riley advised that he would be attending as a representative of the Watershed Society.

## D. BUSINESS ARISING FROM THE MINUTES

### 1. PCB Contamination to Bear Creek File: 0540-20 EAC; 5280-19

At the last meeting of the EAC, it was noted that there was no formal correspondence given to the City regarding no measurable amounts of PCB found no further action was recorded.

The committee members reviewed a letter from BC Hydro regarding Bear Creek Environmental Risk Assessment and a progress report from Azimuth Consulting Group regarding discharge permit PE-06026.

The Committee received the above-mentioned documents for information.

### 2. Significant 'Grand Fir' tree 5818 – 144 Street File: 6800-01; 0540-20 EAC

At the last meeting of the EAC a motion was made requesting information regarding the status of the tree

located at 5818 – 144 Street.

Members of the Committee stated their concern that tree protection barrier would not protect the 'Grand Fir' tree. It was decided by the Committee that the Chair would request that the City Landscape Architect to provide more specific information regarding the preservation of the 'Grand Fir' tree.

## **E. NEW BUSINESS**

### **1. Energy Management File: 0540-20 EAC; 5280-11**

The Chair advised that response from the Energy Management Committee was received and that further information should be requested such as:

- Is the City using any energy efficient vehicle?
- Does the City make any effort to purchase smaller vehicles or hybrid vehicles when vehicles are boarded off and replaced?
- How many vehicles are using gasoline, how many using fuel cells?
- Are "green" energy efficient buildings becoming part of local developments?
- All developers should be invited to see the water wise garden and apply the principles used there.

The Committee members decided that a letter would be sent to the Manager, Community and Leisure services from the Chair regarding the above-mentioned items.

It was noted that the new library in South Surrey was built with the LEED standards.

## **F. ITEMS REFERRED BY COUNCIL**

There were no items referred by Council.

## **G. UPDATES**

### **1. Committee Focus Reports**

- (a) Recycling
- (b) Bicycle Paths

### **2. Review and update of the EAC's Outstanding Action List**

- (a) Semiahmoo Trail – Development Proposal
- (b) BC Hydro PCB Contamination at Bear Creek
- (c) Grand Fir Tree
- (d) Campbell Heights

The Chair advised the above four items are now completed items, and this should be noted on the action list.

## **H. CORRESPONDENCE**

### **1. Mr. Paul Gill**

## **Recycling Programs**

**File: 0220-01; 0540-20 EAC**

An informational email message from Mr. Paul Gill regarding recycling programs and the Energy Star Logo was reviewed and received by the Committee.

### **E. NEW BUSINESS (continued)**

#### **2. Preservation of Park and Natural land areas**

**File: 0540-20 EAC; 0910-20**

A member of the Committee expressed concern that the city is selling parkland to developers, he questioned whether or not the parks department had a natural area acquisition program, and suggested that a plan be generated than can be publicized. He further stated that a percentage should be set out in a policy that property be acquired for natural areas before it's all gone.

The Drainage and Environment Manager advised that there is a program for acquisition in place. Parks is closely involved on determining where they want the facilities placed and we do limit what goes to parks facilities and what goes to natural areas. There is also a Parks Master Plan in place for the City of Surrey. We may be one City that has maintained very many natural areas and parks.

It was decided by the Committee members that Manager, Planning, Research and Design of the Parks, Recreation and Culture Department be requested to do a presentation in December/January regarding how the acquisition program works, and how the Parks is leading in acquisition of parks and natural areas, and further some history on Mud Bay and the foreshore areas.

#### **3. Committee Members Appointments**

**File: 0540-20 EAC**

A member of the Committee requested clarification on the expiring terms of the Committee members. The Administrative Assistant advised that she would provide the information for all the members and their terms on the next agenda.

#### **4. Open House – Highway 10 and Highway 15**

**File: 0540-20 EAC**

The Drainage & Environment Manager advised that there is an open house being held regarding Highway 10 and Highway 15 on Thursday, October 23 from 4:30 p.m. to 8:00 p.m. at Fraser Downs Legends Room at 17755 – 60 Avenue.

A member of the Committee advised that on Highway 10 and Highway 15 there should be a better turning radius for larger trucks. The Chair advised that the member could address this issue with the Manager of Transportation at the next meeting of the EAC. The Manager of Transportation will be making a presentation at the next meeting.

### **I. INFORMATION ITEMS**

#### **2. EAC Request for Information, Guidelines & Policy Statements**

**File: 0540-20 EAC; 5280-01**

Forwarded from the last meeting of the EAC. The Committee members reviewed the information and received the document.

#### **2. Energy Efficient House (16 Avenue and 196 Street)**

**File: 0540-20 EAC; 5280-11**

D. Maher provided information brochures regarding the Energy Efficient House for the Committee's review as noted from the last meeting. The Committee members reviewed the information and received the document.

**J. OTHER COMPETENT BUSINESS**

**K. NEXT MEETING**

The next meeting of the Environmental Advisory Committee will be held on November 20, 2003 at 7:00 p.m. in the Executive Board Room.

**L. ADJOURNMENT**

The Environmental Advisory Committee adjourned at 9:37 p.m.

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Chairperson