

**ENVIRONMENTAL ADVISORY COMMITTEE
RECOMMENDATION INDEX
Wednesday, September 15, 2004**

E. NEW BUSINESS

1. Proposed Recommendation to Council

It was Moved by J. Lotzkar
Seconded by T. Godwin
That the EAC recommend to Council that:

The Environmental Advisory Committee encourages the City to become an energy-efficiency leader in the GVRD. This status may be achieved by implementing a number of simple measures, several bearing on building codes. The underlying principle is to balance long-term operating costs against initial capital outlay.

For example; following LEED standards:

- require light-coloured roofs rather than dark ones which absorb six times as much heat as light ones and so impose more load on air conditioners and, hence, more demand for power;
- require installation of heavy-gauge copper wiring in new construction as it transmits current more efficiently than thin wire;
- require installation of only energy-efficient appliances and lighting fixtures in new construction;
- call for double-paned windows;
- in larger buildings, call for passive channels to bring up cool air from basement or ground level floors.

Measures such as these were implemented in California during the 1970's energy crisis with marked benefit.

As far as possible, LEED certification should be sought for all future civic buildings.

The transport fleet is an area where operations are commendably conservation-minded; these measures should be encouraged and where possible enhanced:

- natural gas is preferred to diesel fuel which is itself preferred over petroleum although accessing natural gas can be difficult;
- stationary pump engines use natural gas;
- zero idling policy is being implemented;
- the possibility of equipping by-law staff with hybrid vehicles (electric/gas) is being actively explored.

Initiatives such as these should be vigorously pursued and publicized so as to stimulate other municipalities to follow suit to the benefit of both the environment and Surrey's status and reputation.

Carried

F. ITEMS REFERRED BY COUNCIL

1. Riparian Areas Regulations - Ministry of Water Land and Air Protection

It was Moved by B. Stillwell
Seconded by T. Godwin
That the EAC recommend to Council that a Pilot Project be carried out
to iron out apparent anomalies and lack of clarity, before the Riparian Areas Regulations are enacted, and also
that the EAC be kept involved as the process develops.

Carried



Environmental Advisory Committee

Minutes

14245 - 56 Avenue
Surrey, B.C.
**WEDNESDAY, SEPTEMBER 15,
2004**
Time: 7:00 p.m.

Present:

Dr. R.M. Strang - Chair
Dr. T. Godwin
J. Grewal
H. Locke
J. Lotzkar
D. Maher
B. Stillwell
R. Wetzel
Councillor Bose

Absent:

Dr. F. Perello

Staff Present:

C. Baron, Drainage & Environment Manager
C. Bonneville, Legislative Services

Agricultural Advisory Committee
Representative

S. VanKeulen

There was one addition to the agenda as follows:

J.1 Tree Preservation

A. ADOPTION OF MINUTES

1. Environmental Advisory Committee - Minutes of July 21, 2004

It was

Moved by B. Stillwell

Seconded by H. Locke

That the minutes of the Environmental Advisory committee meeting of

July 21, 2004 be adopted.

Carried

B. DELEGATION

The Chair requested clarification of the outstanding delegations to be heard by the EAC. The Environment Manager stated there are four delegations to be heard as follows:

1. Groundwater presentation;
2. Pesticide Use;
3. ESA from planning staff; and
4. Border Infrastructure Program "BIP" with K. Zondervan present.

The Chair requested that EAC members decide on the priority to hear each delegation and the following comments were made during the discussion:

- The BIP will start preloading at the end of the month, the Agricultural Advisory Committee hears the BIP on a regular basis and could provide updates.
- A brief update of the BIP was provided as follows: The sewer pump station located at 160 Street and Highway 10 will be contracted out and the railway lines will be extended down to the coal tracks (south to where the overpass is located). All the soil removed will be used on the adjacent properties.

It was decided that the BIP delegation would be heard at the October EAC meeting; the groundwater presentation heard at the November EAC meeting; and the other delegations would carry over to 2005, as there is no meeting of the EAC in December unless urgent items arise.

It was requested that an executive summary be requested from the BIP and that the whole well drilling issue be

addressed during their presentation at the October meeting.

C. DISCUSSION OF DELEGATION

D. BUSINESS ARISING FROM THE MINUTES

1. Sustainability and New Development in Delta with Options for the Delsom Lands

Corporate Report of June 1, 2004 (Corporation of Delta). The Chair stated that R. Zelinka had brought the Corporate Report to the EAC attention and he then requested comments from the EAC members. There were no comments.

It was Moved by B. Stillwell
Seconded by J. Lotzkar
That the Corporate Report from the Corporation of Delta dated June 1, 2004 be received for information.

Carried

2. 2004 Work Plan

The following comments were made during the discussion of the 2004 Work Plan:

- There are only two 2004 EAC meetings, it was suggested that ideas be put forward for a 2005 Work Plan.
- The ESA delegation will be heard in Jan/Feb of 2005 and that would be the optimal time to raise questions regarding when the ESA review will take place.
- Attention should be given to the motion of July 21 which states “the work plan be tabled pending a decision by Council relevant to the EAC motion regarding the ESAs.” Council has received the resolution regarding the ESAs and understands that the EAC members will hear an ESA delegation.

It was Moved by S. VanKeulen
Seconded by B. Stillwell
That the work plan be tabled pending the presentation from Planning regarding ESAs, to be heard at the EAC meeting of January/February of 2005.

Carried

E. NEW BUSINESS

1. Proposed Recommendation to Council

The Chair put forward a proposed recommendation, regarding the City becoming an energy-efficiency leader, in a memorandum dated August 23, 2004 and requested review and comments from the EAC members. The following comments were made:

- The renovation and construction at City Hall will be guided by the LEED principles. There is cost saved by not obtaining LEED certification.
- It was suggested that a list of types of projects that are demanding from an energy perspective be made.
- If Council adopts the recommendation the EAC would then have the modus operandi for the future.
- We should be taking a hard look at the cost/benefit of using LEEDs certification. LEEDs might be less likely to be sustained if certification is not sought on developments.
- LEEDs is a buzzword; the true saving on energy level is difficult to evaluate. The question is would a building be energy efficient or should it be certified?
- The transportation fleet should be commended for the work it is already doing.
- Are we tied down with the definition of LEED; and maybe it should be listed as a separate initiative.

- The recommendation should include “Follow the LEED criteria and seek certification at some level when feasible”.
- The recommendation is intended to stimulate more being done than what is currently being done.

COMMITTEE RECOMMENDATION

It was Moved by J. Lotzkar
Seconded by T. Godwin
That the EAC recommend to Council that:

The Environmental Advisory Committee encourages the City to become an energy-efficiency leader in the GVRD. This status may be achieved by implementing a number of simple measures, several bearing on building codes. The underlying principle is to balance long-term operating costs against initial capital outlay.

For example; raising LEED standards:

- require light-coloured roofs rather than dark ones, which absorb six times as much heat as light ones and so impose more load on air conditioners and hence, more demand for power;
- require installation of heavy-gauge copper wiring in new construction as it transmits current more efficiently than thin wire;
- require installation of only energy-efficient appliances and lighting fixtures in new construction;
- call for double-paned windows;
- in larger buildings, call for passive channels to bring up cool air from basement or ground level floors.

Measures such as these were implemented in California during the 1970's energy crisis with marked benefit.

As far as possible, LEED certification should be sought for all future civic buildings.

The transport fleet is an area where operations are commendably conservation-minded. These measures should be encouraged and where possible enhanced:

- natural gas is preferred to diesel fuel which is itself preferred over petroleum although accessing natural gas can be difficult;
- stationary pump engines use natural gas;
- zero idling policy is being implemented;
- the possibility of equipping by-law staff with hybrid vehicles (electric/gas) is being actively explored.

Initiatives such as these should be vigorously pursued and publicized so as to stimulate other municipalities to follow suit to the benefit of both the environment and Surrey's status and reputation.

Carried

F. ITEMS REFERRED BY COUNCIL

1. Riparian Areas Regulations - Ministry of Water Land and Air Protection

Council has directed that a copy of Corporate Report R226 regarding the above be forwarded to the Environmental Advisory Committee for review and comment.

The Environmental Manager provided the following comments in response to questions from the EAC members:

- At the time of writing the first report to Council, the regulations were not public. At the time of writing the second report the regulations are not open and public.
- We are currently putting together a proposal for a pilot project and included in that, we would like to have the EAC's and the Development Advisory Committee's (DAC) involvement.
- New developments are based on the high-water line – the assessment starts at the high-water line and then 30 feet back.
- The Qualified Environment Professional (QEP) reports are done by the consultant and directed to the Ministry, the City has provided no input on the process or how the setbacks are determined. We currently

have more flexibility with the ESAs.

- The pilot project will determine what bylaws require changing, which setbacks overlap, what drainage criteria are different amongst other issues.
- There may be differing setback requirements based on floodplain issues, geo-technical issues, and wildlife requirement or parkland acquisition.
- The pilot project to see how the process will develop will encompass two different areas: one on the Latimer system and the other in the south Newton area. We request that a member from the EAC sit in on the pilot projects.
- The legislation will be in effect on March 31, 2005. If we do not do the pilot project we will not know how to implement the regulations in Surrey.
- If the local government establishes a enhanced level of regulations then they also become liable. It would be for wildlife corridors or park corridors but not for fish protection as that is federal jurisdiction.

The EAC provided the following comments:

- The EAC should have an ongoing role and be engaged to make recommendations on the public perspective on how Council could make reform.
- The previous government put in regulations and now the new government has new regulations and we should try to maintain some standards.

COMMITTEE RECOMMENDATION

It was

Moved by B. Stillwell
Seconded by T. Godwin

That the EAC recommends to Council that a Pilot Project be carried out to iron out apparent anomalies and lack of clarity, before the Riparian Areas Regulations are enacted, and also that the EAC be kept involved as the process develops.

Carried

G. UPDATES

1. List of Outstanding Items

The committee is requested to review the list of outstanding items and provide direction accordingly. The following comments were made during the review of the EAC's outstanding items:

- RE: Elgin Creek Estates, C. Baron has sent the soil and water results to properties and awaits results.
- RE: Environmental Almanac, this is a completed action.
- RE: Groundwater, C. Baron to arrange the delegation to be heard at the November 2004 EAC meeting.
- RE: Permit PS – 8610, this is a completed action.
- RE: BIP, this is a completed action. RE: (new) BIP, the Administrative Assistant will draft a letter for the Chair signature requesting the BIP provide a presentation at the October 2004 EAC meeting.
- RE: Tree Growth, this is a completed action.
- RE: Avian Flu, a special Agricultural Advisory Committee meeting was held in August to discuss this issue. The Administrative Assistant is to provide a copy of the special Agricultural Advisory Committee minutes on the next agenda of the EAC.
- RE: Citizen of the Year, the Chair is currently working on this and will report at a future meeting of the EAC.
- RE: GVRD Transfer Station Opening, this is a completed action.
- RE: 2004 Work Plan, tabled to the January/February 2005 EAC meeting.
- RE: Pesticide Use, this is a completed action.
- RE: Light Pollution, this is a completed action.
- RE: City Website, this is a completed action, delegation was heard at the July meeting of the EAC.
- RE: Management of Interface Zones, the Chair has sent a letter to the Chair of the Agricultural Advisory Committee and is awaiting a response.
- RE: Environmentally Sensitive Areas, A delegation from the City Planner will be heard at the

January/February 2005 meeting of the EAC.

H. Locke noted the July EAC minutes state that Corporate Report R178 will be circulated with the next agenda. The Administrative Assistant provided copies for the members to review. The Chair requested that this item be added to the outstanding list as the last item. It was stated that Council's resolution was to meet with the Engineering staff in committee and this meeting has not taken place.

D. Maher suggested that the outstanding list be listed by topic rather than chronologically as it is hard to review when the issues are separated by time.

The Administrative Assistant queried why the outstanding list is still being used, as EAC had previously agreed to incorporate the list into their agenda and minutes. The Chair requested comments from the members and they stated:

- It is valuable to review the list in its entirety to see the status of projects and the completion of projects.
- It was suggested to have the outstanding list come forward every four months for updating rather than at every meeting.

It was determined that the outstanding list would be incorporated into the agenda for the next two meetings on a trial basis.

H. CORRESPONDENCE

1. Fisheries Concerns with Driveway Access off 172 Street, Next to Little Campbell River

The Environmental Manager made the following comments regarding the correspondence of August 12, 2004 from Dennis Woods, Chair, SEPS:

- The fill permit for this property has not been granted; the application has been forwarded to the ALR and requires fisheries approval.
- There is access from both 172 Street and 8 Avenue.

It was determined that any comments at this time would be premature.

2. Notice of Pre-construction Activities for the Highway 10 Improvement Project

The Chair noted that the correspondence of August 20, 2004 from Alex Izett, P.Eng., Highway 10 Project Manager, will be responded to and a request for a presentation requested for the October 2004 meeting.

I. INFORMATION ITEMS

1. Boundary Bay Clean Up of Invasive Species

Colour photographs of Boundary Bay were circulated for the EAC members review.

2. Council Resolutions – July 28, 2004

The Memorandum of July 28, 2004 from Legislative Services was received for information.

3. Erosion Issues Adjacent to Charleston Green Strata Plan NW-2625: 6537 – 138 Street, Surrey

The correspondence dated July 29, 2004, forwarded to Bayside Property Services Ltd., from the General Manager, Engineering, was received for information.

J. OTHER COMPETENT BUSINESS

1. Letter from R.W. Catermole Director of the Port Kells Community Association

T. Godwin advised that he has received a copy of this letter and is bringing it to the EAC attention. He read the letter. The letter expresses concern for the plans to develop the area around 88 and Harvie Road to high-density multi-family development and the effect that would have on Latimer Creek.

T. Godwin stated that the committee should ensure that steps are taken to mitigate any impact on the Latimer Creek area.

It was determined that the Chair would write a letter expressing that the Planning Department should do everything they can to mitigate any environmental harm to the Latimer Creek area.

2. Tree Preservation

T. Godwin stated that he attended a meeting two weeks ago in which staff were expressing their frustration regarding there being no proper way to protect trees. The EAC members made the following comments:

- Developers fall trees and then come in and say all the trees were gone.
- Most developers know the bylaws and know how to get around them.
- If the bylaw were publicized more there would be more watchful eyes to report wrong-doers.
- There are clusters of trees that should be protected for the wildlife corridors.
- There should be an inventory of forested areas that should be kept.

The Environment Manager responded to questions, stating:

- A-1, Agricultural Zoned property have the right to remove trees for farming purposes.
- The City Landscape Architect did attend an EAC meeting, however there are now changes within the Community Charter for the protection of trees.

3. Suggested reading from the Chair

The Chair advised that he had recently read a book which though not perfect – would have been improved by vigorous editing – is a thought-provoking and informative book. The book is entitled “*Plan B – rescuing a planet under stress and a civilization in trouble*”, by L.R. Brown.

K. NEXT MEETING

The Chair requested that the next meeting of the Environmental Advisory Committee be scheduled for October 20th 2004 at 7:00 p.m. in the Executive Board Room, and that the November meeting be held one week later than scheduled, i.e. Wed.24th

It was

Moved by B. Stillwell

Seconded by Councillor Bose

That the November meeting of the Environmental Advisory Committee

be rescheduled to November 24, 2004 at 7:00 p.m. in the Executive Board Room.

Carried

L. ADJOURNMENT

The Environmental Advisory Committee adjourned at 9:10 p.m.

Margaret Jones, City Clerk

Dr. R.M. Strang, Chairperson,
Environmental Advisory Committee