

Environmental Advisory Committee - Minutes

Present:

A. Schulze - Chair
Councillor Bose
B. Burnside
C. Dragomir
M. Harcourt
G. Sahota
B. Stewart

Regrets:

B. Campbell
K. Keshvani
G. Sangha

Staff Present:

C. Baron, Drainage and Environmental
Manager
Bhargav Parghi, Planning & Development
L. Anderson, Legislative Services

**Agricultural Advisory Committee
Representative:**

S. VanKeulen

A. ADOPTION OF MINUTES

It was

Moved by C. Dragomir
Seconded by B. Burnside

That the minutes of the Environmental

Advisory Committee meeting held on June 23, 2010, be adopted.

Carried

B. DELEGATIONS**1. Bhargav Parghi, Senior Planner**

As the NCP for Grandview Heights Area #4 is now in the early planning stages, Bhargav Parghi, Senior Planner, was in attendance to present information and to seek feedback from the Committee. A PowerPoint presentation was provided and comments were as follows:

- Six areas are identified in Grandview Heights for detailed neighbourhood concept plans (NCPs) on the basis of the provision of sanitary sewer servicing – beginning from the west to east.
- Area #4, east of Hwy 15/176 Street, is the eastern most area (map, current zoning and description of the lands were provided).
- The NCP for Area #1 is complete. NCPs for Areas #2 and #5a have been in process and are close to completion.
- A majority of the land owners in Area #4 requested that the City begin an NCP in their area, in advance of the NCP sequencing (from west to east) as proposed in the General Land Use Plan. Council approved the request subject to the land owners agreeing to pay for the cost of the NCP and costs and maintenance of all interim servicing works.

- Projected build-out of Area #4, based on the General Land Use Concept, anticipates 1,750 – 2,750 units, with a population of 4,460 – 6,800.
- Transition with ALR properties will also be looked at as part of the NCP. Experience with other NCPs in progress (i.e. Anniedale-Tynehead) suggests urban densities in the form of cluster residential with a substantial buffer may be appropriate due to the change in land from the ALR to a higher elevation.
- Pedestrian/bicycle greenways are also being proposed.
- A number of background studies are under way or have been completed to provide input into the Grandview Heights area NCPs, including environmental studies and an Integrated Stormwater Management Plan (ISMP) study.
- The environmental studies consisted of:
 - an Ecosystem Management Plan by HB Lanarc Consultants (a City wide study of the environmental assets); and
 - an Environmental Assessment Report by Madrone Environmental Services (2008 study of the environmental assets of the Grandview Heights Area), both of which identified large natural areas of significant environmental value for protection in Area #4, including considerable forest stands (the largest contiguous and relatively undisturbed forest), fish and wildlife habitats and a high ranking of wildlife hubs and corridors.
- Some of the main conclusions of Madrone's Environmental Study included:
 - planting, maintenance and retention of large trees and native coniferous trees to form a prominent part of the tree diversity in the future landscaping;
 - the need to plan for wildlife corridors in the early stages of the NCP; and
 - the need to conduct site a specific wildlife tree assessment and detailed rare plant survey prior to any land clearing and development.
- A master plan for the area (i.e. Redwood Park) is being looked at by Parks, Recreation and Culture Department.
- The Erickson Creek Integrated Stormwater Management Plan (ISMP), prepared in 2008, provides an integrated approach to stormwater management in the Erickson Creek Watershed (which includes the Grandview Heights NCP Area #4) to allow orderly development, protect habitat, control run-off from upland development and mitigate impacts on agricultural lands.
- Recommendations of Erickson Creek ISMP include:
 - a series of detention ponds located on the uplands along the ALR boundary and in the interior of the NCP area; and
 - low impact development and best management practices such as maximizing permeable surfaces, vegetated swales and retention of forest cover, building roofs and other impermeable areas draining to absorbent landscaping, provision of water quality inlets, etc.
- Attendance for the introductory Public Open House was approximately 100.
- It is anticipated that Stage 1 NCP will be completed by Spring 2011. Unlike other NCPs, Stage 1 report will include servicing analysis in greater detail and detailed cost estimates.
- Timing for Stage 2 NCP is to be determined subject to the NCP proponents deciding whether or not to proceed with Stage 2, and entering into an agreement with the City regarding financing and maintenance of all interim services.
- Next steps include a review of land use development and servicing concepts (Aug. to Nov. 2010) followed by a further delegation to both the Environmental

and Agricultural Advisory Committees to provide preliminary concepts and seek further comments.

- A second Public Open House is anticipated before the end of the year, following which the Draft Plan will be prepared (Dec. 2010 to Mar. 2011), including a detailed servicing analysis and cost estimates.

Following the above noted presentation, discussion ensued with regard to fish habitat and the various coded streams. It was noted that a plan is in place to preserve and protect the streams when implementing drainage schemes for the area. In contrast, it was also noted that there is a much greater challenge in achieving wildlife corridors and hubs; need to be open to new ideas to allow and preserve. Comments continued:

- The increase of traffic to those preserved areas must also be considered.
- Traffic plans will be considered during Stage 1 as there are very few roads in the area at present (due to large lots).
- Although Stage 1 costs are funded by the City, those costs will be recovered when Stage 2 gets underway.
- There is concern with regard to the proposed density for Area #4. In all likelihood, while going through the process and establishing the actual costs to leapfrog and service Area #4 first, it is not unreasonable to anticipate that the proponents will request increased density to offset those additional costs.
- It is important to establish what the density is going to be and what the neighbourhood is going to look like and to keep to that vision. Once the numbers have been established, they should be final and stay on course without compromise.
- The Committee's job is to make recommendations to Council on policy direction. If the EAC is going to have any bearing on the Area #4 NCP at all, the Committee, as a whole, needs to be engaged in the process on a month-to-month basis to ensure correct mapping for those areas identified in the environmental studies, enable proper tracking and identify any possible environmental loss from changes that occur through the process.

COMMITTEE RECOMMENDATION

It was

Moved by S. Van Keulen

Seconded by B. Stewart

That the Environmental Advisory Committee recommend to Council that the Environmental Advisory Committee be fully engaged in the Grandview Heights NCP #4 area through its stages of development.

Carried

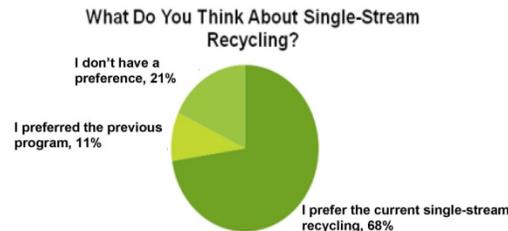
2. Rob Costanzo, Deputy Operations Manager

As requested at the May 26, 2010 meeting of the Committee, R. Costanzo, Deputy Operations Manager, was in attendance to provide an update on solid waste management. A presentation was provided on the City's residential trends extending from 1994 to present that included projections to 2015. Questions and/or concerns from the Committee were addressed by the R. Costanzo as follows:

- The City's tonnage of annual residential garbage has dropped considerably from a high of 80,000 tonnes/year in 1994 (with a household count of 66,000) to approximately 60,000 tonnes/year projected by the end of 2010, with a present household count that is close to 100,000. Diversion rates have increased from a low of 10,500 tonnes/year in 1994 to the 2010 project tonnage of just over 50,000 tonnes/year.
- An estimated breakdown of the City's projected 26,000 tonnes of recyclables (projected to the end of 2010) is as follows:
 - Mixed Waste Paper: 45%
 - Old Newspaper: 29%
 - HDPE (plastic): 5%
 - PET plastic: 0.5%
 - (Other) mixed plastics: 3.5%
 - Metal: 4.5%
 - Glass: 7.5%
 - Residual: 5%
- Based on recycling composition studies conducted in the winter of 2010, it was determined that: 1) participation rates were very high at 93% city-wide; and 2) approximately 97% of the blue box materials were considered acceptable materials with 3% deemed to be garbage. Of the 97% acceptable materials, 7% was deemed to be materials that were not properly prepared (i.e. lids on peanut butter jars).
- Based on discussions with a number of waste hauler and recyclables processors, the City's low residual level for curbside recyclables is deemed to be excellent.
- A similar recyclables composition study was not conducted with the City's previous 3-stream collection system.
- The composition study looked at total waste generated, not for each product generated.
- R. Costanzo advised that the contamination issue from recyclables is of no significant concern to the City given its low annual volume; tonnage reports provided by the contractor, and the City's own audit, demonstrates low volumes of waste. It was further noted that processors are in the market to make as much money from recyclables as possible and as such, their objective is to capture as much commodity as possible and only dispose of any materials that absolutely cannot be processed.
- In the earlier years of curbside recycling, waste was more prevalent and the collector would typically cite the home owner with a penalty tag advising that the material would not be collected due to contamination present in the recycling receptacle. If, in cases where occurrences were prevalent, the contractor would advise the City and it was the City's responsibility to send out notices to all residents advising of rules pertaining to recyclable output. While the current contract continues to cite residents from time to time that are not in compliance, these instances have significantly diminished over time. Furthermore, most households are better educated as to what materials must go into the blue box as well as the preparation of materials, which contributes to the reported and observed low contamination levels.
- It was noted that the processor is required to pay for any residual that ends up in their shipments regardless of whether the product is shipped to North

American or overseas markets. Accordingly, they strive towards minimizing residual as much as possible within their shipped recyclable streams and have advised that any instances of waste in this regard are “trace”. This is verified in that the contractor’s reported revenues are in-line with their reported tonnages shipped to market annually.

- It was further noted that Metro Vancouver reports that they have never had concerns with excess waste being delivered to their disposal facilities from any of the local processors.
- With regard to questions relating to the purchasers of recycling content, how much of Surrey’s recycling is shipped overseas versus local consumption (or within North America) and if any of the purchasers were affiliated with IPI, it was reported that the make-up of IPI’s various markets is proprietary to IPI. While IPI is required to disclose this information to the City, under the Freedom of Information and Protection Act, the City is precluded from passing their proprietary information on to a third party. Notwithstanding, this does not preclude any individual from approaching IPI directly with those questions.
- In response the question of any new garbage/recycling contract and whether the City will consider the solicitation of bids for both single and separated stream recycling, of any new garbage/recycling contract and whether the City will consider the solicitation of bids for both single and separated stream, R. Costanzo advised that the City’s preference is to continue collection and processing single-stream. Based on a recent survey to over 1,300 Surrey residents, single stream was also cited as being the most preferred option (as per the graph below).



Nevertheless, it was noted that in any competitive RFP process, the City always considers alternative options which may end up including submissions for separated stream processing from certain processors.

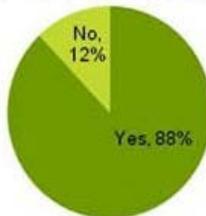
- The City is always receptive to considering new materials to be included in the recycling streams.

An update on the status of an Eco Centre in Surrey was provided. R. Costanzo advised that the City would definitely be moving forward with the development process for of a Residential Drop Off facility to be constructed in 2011 by Metro Vancouver, with emphasis on waste diverted materials. He explained the issue with regard to the Metro Vancouver Waste Committee being opposed to a regional Eco Centre as they felt that the cost to develop a regional facility in Surrey was an inequity to other municipalities who had perhaps invested municipal tax dollars in producing their own facility. R. Costanzo demonstrated that in all cases, municipalities that had spent capital investment on furnishing recycle depots in their municipalities, did so at regionally owned waste transfer sites. In this case, there is a significant disparity in terms of the distance that Surrey residents in

Newton and South Surrey must drive to reach a regional waste facility versus all other municipalities in the region. Also, the respective populations of Newton and South Surrey ranked higher than at least 50% of the municipalities that have closer facilities serving their populations. The significant gap in facilities (for Surrey) was demonstrated on a map of the region which highlighted the location of each existing regional facility.

In closing, R. Costanzo provided a brief update from the month long public consultations he has been presenting with regard to organic collection. He cited some of the survey results from the 1,300 respondents (as reflected below) pertaining to the City's upcoming organic waste diversion program (in 2012) with the pilot program starting October, 2010. The consultations (to date) have been very successful and participants have mainly been very supportive of the City's initiative. Advertising, both short-term with the pilot program, and long-term for the full program, will be done via the local newspapers in the fall.

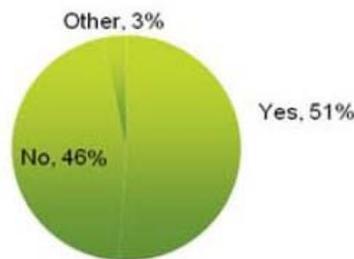
Would you Support Weekly Curbside Collection of Food and Yard Waste in one Container?



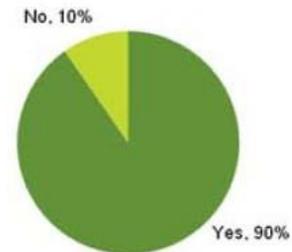
Would You Support Weekly Organics Collection and Bi-Weekly Collection of Recyclables and Garbage?



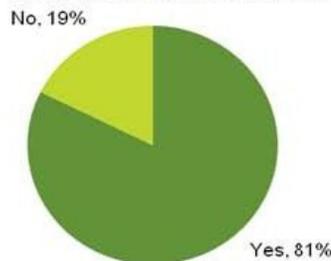
Would You Be Willing to Pay More for a Cart-Based Curbside Collection Program?



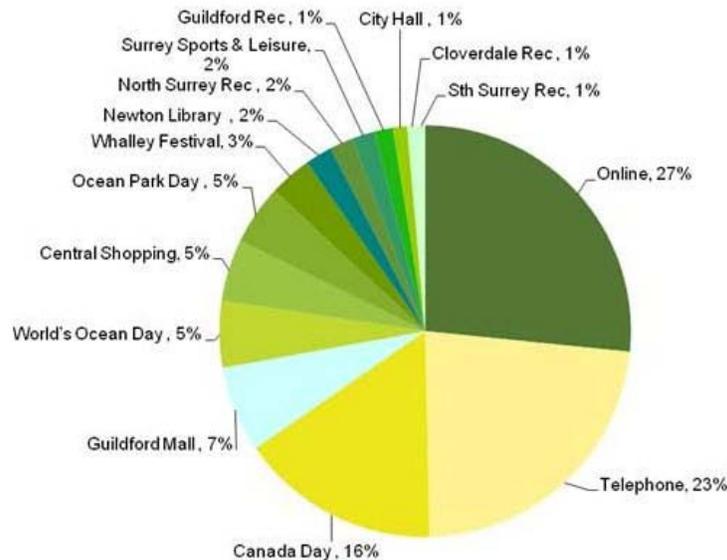
Do You Place Recyclables at Curbside for Collection Every Week?



If the City Provided Households with Larger Carts for Recyclables, Would You Be Receptive to Set Out Recyclables Every Other Week?



Where Data Was Collected From



The Agenda was varied to address item E.4.

E. ITEMS REFERRED BY COUNCIL

4. **Agricultural Advisory Committee: Recycling of Agricultural Plastics**

The Committee reviewed the comments from the Agricultural Advisory Committee regarding the issue of recycling of agricultural plastics. R. Costanzo, Deputy Operations Manager, noted the following:

- The same concern has been raised previously regarding the wrap for the bail; it cannot be included in the blue box program. It is a real problem and a nuisance to deal with that element when it is mixed in with the other materials.
- Unfortunately, there is not much that can be done through the City.
- There may be a few unknown niche markets, but there just isn't enough material or market for them at this point.
- The issue will be researched further and an update to the Committee will follow in due course.

C. OUTSTANDING BUSINESS

1. **Ecosystem Management Study – Update and Public Consultation** File: 6440-20-2008

Further to the information provided at the Committee's June meeting with regard to the Ecosystem Management Study (EMS), the Chair advised of his attendance to

the EMS Open House on June 24, 2010, and provided an update. It was noted that there were very few in attendance, all of which were stakeholders.

2. **EAC Member Resignation**

The Chair noted that a letter of gratitude to M. Deo for his valued contribution to the EAC has been sent.

D. **NEW BUSINESS**

E. **ITEMS REFERRED BY COUNCIL**

1. **Corporate Report R139 – Sustainability Charter Implementation – Update on Progress Related to the Development of Indicators and Targets**

File: 0512-02

It was

Moved by S. Van Keulen

Seconded by C. Dragomir

That the Environmental Advisory Committee

receive Corporate Report R139 – Sustainability Charter Implementation – Update on Progress Related to the Development of Indicators and Targets, as information.

Carried

2. **By-law Introductions:**

Surrey Soil Removal Area Designation By law, 2010, No. 17214

File: 3900-20-17214; 4520-80

The Committee reviewed the information pertaining to the above subject soil removal application and the following comments were provided:

- This was referred to the Committee because of the location right on the drainage pattern to Little Campbell River.
- The adjacent properties were excavated decades ago with restoration just occurring recently on some.
- The subject site is proposing to restore to existing elevations once gravel is extracted.
- At the Regular Council Public Hearing meeting on Monday, July 26, 2010, this item was on the Agenda, however the Applicant was not in attendance, Council was not provided with the topographical information, there seemed to be confusion with what is actually going to be done on the site, and Council was left with nobody to ask any questions of.
- Due to the unsatisfactory presentation from the Applicant, and the lack of response and/or attendance for the Public Hearing, Council adjourned the Public Hearing until September 13, 2010, to provide sufficient notification and advertising of the extension of the Public Hearing and with the expectation that the Applicant will be in attendance at that time.
- A further update will be provided at the September EAC meeting.

ITEMS REFERRED BY COMMITTEES OF COUNCIL

3. **Agricultural Advisory Committee:
Proposed Gas Station
1598 - 184 Street & 18448 - 16 Avenue
File No. 7907-0195-00**

As referred by the Agricultural Advisory Committee, the memo dated May 26, 2010, from Keith Broersma, Planner, regarding the above subject line, was reviewed.

It was
Moved by Councillor Bose
Seconded by G. Sahota
That the Environmental Advisory Committee
receive the information on the proposed gas station, as referred by the AAC.
Carried

4. **Agricultural Advisory Committee:
Recycling of Agricultural Plastics**

This item was dealt with earlier in the meeting.

F. CORRESPONDENCE**G. INFORMATION ITEMS**

1. **Agricultural Advisory Committee (AAC) Update**

An update from the AAC meeting of July 8, 2010, was provided as follows:

- The Grandview Heights NCP Area #4 presentation (as provided in item B.1 above) was received.
- Further to the joint meeting of AAC's of Surrey, Langley and Delta (April 2008), the Township of Langley has offered to host a joint meeting of the AAC's from Surrey, Langley and Abbotsford this fall to discuss matters of common concern.

It was
Moved by Councillor Bose
Seconded by B. Stewart
That the Environmental Advisory Committee
request that staff determine which other proximate municipalities have
environmental advisory committees, as background for potential joint meetings.
Carried

It was further noted that, as reported previously, the AAC voted unanimously at their January meeting to advise Council that the commercial compost facility proposed by Pilot Grove Farms (Application No. 7909-0250-00) should not be located in the Agricultural Land Reserve (ALR). However, at the July 26, 2010 Council meeting, Council opted to wait for the decision by the Agricultural Land Commission (ALC) on this matter, which decision was deferred at the ALC's July meeting.

At the recent public information meeting regarding the subject application, it was noted that there were 70 – 100 in attendance, with no one speaking in favour of the proposal. A petition with the signatures of reportedly almost 1,000 people opposed to the project was presented.

COMMITTEE RECOMMENDATION

It was Moved by S. Van Keulen
Seconded by Councillor Bose
That the Environmental Advisory Committee recommends that Council advise the Agricultural Land Commission of the Environmental Advisory Committee's support of the position taken by the Agricultural Advisory Committee on January 7, 2010, seeing no agricultural merit in the Applicant's proposed composting facility, Application No. 7909-0250-00, as it is not an agricultural facility and is better suited for an industrial site.

Carried

2. Development Advisory Committee (DAC) Update

An update from the May 27, 2010 and June 24, 2010 DAC meeting was provided as follows:

- Don Luymes, Manager, Community Planning, presented a revised sustainable development checklist for major developments. When a particular project goes to Council, the Planner will summarize information from the checklist in the Planning Report under a new section so that Council is made aware of sustainable development features of the specific project. The checklist will help to focus and highlight green development practices and will encourage development to go above and beyond standard requirements.
- Laurie Cavan, General Manager of Parks, Recreation and Culture, and Sheila McKinnon, Arts Manager, presented a revised Public Art Contributions Program to address DAC members' comments from the last DAC meeting. Examples were given with the possible contributions, explaining how much could go to the consultant, administration and maintenance, and to the artwork. L. Cavan noted that some different scenarios would be run based on the DAC's comments and then return to the DAC; or move forward to Council.
- Jaime Boan, Manager of Transportation, presented the proposed Major Road Allowance map, showing proposed cross-sections for various road classifications. The DAC expressed their concerns regarding increased parking, new road alignments, DCC costs, etc. and it was noted that these concerns would be put forward to the Transportation Committee to review.

- An update from the July 22, 2010 DAC meeting will be provided to the Committee at the September meeting.

H. OTHER BUSINESS

1. EAC 2010 Priority Items & Work Plan Stewardship/Stakeholder Groups

The 2010 Priority Items and Work Plan was provided for review and/or update. No additions and/or omissions were given.

I. NEXT MEETING

The next meeting of the Environmental Advisory Committee will be held on September 22, 2010 at 6:30 p.m. in the Executive Board Room.

J. ADJOURNMENT

It was

Moved by B. Stewart

Seconded by B. Burnside

That the Environmental Advisory Committee

meeting do now adjourn.

Carried

The Environmental Committee adjourned at 9:56 p.m.

Jane Sullivan, City Clerk

Al Schulze, Chair

Surrey Environmental Advisory Committee