

# ***Environmental Sustainability Advisory Committee - Minutes***

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, NOVEMBER 20, 2013  
Time: 6:30 pm  
File: 0540-20

**Present:**

Chair – Councillor Hayne  
B. Campbell  
J. Purewal  
G. Sahota  
A. Schulze  
D. Skaey  
B. Stewart  
J. Stewart

**Regrets:**

M. Alvarez  
R. Grewal  
G. James  
S. Van Keulen  
(AFSAC Representative)

**Guests:**

Jeremy Nickel, President  
Nickel Bros.

**Staff Present:**

C. Baron, Manager, Drainage & Environment  
N. Aven, Manager, Urban Forestry &  
Environmental Programs  
Anna Mathewson, Manager, Sustainability  
Don Luymes, Manager, Community Planning  
J. Gallinger, Legislative Services

**A. ADOPTION OF MINUTES**

It was

Moved by James Stewart

Seconded by Deborah Skaey

That the minutes of the Environmental

Sustainability Advisory Committee meeting held on October 30, 2013 be adopted.

Carried

**B. DELEGATIONS****1. Nickel Bros.**

**Jeremy Nickel, President, Nickel Bros., appeared before the Committee to make a presentation on the Saving Homes from Demolition.**

The following comments were made by the delegation.

- In business since 1956 Nickel Bros. saving and moving homes within the lower mainland and a member of the British Columbia Structural Movers Association (BCSMA).
- Current trends revolve around saving and reusing well-built buildings.
- There is a global movement toward sustainable housing with zero waste; and
- BCWA are encouraging municipalities toward these changes for building re-use.
- Building recycling has been popular since before the environmental movement began. Since that time, it has become very popular and politically correct with percentages increasing annually for saving these houses. Recycling houses is a movement supported by recycling organizations around the world and promotes zero waste.

- Late 70's/early 80's moving houses into Surrey was attempted resulting in the houses being abandoned and left for the City to clean up. This then produced bylaws against house movement into the city from without.
- Working closely with provincial jurisdiction in the promotion of recycling homes to:
  - reduce the ecological footprint which is the major factor;
  - reduce debris diversion to landfills;
  - preserve structurally sound historical homes;
  - provide structurally sound affordable housing for families who cannot afford to purchase new; and
  - keep local building trades employed.
- Surrey is the only City in the Pacific Northwest that does not allow relocation of buildings from outside the municipality, nor does it support building recycling; The City currently has several areas where these houses could be located and integrated into new developments.
- Using statistics provided by the City of Surrey, BCSMA and International Association of Structural Movers (IASM) (although not verified) it has been estimated that since 2003 Surrey has issued 4,675 demolition permits with only 136 houses being re-used (2.55 preserving 8,160 trees, and diverting 6,528,000 kg debris from landfills.
- With responsible regulations implemented by 2015 these numbers could increase to 30 buildings being reused (7.5%), 1800 trees being preserved and 1,440,000 kg debris being diverted and could double by 2020. The number of trees is based on an average of 60 trees per building and debris diverted is based on 48 tonnes per building.
- Statistics can be used in several ways and they show that there is a great opportunity in Surrey to reduce building demolition and the eco footprint left behind.
- There is a significant drop seen over the next several years in the projections. Based on recent data there is a great decrease in solid waste diversion shown by supporters of the building recycling initiative.
- The golden rule Environmental Leadership is "Lead by Example"
- The following are a few recommendations that Surrey should implement:
  - require Hazardous material reports prior to issuing demolition permits which are already requirement by WorkSafe BC;
  - close the loop on illegal demolitions and disposal;
  - establish environmental demo fees, as a percentage of building value;
  - allow structurally sound buildings to be moved into Surrey; and
  - have a tiered demolition process.
- The current bylaws do not permit the movement of homes from outside of the municipality. The City could establish tangible recycled building regulations that address:
  - value criteria (80% of nearest 10 homes);
  - time criteria (6 months to exterior completion);
  - safety criteria – Engineers report required on every home;
  - code criteria (treated as existing structures .... not new);
  - create expedited permit process for recycled homes;



- lead the work by mandating building recycling for city owned homes;
- provide zoning and demolition incentives to green developers; and
- assist with properties designed for secure storage of home.
- Surrey needs to lead the way through the demolishing permit process. Take the initiative to take the lead.

The Committee made the following comments:

- Does the City have a regulation requiring material recycling for building demolitions to ensure that the material is not added to a landfill?  
The delegation responded that all material is supposed to be source separated before added to the landfill and that 65% of the greater Vancouver regional district's landfill is filled with wood – mainly old growth fir.
- When a building is deconstructed is it economically viable?  
The delegation responded that deconstruction is not economically viable, unless it is a very old well-built building with hard wood flooring etc. usually from homes built between 1904 and 1928.
- Is there a significant difference waiting for a building permit and a relocation permit?  
The delegation responded that there was a significant difference and several clients have ended up demolishing their homes after waiting for a long period of time for a relocation permit.
- If you are barging homes across water is there a limitation where you can transport the home too?  
The delegation responded that there were infrastructure difficulties making transportation of the buildings difficult – Surrey has a grid of streets where major corridors are provided consistently and buyers are made aware to buy land in areas that are accessible.
- What is the cost comparison for a moved home to a new build?  
The delegation responded that to move a 1200 sq. ft. the cost is approximately \$90,000 making smaller homes financially viable for moving but making larger homes extremely expensive to relocate.
- Is there a demand in Surrey for these homes?  
The delegation responded that as we move towards zero demolition there is tremendous demand within the region – generally speaking – houses come out of highly populated areas within the lower mainland and Surrey has land available. It is uncertain whether the demand could be met as only the best quality homes are sources and there is not enough supply to meet the demand.
- Will there be employment related to the moves?  
The delegation replied that buildings that are demolished employ 6-8 crew members and for the stabilization of the recycled homes 10-20 crew members would be employed.

Jeremy Nickel left the meeting

The Committee made the following additional comments on the topic:

- Chair read excerpts from an email he received from the General Manager, Planning and Development, as to the reasons behind Bylaw No. 2012, No. 17850, highlighting the following:
  - the building must never have been occupied or is a manufactured home;
  - buildings from outside the Municipality have not been reviewed by Inspectors under Surrey's City Building Bylaws;
  - the buildings would be required to undergo destructive testing (ie. asbestos testing) to ensure that no hazardous materials are transported into the City.
  - the age of the building must not be older than residences within 155 metres of the relocation.
- It was suggested that this issue be referred back to staff for further research and to report back to the Committee. The Manager, Sustainability, suggested that it would be helpful to involve the Deputy Manager, Engineering Operations and staff from Planning & Development in these discussions. It was also suggested that the Realty Asset Manager be involved.

The Chair left the meeting at 7:27 p.m, the Vice-Chair assumed the role of Chair and the meeting continued.

**2. West Clayton NCP Update: 72 Avenue Connection at Fraser Highway Update**  
File No. 6520-01

The Community Planning Manager provided an update and made the following comments:

- West Clayton was originally broken into two NCP areas as one area appeared to have simpler servicing, but once assessments were completed it was noted that major updates were required in both sections and they were merged into one NCP.
- A general land use plan was conducted for the Clayton area in 2005.
- The general land use was divided into various NCP areas ie East Clayton, West Clayton etc. The West Clayton NCP process began in 2012 with the development of two scenarios - low and high density options.
- In mid-2012 the boundaries of the West Clayton NCP were expanded to include 74 Ave. between 188 to 194A Streets.
- Background studies were conducted for bulk of West Clayton and the addition area.
- An environmental study shows a number of watercourses – several Class A streams which are fish bearing located in deep ravines with the riparian habitat intact. The study also showed various large blocks of forest in the South and North of the NCP which are considered of medium environmental value.
- The importance of connecting the two large areas is to ensure biodiversity and enable wildlife migration.
- The Northern block is adjacent to an environmental area owned by the City.
- The Draft Preferred Land Use Concept was presented at public meeting October 23, 2013.



- A rapid transit corridor is proposed along Fraser Highway with a possible station to be located at 181<sup>st</sup>. In the future, higher density development and a village center are proposed adjacent to the station.
- Through the planning process, the existing Clayton Park was identified as becoming a second class of park with a proposed significant addition. The park is planned to be connected to the adjacent school playing field and North Creek ravine.
- The following recommendations are being made in the West Clayton NCP:
  - An ALR green density transfer area (100 meters in depth) which would be restricted from development and will be transferred to other sites
  - A 45 – 60 meter wildlife corridor north to south connecting the two significant environmental blocks.
  - Creation of an environmental corridor east to west to connect the bluff and ALR lands to Clayton Park and the other northern environmental hub.
- The most controversial aspect of the NCP is the 72<sup>nd</sup> Avenue extension. In the future it will be critical to connect 72<sup>nd</sup> Avenue to Fraser Highway in a much safer fashion and design than previously. Opening 72nd Avenue up will affect the residents along the road.
- Riparian setbacks are currently 30 meters and developers do apply for variances and setbacks can be 15 meters. In many cases the City layers on protection.
- Stage 1 West Clayton NCP – Land Use Concept is going to Council for approval December 16, 2013.
- Most of the NCP area drains to the West. Servicing will be through the integration of low impact development concepts and construction of detention facilities.

The Committee made the following comments:

- How wide should a corridor be?  
The Manager, Community Planning, responded that wide corridors are better and yet it must remain affordable. 60 meters was shown to be required for wildlife movement in the draft Biodiversity strategy for this area.
- With 72<sup>nd</sup> Avenue becoming a major corridor, what impacts would there be?  
The Manager, Community Planning, responded that large roads often lead to higher death rates for mammals. This is not a reason not to maintain corridors, as roadways can often be constructed for wildlife a passage such as installing larger culverts ie. North Creek which is a major crossing route for wildlife.
- Is there any reaction on this proposal?  
The Manager, Community Planning, responded that there been criticism from landowners and neighbourhood representatives in the area. The Community Advisory Committee (CAC) for this area though is made up of not only the traditional land owners and developers but also 3 other community members from outside of the NCP area.

- Is there actually use for these wildlife corridors?  
The Manager, Community Planning, responded that there is evidence of wildlife use the riparian corridors which would suggest the same would likely occur in the proposed wildlife corridors. Wildlife is unpredictable and cannot be directed to these areas. Of note is that there is more bird wildlife in these corridors than there is in deep forests.
- It was suggested that a representative, on the environmental side, be invited to attend ESAC meetings when environmental issues are being discussed to facilitate the Committee members understanding of the topic.
- It was suggested that Open Houses around environmental issues should be attended by Committee Members to gauge the reaction and conversations of individual residents.
- Environmental education would assist the Committee in making good decisions as topics would be better understood as the committee is not educated in the area of environmental protection and therefore requires assistance to judge the viability of a project.

It was

Moved by James Stewart

Seconded by Al Schulze

That an Environmental Consultant/Academic be

identified to aid the Committee in the review and considerations of environmental aspects of Neighbourhood Concept Plans.

Carried

## **C. OUTSTANDING BUSINESS**

### **1. Environmental Program with the Surrey School District – Environmental Summit**

- The Manager, Sustainability reported that a planning session with the Surrey School District (teachers, students and staff) will take place on December 11 to scope out possible themes for the Environment Summit which will occur in April 2014. City staff has developed an inventory of all City projects linked with Surrey schools and teachers, which will be presented to the Committee for their information.

Deborah Skaey left the meeting at 8:13 p.m.

## **D. NEW BUSINESS**

There was no new business.



**E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE****1. Fraser Surrey Docks (FSD) – Proposed Transfer Coal Facility**

File: 5650-20

- (a) Vicki Huntington, MLA Delta South, letter to Port Metro Vancouver dated October 21, 2013
- (b) Ken and Terry Van Apeldoorn – email dated October 23, 2013
- (c) Elsbeth S. O'Callaghan – email received October 23, 2013
- (d) Marvey and Margie Ostroff – email dated October 28, 2013

The Committee made the following comments:

- Delta's Environment Advisory Committee has made a similar recommendation to Delta Council as that of Surrey towards the proposed transfer coal facility. Delta Council will be reviewing the recommendation in December.
- A letter from Fraser Health, dated November 13, 2013 to Port Metro Vancouver was distributed on table.
- It was noted that numerous major Municipalities have requested that an Impact Health Assessment be performed by FSD.

**2. Watersheds - Fergus Creek Watershed Park**

File: 6140-20

- (a) Little Campbell Watershed Society – letter dated July 30, 2013
- (b) Little Campbell Watershed Society – letter dated November 5, 2013
- (c) Friends of Semiahmoo Bay Society – letter dated November 5, 2013
- The Manager, Urban Forestry & Environmental Programs reported that a preliminary Fergus Watershed Park open house was hosted by Parks Planning in late spring (June 25, 2013). The purpose of the open house was to establish a vision, goals, and objectives for the upcoming master plan. Fergus Watershed Park is a park located at 168th Street at 14th Avenue in South Surrey. The City acquired the park in 2009 to protect the Fergus Creek headwaters and to provide opportunities for residents to enjoy the natural areas. The site currently contains old field habitat, Fergus Creek and tributaries run through park – good area for environmental values. There are still a few pieces of adjacent land in the area that are privately owned that would become part of the park in the future. Public comments were gathered at this open house.  
  
Fergus Watershed Park is intended to be a site where restoration projects are undertaken as compensation for developments that occur upslope. These restoration projects will improve the habitat value of the site. Much of the grassland area is moist. Restoration projects would be planned and developed throughout.
- A second open house was held on October 22, 2013 and 3 concept plans were presented. The concept plans provided a range of options...

- Option A provides the greatest level of conservation with trails, seating, and a small parking lot
- Option B provides for some additional recreational activities including trails, seating, a 9-hole disk golf course, and a larger parking area
- Option C provides for additional recreational activities including trails, seating, an 18-hole disk golf course, a larger parking areas a and turnaround area, and a nature interpretation shelter
- Comments have been received about the 3 concept plans that we've created for this new park. Parks Planning is currently considering all of these comments.

The Committee made the following comments:

- The fragmentation of the environment by a disc golf course was not well received by members of ESAC.
- What is the driver for disk golf?

Neal responded that a couple of representatives from the disk golf community attended the first open house and their comments were incorporated into Options B & C as concept plans for consideration. There are few locations in the lower mainland to do this activity. The location of this site (close to major transportation corridors) lends itself to becoming a destination for nature enjoyment and, potentially, for an activity like disc golf.

- Trees could be planted in the grassland area to provide interest to disc golf users (rather than placing the disk golf near/in the forest area).
- The Manager, Drainage and Environment reported that salmon now have access through this site all the way up to 14<sup>th</sup> Avenue. It is an active salmon run that has been expanded by the opening of culverts.
- The population may accept the proposition that this is a nature habitat and it is not too hard to say no to a golf course.
- Where does this project stand at this time?  
Parks planning will be contacted to provide an update on this project.
- The Manager, Urban Forestry & Environmental to report back to ESAC with update from Parks Planning.

## G. INFORMATION ITEMS

### 1. Agriculture and Food Security Advisory Committee (AFSAC) Update from November 7, 2013 meeting:

No report was given.

### 2. Development Advisory Committee (DAC) Update

There was nothing to report as the Committee will be meeting on November 21, 2013.



H. OTHER BUSINESS

1. Recycling generation and what happens to it. The Deputy Manager Engineering Operations to be invited to present to ESAC on recycling processes.

I. NEXT MEETING

The next meeting of the Environmental Sustainability Advisory Committee will be held on Wednesday, December 11, 2013, at 6:30 p.m. in the Executive Boardroom.

J. ADJOURNMENT

It was

Moved by Gopal Sahota

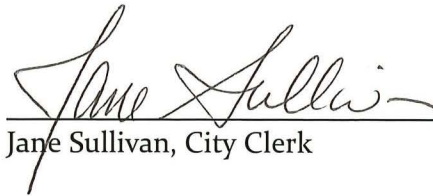
Seconded by James Stewart


That the Environmental Sustainability Advisory

Committee meeting adjourn.

Carried

The Environmental Sustainability Advisory Committee adjourned at 8:52 pm.

  
Jane Sullivan, City Clerk

  
Councillor Hayne, Chair