

Environmental Sustainability Advisory Committee - Minutes

1E - Committee Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 26, 2016
Time: 6:06 PM
File: 0540-20

Present:

Chair – Councillor Starchuk
R. Bains
N. Hogan
G. James
K. Otting
S. Sabharwal
D. Skaey
G. Sahota (Rep. to DAC)
J. Zelazny (Rep. to AFSAC)
S. VanKeulen (AFSAC Rep.)

Regrets:

M. Sharma
J. Young

Staff Present:

S. Godwin, Environmental Manager
A. Mathewson, Manager, Sustainability
D. Buchanan, Transportation Planner
R. Tooke, Community Energy Planner
N. Aven, Urban Forestry & Envir. Manager
L. Luaifoa, Legislative Services

A. ADOPTION OF MINUTES

Item was deferred.

B. DELEGATIONS

1. City Centre Plan
File: 6520-20 SCC

Don Buchanan, Transportation Planner and Samantha Ward, Project Engineer, presented on Surrey's City Centre Plan.

The following comments were made:

- The vision of the City Centre Plan is to create a walkable, high density, transit-oriented and green downtown. This area will be the centre for major employment, education, recreation and culture activities linked by a green public network.
- Council approved a new road network which will consist of new roads and lane ways that will be achieved through development. In addition, new street designs will include cycle tracks as part of the concept that will be going to Council for approval.
- The Guiding Principles of the plan previously approved by Council include: building density and mixed use buildings, encouraging housing diversity, breaking up the block sizes, designing the roads for multiple modes of transportation, creating vibrant urban spaces, promoting identity and a sense of place, and making the downtown core green.

- The plan will define the City centre neighbourhoods and link parks within walking distance of all residential neighbourhoods. The newest park planned for is West Village Park which is situated at the District Energy Centre site.
- Surrey's City Centre is unique as there are two fish bearing creeks in the area: Quibble Creek and Bolivar Creek. Both watersheds have Integrated Storm Management plans and are classified as Class A and B watercourses.
- Surrey has an extensive storm sewer network in the City Centre area. A lot of infrastructure that will be needed for the future has already been built with future development in mind which means few infrastructure upgrades (storm sewers, diversion sewers, detention ponds) will be required. Development has had encroachment in some areas that has impacted the riparian corridors; the City is trying to find ways to protect what is remaining.
- The Committee questioned what the density to park size/ratio is. Staff noted they would follow-up and provide the information to the Committee.

The agenda was varied.

3. **Community Energy & Emission Plan Update**

File: 0512-02

Rory Tooke, Community Energy Planner, presented an update on the Community Energy & Emissions Plan (CEEP).

The following comments were made:

- Surrey's Sustainability Office is responsible for managing the CEEP. The Plan is designed to address the estimated 2.5 million tonnes of emissions in the City of Surrey yearly. Although corporate emissions make up less than 1%, it is still important to the City to address; 99% is community emissions.
- The Plan's strategies are organized into the following five sectors that are supported by various key target priorities: Land Use, Buildings, Transportation, District Energy and Solid Waste.
- Emission trends in Surrey over the past 5 years have remained the same despite an increase of 10% in population and an addition of over 15,000 dwellings. Building emissions have been reduced by 20% even though an additional 15,000 dwellings were built.
- Land Use planning looks at the absolute emissions and where they would go if the City didn't intervene. Due to a shift in the market, the majority of new developments are townhouses and low rise dwellings. Townhouse units generate less emissions and are energy efficient because most are heated by electricity which has low carbon fuel.

- A piloted density base incentive for the West Clayton area was adopted by Council last summer that offsets incremental construction costs to build better, greener buildings. The plan offsets costs to build more efficient buildings by providing additional unit density or floor area.
- As part of awareness and education campaigns, a Sustainable Development Checklist was created for each development to have filled out. The form encourages developers to consider sustainability aspects of their projects and is reviewed and updated by staff regularly. New design guidelines have been introduced for energy efficient buildings which suggest ways to design a building. Shading and orientation of a building are factors that impact the emissions and energy requirements of a building.
- An outreach initiative that has been very successful is the Empower Me program. A presentation on the program is scheduled in Item B.2 of this agenda.
- The BC Building Code which is set by the Province of British Columbia is enforced by the City ensuring that buildings are constructed to code.
- The BC Step Code is a new tool introduced by the Province of British Columbia to allow local governments to help transform the market towards the construction of Net Zero Energy Ready buildings. The Code will support municipalities to move the industry to be “proactive” rather than “reactive” to the Building Code.
- The approach of the BC Step Code is to focus on the envelope (exterior of building) and to try to reduce mechanical systems required in buildings and to construct more durable homes that require less energy. This performance based code uses an energy model to predict the amount of energy that will be used in a building. The explicit focus on the envelope ensures that more energy is not being used than the set standard which reduces operating costs of buildings. Another reason to focus on the envelope is to improve air quality as well.
- Local governments can opt into using the BC Step Code by Spring/Summer. It is not mandatory yet; however, is a new authority for local governments to use how they see fit.

2. **Empower Me**
File: N/A - verbal

Amy Hennessy, Program Development Manager, presented on the Empower Me program.

The following comments were made:

- The Empower Me program started in Surrey in 2012 and is a program designed to educate newcomers and the various multi-lingual groups about energy efficiency and energy consumption. The program teaches about incentives, rebates and other important messaging regarding energy.

Workers visit homes and are able to provide the information in different languages.

- The delegation noted that people do not understand the message of energy consumption if it does not affect them personally. One of the tools used to show residents how to lower energy costs is by checking the hot water tank pressure and appliances.
- Part of the outreach work includes providing brochures and visiting different temples to have people sign up for home visits. The more important goal for the program is to get people to change their behaviours.
- The Committee questioned how the program is funded and the delegation advised that Fortis BC is founding sponsor with BC Hydro and the local municipalities that offer the program.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Agriculture and Food Security Advisory Committee (AFSAC) Update

- No report was provided.

2. Development Advisory Committee (DAC) Update

- No information from the DAC meeting pertained to the ESAC to report on.

3. Control on Aphids on City Shade Trees – Year 2 Monitoring Report

Neal Aven, Urban Forestry Manager provided the following update:

- Aphids are insects that eat/chew leaves on all types of plants affecting the urban forestry in Surrey. In 2014, Council, with the recommendation from the ESAC supported the 1-year use of Acephate (insecticide) on City shade trees infested with aphids. After two growing seasons subsequent to the injection, aphid secretion levels were recorded as lower and also aphid counts over the two years were lower. Aphid service requests decreased in one year and again in year two.

- In 2015, weather patterns may have affected aphid populations and the effectiveness of the use of insecticides.
- In 2016, high pressure water was sprayed on selected infested trees by a pest control company. Residents and contractors reported that the measure was fairly successful and satisfactory to residents. Labor costs were higher for this method; however, the cost for insecticides was eliminated. This method will be analyzed further to determine whether the City can sustain the cost of high pressure spraying infested trees.

H. OTHER BUSINESS

1. Adoption of 2017 Meeting Schedule

It was Moved by D. Skaey
Seconded by N. Hogan
That the Environmental Sustainability
Advisory Committee adopts the proposed 2017 Meeting Schedule.
Carried

I. NEXT MEETING

The next meeting of the Environmental Sustainability Advisory Committee is scheduled for Wednesday, November 30, 2016 at 6:00 p.m. at City Hall, in room 1E Committee Room B.

It was Moved by J. Zelazny
Seconded by G. Sahota
That the Environmental Sustainability
Advisory Committee meeting do now adjourn.
Carried

The Environmental Sustainability Advisory Committee adjourned at 8:00 pm.



Jane Sullivan, City Clerk



Councillor Starchuk, Chair