



**COAST
COMMUNITY
BUILDERS ASSOCIATION**

Building Communities on the Sunshine Coast

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MEETING NOTES

MEMBERS MEETING
Thursday, FEBRUARY 17, 2011
5:30 – 8:00 pm
Sunshine Coast Golf & Country Club
3206 Hwy #1 Roberts Creek BC

Introduction to Agenda – President Clark Hamilton - Welcomed CCBA members, and Guests, and the evening's Presenters - John Henderson, ex- Chair Sechelt Sewage Facilities Commission; District of Sechelt Councillors Warren Allan and Alice Janisch; 2011 COMMUNITY-BUILDERS HOME SHOW Chair Patrick Tasci, and; Rick and Christine Stefanik, Stefanik Marketing

CCBA Directors - 2011 Business Report

- **CCBA & Sewage treatment** – The District of Sechelt has been considering ways to address the frailties and inadequacies of the current sewage treatment plants at Dusty Road and Ebbitide for many years, with a recent concentration on increasing the existing systems' capacity to handle bio-solids by developing a bio-solids plant at a third site to augment the existing flawed plants. CCBA has been critical of this plan to first build the back-end of the system before knowing the design or cost of creating a full treatment plant. CCBA supports the District's taking full advantage of the federal funding deadline by reaching out to informed community members through the formation of an Advisory group, also through issuing a Proposal Call to the sewage treatment industry to attract and achieve the best possible solution. The ideal is an appropriately located, improved and expanded sewage treatment system with the highest environmental standard end product and effluent.

To tell us more, we're pleased to have with us tonight Councillors Allan and Janisch, respectively Chair and member of the D o S Biosolids Handling Sub-Committee, and John Henderson, ex-Chair of the Sechelt Sewage Facilities Commission.

- **Sechelt OCP** – The District of Sechelt will be holding a Public Hearing Tuesday, March 1 prior to the adoption of a revised Official Community Plan, and CCBA members are encouraged to get informed and involved. The new OCP was produced in consultation with a community Advisory committee over several years, and their achievement is laudable. The CCBA has advised the District that it has serious concerns that the OCP is overly limiting and restrictive toward future residential, commercial and industrial development, and suggests a more progressive method of achieving managed growth would be through a variety of municipal incentives to priorities, and promotion of a welcoming investment environment.

- **Builders Dialogues with Regulators** – Following up on your requests at November's meeting for better communication, the CCBA will be attending the first in a series of informal dialogues with local building and planning department Staff March 16, 9 am – noon, being hosted by the SCR D 1975 Field Rd, in the Cedar Room. You've all received the developing agenda, and some of you have signed on for this one – about 10 or so CCBA members will join the roundtable, and we'll keep you advised of up-coming ones
- **Initiatives for Economic Development** – CCBA's been supporting an OCP and zoning amendment request from Target Marine Hatcheries in the District of Sechelt which would allow processing of their sturgeon for caviar at their Grey Creek hatchery. Council is wrestling with this – a Public Hearing is scheduled for March 31st and CCBA members are encouraged to get informed and involved. The OCP as written specifically doesn't allow processing at Target Marine, and we'd like to see this changed.

CCBA's been participating on a Task Force that's promoting a concept of an integrated Economic Development Office to local governments, that was coordinated by Best Coast Initiatives, as a way of more productively aligning the Coast's ED resources and initiatives

CCBA continues with its collaboration with the Sechelt Indian Band on the Selma Park Breakwater Marina steering committee. If the weather cooperates, we plan to visit and learn from the development that's almost completed in Sooke BC.

We continue to support and promote housing options, and have encouraged consideration or approval of several emerging developments in residential development - Pacific Spirit Properties, Pacific Land Group/Synergy Homes, Onni, Pacific Harbour Retirement Communities – and applaud the work of the Lions on GreeneCourt and the Sunshine Coast Community Services and Arrowhead Societies on their new supported housing and service centre.
- **CCBA & Housing Affordability** – There's a large middle market that's not being well served and CCBA wants to do something to stimulate the development of housing that's affordable to young families and others with modest incomes. We are starting conversations with local authorities to identify ways to produce an affordable home, and will be talking with Gibsons later this month.
- **CCBA & Membership** – We set a goal of 100 and we've a ways to go still. The CCBA grows stronger in its mandate with every new member that joins us, and your support over the past year has been invaluable. We want even more growth in membership. Think of renewing your membership, and inviting your friends to join.

Patrick Tasci, CCBA member and Chair of the 2011 Community-Builders Home Show is here to tell us what's planned, when Exhibitors can begin to register, and the deal to be had by CCBA members.

Presentation

District of Sechelt Bio-solids Handling Sub-Committee – Councillors Warren Allan (Chair), and Alice Janisch

Warren Allen, along with Alice Janisch, provided a capsulized version of the January 31 Public Info Meeting, at which District of Sechelt Councillors, Staff and consultants Urban Systems described the

planning activity that's been undertaken for the past 6 years since a seminal 2005 Liquid Waste Management Review provided recommendations, and outlined where the District is currently in the process; described what they learned, and provided samples of dried bio-solids from a three-facility tour they recently took in Washington State, and; explained the monetary implications of the work required, along with the funding opportunities and limitations.

Main concerns coming out of October's Public Meetings were no noise, no odour, and a Class A bio-solids end product, free of pathogens. The trip to Washington State and further research of BC models are aimed to look at ways to address community priorities.

Cost is a large factor. The District is limited under the Municipal Finance Authority in raising capital – needs to avoid upward pressure on property tax, would need a referendum for borrowing above \$5M, could issue a short term bond but would assume risk, etc. Previous efforts in 2006 and 2007 to attract from senior governments the estimated \$18-20+M required for a full treatment plant were unsuccessful. It's the view that bio-solids handling is the immediate issue that can be addressed within the current funding levels, at no additional cost to the taxpayer. As well, attending to bio-solid treatment now would extend the remaining useful life at Ebbtide and Dusty Rd, maybe 10 or more years – while they are still operative, their imminent de-commissioning is uneconomical.

The sub-committee was heartened by what they saw in Washington – some enclosed systems with no odour, a marketable final product that recovers approx 15% cost, and potential for small footprints.

Mr Allan advised that the District is developing plans to issue a Request for Proposals for the bio-solids handling plant that would include the potential for a full treatment plant – either on a staged approach or for consideration concurrently.

Presentation

John R Henderson – ex-Chair Sechelt Sewage Facilities Commission

An Opportunity Not To Be Missed

John Henderson explained his position as non-voting Chair of the Sechelt Sewage Facilities Commission until late last year, which along with related research and private discussions has informed him of the particulars of the issue. He applauded the District's committee members for tackling such a large and complex project, but feels their preferred approach may be putting “ the cart before the horse”. He emphasized that his objective in critiquing the process, and that of others in the community, was to support and assist Council to be able to embrace a comprehensive option to move forward with. His view of an ideal way to proceed would be to have a plan for the full treatment system, along with a strategy to pay for it, and then if necessitated by budget limitation, approach it in phases.

Public sentiment on January 31 called for all options to be considered – possible flaws in the District of Sechelt's preferred approach could be avoided if Council were prepared to augment the planning process at this point by consulting expert community members, reconsidering applications for the necessary funding, and crafting their Proposal Call to deliver a plan and cost for a full treatment plant in the most appropriate location. He mentioned one negative outcome of building a bio-solids plant only would be the continued and extended use of the Ebbtide plant for primary collection and treatment. The public has made it clear that Ebbtide is demonstrably odourous and polluting. He called upon the District of Sechelt to be cautious about committing to a course of action before exploring all possibilities.

Regarding cost, advised there is time remaining on the deadline for spending the \$3.2 M federal contribution, time enough to look for other sources. Admitted Sechelt's options are limited, but funding

could be secured through commercial loans, grants, etc - more information could be shared in camera with Council. Using up \$660+K for repairs to Ebbtide won't solve the problems that residents complain about. We should be able to do better. Showed a comparison of 2005 and 2011 full treatment system cost estimates – they tripled. It would be unreasonable to proceed with a partial solution, without knowing the future, and future cost, and the increase over the past 6 years emphasizes the need to get a better handle on a comprehensive sewage treatment plan.

Timing is an issue - expansion of the sewer system to existing neighbourhoods is desired by the community as well as expanding capacity to meet the needs of growth. But with Ebbtide chugging along for 10 years or more, and the lease on the Dusty Road site good until 2031, the present approach does nothing to address the uncertainty of achieving these aims.

If all options are being considered, there's no reason why the location of a new plant couldn't be other than Lot L that was specifically purchased by the District. There are many elements of the discussion that are missing, and need to be explored.

A possible course of action would be for the Council to create an Infrastructure Committee of professionals appointed and remunerated to support the District's sewage, waste water and other responsibilities- mandated to get the job done. Ended by saying there's no "right" or "wrong" in the conversation – just a mutual desire for the very best solution.

Q & A

Resulted in an invitation to John Henderson to meet with District of Sechelt to explore financing options, underscoring the District's desire to realize the benefit of the remaining useful economic life of the plants at Ebbtide and Dusty Road, and minimize the cost to residents of expanded capacity now.

Resulted in an agreement from the District of Sechelt that, while the configuration of the current system locks them into certain approaches, the RFP for the bio-solids handling facility will be expanded, and should help inform the discussion by providing a clearer idea of the options and costs for adding the front-end treatment facility now or in the future.

Presentation

Patrick Tasci - 2011 COMMUNITY-BUILDERS Home Show Chair

Patrick Tasci congratulated Planning Committee members on all their work since last October, and presented an outline of the 2011 COMMUNITY-BUILDERS HOME SHOW. Bigger and better than last year's –

Date & Time – Saturday June 4 open to the public 9am – 5pm

Location – Gibsons & Area Community Centre 700 Park Rd Gibsons

Features -

97 Exhibition booths,

Seminars – possible topics – Landscaping, Geothermal & Solar heating systems, Home renovations, Interior Design-Space layout & Colour

Pancake Breakfast, Food Concession and Beer garden

Exhibitors' Parking

The same set up in the arena as last year, using Levi Show Services, with improved flooring, with expanded exhibition space on the main floor of the Co0mmunity centre and in the lower parking lot. More banners and advertising, including a flyer and newspaper ads. Described the Sponsorship opportunities and

benefits being introduced this year. Sponsorship information was distributed and will be distributed more broadly soon.

Sales of exhibition booths will begin March 24 at the CCBA Annual General Meeting – For a week March 24-31 CCBA members who exhibited last year can register for the same booth if its available, before any remaining booths go to open sales on a first-come first-served basis. Registration must be accompanied by payment, and the methods of payment will soon be determined – likely electronically and by mail. Volunteers will be welcomed to assist with set-up and take down, food service, and parking management - feel free to step up – contact Patrick at patrick@soundwerks.ca

Presentation

Rick and Christine Stefanik – Stefanik Marketing

CCBA members Rick and Christine Stefanik presented an idea they've been discussing with the CCBA Board of launching a trade magazine to better inform and promote CCBA members and their companies and services, create a platform for comment and dialogue, and promote CCBA principles. In the concept stage, the magazine – possibly called “Building the Coast” - would help focus CCBA's communications & get the CCBA message out, and create some other members benefits – free listings in a member directory, preferred advertising rates, featured articles. The Stefaniks are confident in the idea and will develop it regardless, but there's an opportunity for CCBA to take ownership of the magazine. The timing is good with the attention the Home Show generates, and a May launch could be achieved. If the CCBA supports the idea, the magazine will go forward on a trial basis for 3 months, and if viable would become a regular vehicle for CCBA members' advertisement, opinion, advice and exposure.

Closing remarks – CCBA Director Chris Moore

Thanked the presenters.

Ideas like the Stefanik's are worth serious consideration. Our businesses need support, and frankly could use some recognition for the significant contributions made to the local economy. We need to be able to talk about what's not working and fix it and learn about what works better.

CCBA aims to help represent the interests and concerns of land developers, contractors and trades, designers and professional consultants, suppliers & manufacturers, and all people concerned with managing growth in our communities up and down the Sunshine Coast - for the benefit of all. We're making some good progress, and are looking to expand membership to contribute to our growing influence and relevance. We want to see a positive message being sent to residents and newcomers that the Sunshine Coast is an area that welcomes them and provides opportunity and security for all ages. By working together with residents and local government, not in opposition, we can help create an urban-rural environment that supplies the jobs and services we need to remain vital while honouring the natural environment. Thanks for your continuing support for the CCBA, and good night