

## COMMITTEE OF THE WHOLE MEETING – MINUTES

Minutes for the Committee of the Whole Meeting scheduled for Tuesday, March 10, 2020 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



### ELECTED OFFICIALS PRESENT

Mayor John McEwen  
Councillor Polly Krier  
Councillor Kim Trowbridge  
Councillor Paul Weverink

### ABSENT

Councillor Tim Laidler

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Jason Smith, Manager of Development Services

#### 1. Call to Order

Mayor McEwen called the meeting to order at 7:04 p.m.

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

That the Agenda be approved as circulated.

Carried Unanimously

#### 3. Adoption of Minutes

##### (a) **Minutes of the Committee of the Whole Meeting held on January 21, 2020**

It was MOVED and SECONDED:

Recommendation: That the Minutes of the Committee of the Whole Meeting held on January 21, 2020 be adopted, as circulated.

Carried Unanimously

#### 4. Business Arising from Minutes

None.

## 5. New Business

- (a) **Anmore Civic Building**
- a. Sustainability Targets
    - i. Goals for project

Ms. Juli Halliwell, CAO, provided an overview of options regarding some targets that could be taken into consideration when contemplating sustainability goals for the new civic building.

Discussion of options included:

- LEED certification standards which include more stringent requirements which could result in additional costs
- Not requiring LEED certification, rather exploring elements that would provide a future return on investment in terms of operating costs
- Consideration of whether the building could be constructed in order to allow features or components for future connections (eg. Solar technology, alternate fuel/power sources)
- Whether the building should be construction to Energy Step Code 3 which is the same policy adopted by Council for any new residential homes constructed through rezoning
- The option exists through a software program with the structural engineer that can output numerous options for construction based on input of criteria which would result in various options and cost considerations of those options
- Consideration needs to be made that the building will also serve as the Village Emergency Operations Centre

Council discussion included:

- While LEED certification standards can be taken into consideration it does add additional costs
- Consideration of investment in building envelope construction
- Looking for items that will save costs in the future
- Energy Step Code 3 policy should be followed for this project
- Consideration of the cost of maintenance on systems should be considered with systems that have simplicity in design
- LED lighting for energy savings
- There would be no benefit to LEED certification in attracting rental revenue
- Low energy consumption appliance including HVAC system
- Ensuring the building is constructed ready for consideration of future components and technologies
- Planning for potential for future expansion if required
- Whether geo exchange heat pump technology could be considered
- Alternative fuel to back up generator systems
- Ease of maintenance including durable exterior materials

- Future consideration for lower floor design layout of essential building components
- Use of mobile walls within the interior so that multiple parts of the community at the same time

Members of the public were included in discussion and points included:

- Consideration of concrete as a construction alternative noting that concrete provides good heat retention, rodent and insect protection, and sound barrier throughout the building
- Concern over reliance on natural gas
- Potential for geo exchange technology
- Climate change identifies the need to adapt to a range of temperatures
- Smaller building footprint would be more sustainable and concern over solar technology
- Amount of money to be spent for sustainability. It was noted that this has yet to be determined
- Smaller scale would be more sustainable and meet village needs
- Budgeted amount based on the conceptual design is in the range of \$6-10 million based on conceptual design of 13,000 square foot building. Budget and final design is still to be determined
- Needs assessment and what the village can afford to spend
- Whether contemplating another building type such as a residential building could be considered
- Budget seems high when the land is already owned. It was noted that the Village will be looking to potential funding sources from other levels of government to offset costs

b. Open House March 31, 2020

i. Open house format for public engagement opportunity

A round table discussion took place regarding the open house with council, staff and members of the public and points included:

- A comparison to other local venues would be helpful for context. It was noted that the rental space at Old Orchard is approximately 2,000 square feet
- There is lack of venue rental space in the Tri-Cities and many facilities are booked at least a year in advance
- Whether this community/rental space would be open to non Anmore residents
- Whether the Village should engage in commercial enterprise
- Access to school portables is no longer possible as they have been removed

- Clarification of decision making process for civic building construction
- Whether funds should be saved for other needs
- Whether a referendum would take place. It was noted that this is not a requirement nor is there any intention for the Village to hold a referendum
- Architects will be available at the open house
- Public is welcome to provide input to the village in person at the open house or at any other time by email
- Noise level concerns of the new civic building and associated activities
- This community space could fill a void as a gathering place for the community
- Whether a breakdown of funds could be provided at the open house for different components of the building
- Providing cost to date that Village has spent on this project
- Parking concerns and where the parking would be situated and how much parking would be included

6. **Public Comments**

None.

7. **Adjournment**

It was MOVED and SECONDED:

THAT the meeting be adjourned at 820 p.m.

Carried Unanimously

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Karen Elrick  
Corporate Officer

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John McEwen  
Mayor