

NO: R238

COUNCIL DATE: November 15, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 15, 2010**
FROM: **General Manager, Planning and Development** FILE: **0340-05**
SUBJECT: **Wood First Policy for City-Funded Capital Projects**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Approve the policy entitled "Wood First Policy for City-Funded Capital Projects", which is attached as Appendix I to this report.

PURPOSE

At its Regular Meeting on June 7, 2010, Council requested that staff review and bring forward for consideration information on a Wood First by-law or policy for the City of Surrey. This report responds to that request.

BACKGROUND

The City of Surrey is committed to encouraging the use of wood as an important building material in Surrey in view of the importance of wood and wood products to the Surrey and BC economies.

The *Wood First Act* received Royal Assent on October 29, 2009. Since that time, several Interior of BC, Okanagan and Vancouver Island municipalities have introduced a Wood First by-law or policy. If Council approves the attached Policy, Surrey will become the first Lower Mainland municipality to formally demonstrate support for the *Wood First Act*.

The "Wood First Policy" that is attached as Appendix I to this report has been prepared with a view to demonstrating the City's commitment to supporting the local and provincial economy through the use of wood on City projects and to promoting the use of climate-friendly construction practices and materials. The proposed Policy documents that the City will place a priority on the use of wood as a primary building material on its own capital projects. The proposed Policy is consistent with the BC Building Code and the Provincial *Wood First Act*.

Wood is one of the most sustainable, natural and renewable building materials on earth. Under the Policy, staff would consider the use of wood in all City-funded capital projects where it was economically competitive and reasonable from a functional perspective. The goal of the Policy is to build projects that demonstrate the breadth of applications for which the use of wood is

practical, such as is the case with the new Chuck Bailey Recreation Centre, which recently received an award from the BC Wood Council for the use of wood in a variety of applications throughout the building.

Staff conducted a review of the Wood First by-laws and policies implemented by several other municipalities and are of the view that it is more appropriate to move forward with a policy rather than a by-law as it allows for flexibility in delivering projects while maximizing the amount of wood being used.

SUSTAINABILITY CONSIDERATIONS

Wood is a renewable resource. Wood also acts to sequester carbon which acts to address the effects of GHG emissions and, therefore, supports the objectives of the Climate Change Action Plan. The proposed policy addresses the following elements of the Sustainability Charter:

EC7: Promote Sustainable Building and Development Practices;
EN8: Apply Sustainable Engineering Standards and Practices; and
EN11: Initiate Actions in Support of the Climate Change Action Plan.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the policy entitled "Wood First Policy for City-Funded Capital Projects", which is attached as Appendix I to this report.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

JLL:saw

Attachment:

Appendix I Wood First Policy for City-Funded Capital Projects



CITY POLICY

No.

REFERENCE:

APPROVED BY:

CITY COUNCIL

REGULAR COUNCIL MINUTES

DATE:

HISTORY:

TITLE: Wood First Policy for City-Funded Capital Projects

Purpose:

This policy is consistent with the provincial *Wood First Act* and is focused on encouraging the use of wood as a building material in the construction of City-funded capital projects, wherever such use is practical and appropriate, including new buildings and major additions, all in accordance with Bill 9 – *Wood First Act* and in a manner consistent with the BC Building Code.

Application:

This policy applies to all capital projects undertaken directly by the City of Surrey for its own use such as recreational buildings, parks buildings, works buildings, office buildings, other structures, etc.

Procedure:

1. Staff is to give full consideration to the use of wood in all projects where it is economically competitive with other materials, functionally sufficient and meets the requirements of the BC Building Code.
2. In issuing Requests for Proposals (RFP) related to the design and/or construction of City-funded capital projects, staff are to include, where appropriate, provisions that require proponents to provide details of their expertise, experience and excellence in utilizing wood in the design and construction of projects and how the use of wood can potentially be incorporated in the project for which the RFP is issued.
3. In the evaluation of proposals received in response to such RFPs, staff will place significant weight on how well the proponent demonstrates their understanding of the potential that wood holds as a material for use in the related building project.
4. In general, more favourable consideration will be given to proposals/proponents that demonstrate, in an economically and functionally viable way, more substantial and/or innovative uses of wood and to proposals that demonstrate a greater degree of expertise in the application of wood as a material in projects.