
Monday, January 10, 1994

Committee Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, January 10, 1994
Time: 4:35 p.m.

Present: Acting Mayor - Councillor Villeneuve, Mayor Bose, Councillor McCallum, Councillor Lewin, Councillor Higginbotham and Councillor McKinnon. Councillor Robinson and Councillor Watkins entered the meeting as indicated.

Absent: Councillor Huot.

Also

Present: City Manager, City Clerk and W. Hyndman - Administrative Assistant.

C. DELEGATIONS

1. Parks Department of Greater Vancouver Regional District (0046-001)

Mr. Rick Hankin, Manager of Regional Parks, appeared before Council to make a presentation with respect to the report entitled "GVRD Parks Loan Authorization By-law 765."

Mr. Hankin advised that the GVRD Board of Directors are seeking Council's approval of By-law 765, which authorizes the borrowing of \$3 million for the acquisition and development of Regional Parks. He pointed out that the last capital borrowing authority for parks was passed in early 1992 in the amount of \$5 million, of which \$0.8 million is unused. It is anticipated that the new authority in the amount of \$3 million, together with the remainder of the old, will cover the projected borrowing requirements for development purposes for 1993 to 1998 inclusive.

Mr. Hankin further advised that park development will include:

a new park access road at Belcarra;

improvements at Tynehead Park; and

improvements in Derby Regional Park in Langley.

These improvements include upgrading, parking facilities, miscellaneous trails and picnic tables.

Councillor Robinson and Councillor Watkins entered the meeting at 4:45 p.m.

Mr. Hankin added that this loan authority gave the GVRD Board of Directors' authority to expend funds; however, the Board still has the option to decline expenditures on particular projects; i.e., if estimates are substantially high for the Belcarra road improvements, the Board is not committed to proceed with the improvements.

Councillor Lewin pointed out that the projected revenue and expenditure budget summary indicates a requirement for \$2.8 million to maintain the existing services; however, the loan authority is for \$3 million, an excess of \$0.2 million. She added that the \$0.8 million dollars unused of the previous loan authority, together with the \$0.2 million excess, provide a reserve fund of \$1 million. Councillor Lewin requested further information regarding the \$1 million reserve fund.

In response to questions from the members of Council, Mr. Hankin advised that proposals from consultants will be submitted later this week, indicating their recommendations to raise funds other than approaching the three levels of government. Mr. Hankin added that fees and charges contributed towards seven percent of their costs. In addition to this, studies to ascertain the feasibility of golf driving ranges are being undertaken at this time. He further added that a site has been identified as a possible location for a major restaurant; however, most Regional Parks are too remote to ensure the success of this type of enterprise.

Mayor Bose pointed out that the \$3 million requested is relatively minor, compared to the current value of the assets it will cover. He pointed out that the current value of Tynehead Park is significantly higher than its acquisition cost.

A. CORPORATE REPORTS

1. The Corporate Reports to Council, under date of January 10, 1994, were considered and dealt with as follows:

Item No. C87 Pacific Ridge Golf Course and Residential Development Road Issues. 13910 & 14026 Trites Road, 5353 and 5415 King George Highway, 5365 - 136A Street, 13663, 13769, 13809, 13843, 13859, 14011, 14091, 14149 & 14311 Colebrook Road

(2391-0104-00; 5691-0104-00; 6791-0104-00; 7591-0104-01)

The General Manager of Planning & Development submitted a report concerning the road issues in relation to the Pacific Ridge Golf Course and residential development at Trites Road, King George Highway and Colebrook Road.

The General Manager of Planning & Development was recommending that Council receive this report for information.

Mr. Walker, General Manager of Planning & Development, and Mr. Lai, Manager of the Central Surrey Section, summarized the report which addressed road issues regarding the proposed Pacific Ridge Golf Course and residential development. The report outlined the concerns of residents from Trites Road and 55A Avenue about the possible increase of traffic on local roads. The presentation included discussion of a preferred roadway option, an ultimate solution and an interim solution.

It was noted that the Ministry of Transportation & Highways wanted to eventually close off access to Trites Road from the King George Highway. It was noted that this is a particular hazardous intersection, especially for left-turn movements. It was noted that there are no plans to connect 55A Avenue through; however, knock-down posts for emergency access are suggested.

It was Moved by Councillor Higginbotham
Seconded by Councillor McKinnon
That the report be received for information.

Carried

**Item No. C88 Development Variance Permit No. 6993-0238-00 9438 - 162A Street
(6993-0238-00)**

The General Manager of Planning & Development submitted a report concerning Development Variance Permit No. 6993-0238-00 for property located at 9438 - 162A Street. At the November 22, 1993, Regular Council meeting, Council tabled the above referenced Development Variance Permit for a report on a petition submitted by a group of citizens in response to the Public Notification.

The General Manager of Planning & Development was recommending:

1. That Council receive the following report for information; and
2. That Development Variance Permit No. 6993-0238-00 be considered by Council for approval.

It was Moved by Councillor McCallum
Seconded by Councillor Lewin

That:

1. Council receive the report for information; and
2. That Development Variance Permit No. 6993-0238-00 be considered by Council for approval.

Carried

**Item No. C89 B.C. Transit - 1994/95 Annual Service Plan
(4100-001)**

The General Manager of Engineering submitted a report concerning the Vancouver Regional Transit Commission's 1994/95 Annual Service Plan.

The General Manager of Engineering was recommending that:

1. Council receive this report as information; and
2. That a copy of this report be sent to B.C. Transit as Surrey's comments on its 1994/95 Annual Service Plan.

Councillor Robinson requested additional information regarding the modifications to routings and schedules which are anticipated by B.C. Transit. He pointed out that while the Surrey Bus-SkyTrain Integration Plan will provide many benefits to transit users, B.C. Transit should be encouraged to provide an alternative transit plan in those areas with a low-demand bus route, prior to withdrawing services.

It was Moved by Mayor Bose

Seconded by Councillor Higginbotham

That:

1. Council receive this report as information;
2. That a copy of this report be sent to B.C. Transit as Surrey's comments on its 1994/95 Annual Service Plan; and,
3. That a report be brought forward providing specific information on the proposed modifications to service levels.

Carried

B. ITEMS REFERRED BY COUNCIL

C. DELEGATIONS (Cont'd)

2. B.C. Assessment Authority (0065-012/0584-001)

Mr. Don Hubbard appeared before Council to review the function of the B.C. Assessment Authority and discuss the effect of the 1994 Assessment Roll for Surrey.

Mr. Hubbard advised that the Assessment Roll is up over what it has been in previous years. It was noted that because of the unique and rapid growth, B.C. Assessment Authority have returned to completing annual assessments as opposed to the previous biannual Assessment Roll. He commented that approximately 88,000 assessment notices have been mailed to Surrey residents in recent weeks. This has resulted in approximately 800 enquiries and 70 letters of appeal.

Mr. Hubbard explained the valuation process, noting that values are generated by appraisal techniques. Factors taken into consideration include resale values in the area, cost of replacement, and capital value from rental income.

The market value of properties is determined on July 1st for the following year's Assessment Roll. Mr. Hubbard explained the Court of Revision process, noting that persons wishing to appeal must file an appeal in writing by January 31st. The Court of Revision sits at various times throughout the period February 1st to March 15th. The Court must complete its sittings by March 15th. He added that Court of Revision decision notices are sent out by April 7th.

Mr. Hubbard referenced Section 26 (4) of the *Assessment Act*, which permits property owners an opportunity to have their property reassessed on the basis of their present residential use, even though

the land may have a higher alternative use. Examples of this were noted to be single family dwellings on land that is subdividable or zoned for commercial use. Owners eligible to apply under this Section must do so annually and applications should be received by March 15th.

Mr. Hubbard discussed changes in the Regulations that affect the 1994 Assessment Roll for Surrey. He pointed out that the standard for classification of land as a farm regulation was amended to increase the minimum annual farm gate sales from \$1,600 to \$2,500. In addition, the prescribed classes of property regulation was amended to provide that all child daycare centres are classified as Class 1 - Residential. This means that all types of daycare centres will be treated consistently throughout the Province.

Mr. Hubbard went on to discuss initiatives undertaken by the B.C. Assessment Authority to inform the public on how property assessments are reached. He added that several mall displays have been set up to keep the citizens of Surrey fully aware of the tax assessment structure. He confirmed that assessments are done at market value. Mr. Hubbard added that even though a property assessment increases over the previous year's value, it does not necessarily follow that the property tax will increase at the same rate. Mr. Hubbard provided an example of a property whose assessment value increased 24% in the 1993 Tax Roll, but was followed by a tax increase of 4%.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Mayor Bose

Seconded by Councillor Lewin

That the Council-in-Committee meeting do now adjourn.

Carried

The Council-in-Committee meeting adjourned at 6:14 p.m.

CLKMIN 3426