



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 22, 2001
Time: 4:30 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Eddington
Councillor Steele

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
City Solicitor
Land Development Engineer
K. Swaele, Administrative Assistant

A. DELEGATIONS

1. Ministry of Children & Family Development Local Representatives File: 0065-012; 0864-003

Ministry of Children & Family Development Local Representatives were in attendance to give a small presentation ceremony to thank foster parents for the contributions they make every day to children and to their communities.

Linda Fennema, Resource Worker for the Contracts Team for the Ministry of Children and Family Development, introduced members of the group who were in the audience, including long-term caregivers.

Ms. Fennema noted that October is Family Foster Appreciation Week, and that when people choose to foster, they live in glass houses by opening up their lives to the involvement of Social Workers, the children's families, and the community. She advised that foster parents care for over 10,000 children in the Province, and that there are 1,200 children and 475 foster families in the region.

Ms. Fennema noted that children come into care either through parental agreement or through a court process, and that foster parenting is very demanding, but makes a vital contribution to the community.

Ms. Fennema introduced Dave and Alice Griffin who have been fostering for over 30 years and have taken in over 100 children.

Dave Griffin stated that they began fostering 37 years ago through the Children's Aid Society, and subsequently moved to Surrey. Mr. Griffin advised that they have 5 of their own children who have benefited enormously from having foster children in the family.

Alice Griffin commented on the wonderful relationship that they had with one of their foster children, Jason, who had come to them at the age of 7 with muscular dystrophy, and who had died at the age of 19.

Roger and Susan Koyanagi advised that they have been fostering for 2 years and care for high-risk babies. Roger Koyanagi advised that his wife, Susan, is a pediatric care nurse at Surrey Memorial Hospital, and that they have found the experience very rewarding.

Susan Koyanagi commented on the children they have cared for, and the rewards and frustrations of providing foster care.

Sherry Watkins, of the Ministry of Children & Family Development, thanked the foster parents for the wonderful work that they do.

**2. Representative
Parkside Inn (Newton Hotels Ltd.)
File: 0065-012; 2152-13601**

Jimmy Pai, of 52 – 2678 King George Highway, partner and Manager of Parkside Inn (Newton Hotels Ltd.) stated that they have not had any problems with prostitution or drugs at the hotel for the past couple of years, or longer.

In response to questions, Mr. Pai stated:

- That they have a very strict process of screening guests, and have policies in place.
- That the policy has actually been in place for the last 9 years.
- That they ask for 2 pieces of identification, including picture identification.
- That their front desk is open from 8:00 a.m. to 4:00 p.m. and they do not rent rooms out at night.
- That all bookings are done before 4:00 p.m.
- That they have 48 rooms.
- That room rental is a very small portion of their business, as they also have a pub and nightclub.
- That they have daily, weekly and monthly rental.
- That some customers are from social services, some go to school, and some are local workers.
- That approximately 40 or 50% of rentals are weekly or monthly.
- That they will turn customers away if they do not appear to be beneficial to the business.
- That they are upgrading to make it a tourist facility.
- That it is his understanding that the problems that occur are with nightly rentals.
- That restricting monthly rentals will have a detrimental affect on the business.
- That they have 24-hour security.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Report, under date of October 22, 2001, was considered and dealt with as follows:

Item No. C009 Official Community Plan (OCP) Review - Status Report
File: 2302-001

The General Manager, Planning & Development submitted a report to:

- advise Council of the progress, to date, on the 2001 major review of the OCP;
- to inform Council regarding draft policies proposed for inclusion in the OCP; and
- to obtain Council authorization to present the draft policies to the business community, other interested stakeholder groups and the public for comments.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Murray Dinwoodie, General Manager Planning & Development, gave a presentation on the Official Community Plan, which included background, research and consultation and progress to date.

Mr. Dinwoodie advised that staff are bringing forward draft policies for consideration of Council and reviewed business development goals. He noted that the business development goals are to match total jobs with total workforce by 2021, double business construction between 2000 and 2009 compared to the last decade, further accelerate business construction between 2010 and 2021, shift the property tax revenue base by 2010 from 72% residential and 28% business to 76% residential and 34% business, with a final goal of further shifting the property tax revenue to 60% residential and 40% business.

Mr. Dinwoodie presented graphs to illustrate what will happen with tax revenues generated by growth, the change in the business-related tax base, budget projections of revenue with contributions to capital in 5-year increments, and the projected change in jobs to workforce ratio.

Mr. Dinwoodie noted that staff are making recommendations in three policy areas: land use and zoning, improving the market readiness of business lands, and building the City's character and image.

Mr. Dinwoodie reported that an analysis of land requirements shows that in order to accomplish the goals, which have been set, the City requires 1,000 additional acres for industrial business parks, 250 acres for commercial/retail, and 250 acres for commercial/office. Mr. Dinwoodie noted that the City is in fairly good shape, but does need to look for additional land for these purposes.

Mr. Dinwoodie commented on the draft policies, which are included in the Official Community Plan review and displayed the existing OCP land use designation map. He advised that the land use designation map suggests that the City has hit the right targets, but that the existing OCP amendment process is drawn out, cumbersome, and may have the affect of limiting development.

Mr. Dinwoodie advised that they are suggesting the Official Community Plan amendment process be changed, by looking at a performance-based approach. Under a performance-based approach, a certain set of criteria must be met so that an Official Community Plan amendment does not need to occur. He reviewed proposed new zones that have been developed to hopefully reduce uses, which are considered intrusive by neighbouring developments.

Mr. Dinwoodie advised that they are also looking to officially recognize workplace designations, which are significant communities that need to be acknowledged. He noted that staff would be taking proposed changes to the business community for their comment and input.

Jorgen Johansen, General Manager, Engineering reviewed the draft policy for market readiness of lands and stated that they are looking at an improved process of getting sites ready for development. He commented that when first-time developers are faced with dealing with the issue of site services, they find it very frustrating, whereas if they are dealing with Vancouver, the services are already in place.

Mr. Johansen stated that staff proposes to improve the design and construction process and offer developers the option of the City providing project management services for them. This service will be at the expense of the developer, but will be advantageous and streamline the process. This service will be particularly beneficial for those who may only deal with land use once.

Mr. Johansen continued that staff have also looked at pre-servicing for off-site services and that they are proposing to partner to install engineering services on a prioritized basis to improve the market readiness of City lands. The developer's portion of the costs will be recovered at the time of site development or building permit issuance, with further costs being recovered as development occurs. In order to accomplish this, it may be necessary to consider short-term borrowing from the Legacy Fund.

Mr. Dinwoodie reviewed the final policy area, which is to create a framework to improve and enhance the City's character and image. He advised that improving the City's character and image are essential ingredients to accelerating business development. The policy will look at what elements the City needs to focus on, what partnerships need to be built, and financial requirements.

Mr. Dinwoodie advised that over time, Council will be asked to be involved in appropriate forums and discussions to establish direction, and feedback that has been received shows that the City needs to move in a positive direction in this regard.

Mr. Dinwoodie briefly commented on other policy areas which will be reviewed, such as Parks acquisition, crime prevention through environmental design, neighbourhood concept plans, and the need to put more emphasis on input from the business community. He noted that they are suggesting that the Official Community Plan be renamed to more accurately reflect the sense of where the City is going, and will be bringing forward a report to seek Council involvement.

Mr. Dinwoodie concluded by reviewing phasing and steps to completion of the process, noting that the process will culminate with a public hearing and consideration of third reading by mid-December and final adoption mid-January.

It was
Moved by Mayor McCallum
Seconded by Councillor Tymoschuk
That Council:

1. Receive this report as information; and
2. Authorize staff to present the draft policy proposals, as described in this report, to the public and other interested stakeholders, which will include, amongst others, representatives of the business community and ratepayers associations.

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was
now adjourn.
Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Council-in-Committee meeting do

Carried

The Council-in-Committee adjourned at 6:04 p.m.

Councillor Bose
Chairperson