



# City of Surrey

## *Council-in-Committee*

### *Minutes*

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, APRIL 7, 2003**  
Time: 2:31 p.m.

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#### Present:

Acting Chair - Councillor Priddy  
Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Bose  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

#### Staff Present:

City Manager  
Acting City Clerk  
General Manager, Planning & Development  
City Solicitor  
General Manager, Engineering  
General Manager, Finance, Technology & HR  
Supervisor, Presentation Services, Planning & Development

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## A. CORPORATE REPORTS

1. The Corporate Reports, under date of April 7, 2003, were considered and dealt with as follows:

**Item No. C009**      2003 Annual Review of the Official Community Plan  
(the "OCP")  
File: 6440-01

The General Manager, Planning & Development submitted a report concerning the 2003 Annual Review of the Official Community Plan (OCP) and staff provided a short presentation.

The following information was provided:

- That Surrey has grown by 30,000 since the 1980's.
- That Surrey would see an anticipated average of 3,500 housing starts per year over the next five years.
- That there is an anticipated growth of 17,000 new housing units projected between 2003 and 2008.
- That there are 5 to 8 years of growth capacity for ground-oriented urban housing development in the city.
- That Terms of Reference are being developed for future growth areas in the Grandview Heights, Clayton Hills, and Port Kells areas to create general land use concepts.
- That Terms of Reference are being developed for a Land Use Structure Plan for the South Port Kells area.
- That the Land Use Structure Plan would establish a basic overview for future development in the Grandview Heights area.
- That there are two city-initiated amendments to fine-tune the OCP land use designations: one in the Surrey City Centre area and Scott Road along 80th Avenue.
- That a proposed text amendment relates to Temporary Use Permits regarding Truck Parking and Dangerous Goods and includes issues of

adequate water supply to deal with fire suppressions for fires related to dangerous goods and the proposal to prohibit parking or storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act.

- That another text amendment relates to rectifying a redundancy in the Development Permit process for subdivision.

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

It was

Moved by Mayor McCallum  
Seconded by Councillor Higginbotham  
That Council:

1. Receive this report as information;
2. Direct the Planning and Development Department to prepare a Terms of Reference to commence the development of a *General Land Use Structure Plan for the Grandview Heights Community*;
3. Approve, in principle, amendments to the OCP Land Use Designation Map as proposed in Section 3B of this report and direct staff to undertake the necessary actions to implement these amendments including, among other actions, the notification of affected property owners;
4. Direct staff to study and prepare a Corporate Report, complete with recommendations on OCP policy and zoning amendments in relation to protecting and preserving the environmentally sensitive lands located within the Conservation Area designation in the OCP;
5. Approve the following amendments to the OCP By-law, as proposed in Section 4 of this report:
  - to Section 6.3 – Development Permits and Guidelines by exempting subdivisions in industrial, commercial and multiple family Development Permit areas from the requirement to receive a Development Permit approval prior to subdivision; and
  - to Temporary Industrial Use Permit Area No. 10 to prohibit the parking or storage of vehicles containing dangerous goods in temporary truck parking facilities; and
6. Direct the Acting City Clerk to bring forward the necessary OCP amendment by-law for the required readings and set a date for the required Public Hearing.

Before the question was called on the main motion, the request was made to divide Item 2. The Chair then indicated that Items 1, 3, 4, 5, and 6 were before Council, and it was:-

Carried

The Chair indicated that Item 2 was before Council and it was:-

Carried with Councillors Bose, Priddy and Villeneuve against.

## **B. METHADONE DISPENSING BY-LAW - PUBLIC INPUT**

Marie Cooper, 5937 – 124A Street, was in attendance and commented on concerns regarding the proposed business license regulating the use of methadone to treat drug addicts. She noted that methadone is a maintenance drug administered by competent physicians and issued by licensed pharmacists, all of which is private medical information. Ms. Cooper added that if there is illegal dispensing, there is already a law in place to cover such breaches of law and if the current law cannot be enforced how could the City propose a trade license by-law when it is not the jurisdiction of Council to try to control medical problems. She suggested Council pressure legal authorities who have the jurisdiction, both provincially and federally, to enforce the law and that the costs of this effort should be used for projects within the city's purview, as this is another example of downloading by senior levels of government.

Sandra Bramall, 2494 – 136 Street. Ms. Cooper read a submission by Ms. Bramall stating that due to work-related issues, she could not attend the meeting and wished her concerns relayed to Council. The statements were made that the apparent purpose of the meeting was to address the rights and concerns arising from the current methadone program and the process of protecting some at the expense of others. She noted that if changes had been made to the Official Community Plan, and business licenses for these types of establishments not provided in the first place, Whalley would not have been neglected.

Christine Eden, 3048 – 192 Street, was in attendance and stated that, as a recovering addict and worker in the field of drug and alcohol abuse recovery, she supported the proposed by-law. She continued that she has spoken with recovery addicts who have disclosed that pharmacists do allow them to take carries, which are sold on the street. She added that methadone costs one or two cents per ml, sells for up to \$2.00 per ml on the street, and that the average user consumes on average 80 mg a day. She noted her concerns with respect to prostitution in the area and the fact that non-medical personnel are distributing methadone. She stated that there is a great deal of misuse of methadone. She added that the City and police should work hand in hand to deal with these issues. She noted that one Richmond clinic is situated close to a hospital zone and that education is key to prevention.

Joanne Gleesh, resident Bolivar Heights, was in attendance and stated concerns regarding the littering of empty methadone bottles and used syringes in the vicinity of some methadone dispensaries. She related that she had lost friends to methadone use, that the neighbours near the needle exchange have experienced loss of enjoyment of their properties due to individuals congregating at this center.

Adriane Telford, Whalley Residents and Business Association, was in attendance and stated that she supported the proposed by-law. She continued that she agrees this is a matter that the provincial government should be regulating but are not. She noted that the Whalley Residents and Business Association asked that the methadone dispensaries be closed down and that there are six in a one-mile radius. She added that Richmond does not have methadone clinics.

Ms. Telford noted that she has lived in Whalley for thirty years and noticed the area has changed for the worse. She commented on pharmacies that dispense only methadone and cited an example. She added concerns regarding businesses that have had to close down due to methadone treatment clients harassing their patrons and noted one example where the business owner had to keep the front door locked during business hours.

Ms. Telford then commented that one pharmacy dispenses methadone to parolees only and there has been an increase in criminal activity in the area. She cited an example of a pharmacist administering methadone to a client obviously high on drugs already and stated the need for closer monitoring of pharmacy operators. As well, she related incidents of a receptionist handing out methadone to patients at one doctor's office.

She noted that she, members of her Association and other parents contacted the College of Pharmacists three or four years ago regarding methadone dispensaries and were told that they were being monitored but nothing has changed and there has been no improvement. She also commented that two pharmacies closed down and opened up under different names in a nearby area.

James Wood, 13562 – 92 Avenue, was in attendance and stated that he lives every day with the results of this government-created problem. He added that he has had enough of prostitutes and drug dealers threatening to burn down his house and threatening his family. He commented that he supported the proposed by-law, would like to see all the methadone dispensaries turned out of the city, that he resented his tax dollars being used for a drug dealer haven, and that this is a provincial government problem.

Donna Bradley, 9061 Alexandria Crescent, was in attendance and commented that as a business operator and taxpayer, she had concerns with the effectiveness of these types of programs, confidentiality issues, and treatment programs based on anonymity and privacy. She cautioned the use of the proposed by-law and stated that Council should lobby for detox centres in Surrey.

Mohammed Dewji, operator of pharmacy at 13656 – 102 Avenue, was in attendance and commented that he has operated a pharmacy for six years and has dispensed methadone over the last five years. He pointed out that there are some decent pharmacies dispensing methadone in the Whalley area and that it is possible to be professional and dispense methadone at the same time. He added that there are no empty Dixie cups in front of his store and he does not give out carries to unauthorized patients. He continued that his pharmacy is open Monday to Friday, so that patients requiring methadone on a daily basis do not get their prescriptions filled at his pharmacy. He added that he used to have up to forty clients attending his pharmacy to fill their methadone prescriptions but since then several other methadone dispensaries have opened up and those numbers are now down to ten.

Mr. Dewji stated that not all recovery homes are professionally run and are not regulated which is something that Council should investigate. He added that he was in agreement with the proposed by-law but raised confidentiality concerns. He made the suggestion that Council work together with College of Pharmacists to clarify these types of issues.

He also added that pharmacies that just dispense methadone and are not full service should be controlled and have a cap placed on the number of methadone clients. He continued that the College of Pharmacists does not endorse 100 methadone clients. Mr. Dewji noted that this suggestion was brought up with the College of Pharmacists but it was not followed up.

Mr. Dewji submitted that he would hope that the penalty for giving carries to clients against a doctor's prescription would result in the loss of the dispensing pharmacist's license and that he was not aware of any other penalties. He further added that the information provided by PharmaNet would indicate what medications, dosages, and dates taken are provided for all patients for two years and he would check the database before he would fill out a methadone prescription. Mr. Dewji also indicated that he keeps proper records for the dispensing of all narcotics.

Sam Paris, 13313 – 70B Avenue, was in attendance and commented that he is a pharmacist working for Safeway. He stated that he prides himself on being an ethical pharmacist and is proud of the methadone program established. He noted that it is a positive thing for the community as it gets people who have addictions out into the community. He added that the methadone program is based on treating these people with respect and dignity, that the same treatment is expected in return, and that contracts are drawn up with clients as to expected behaviour when attending the pharmacy.

Mr. Paris thanked Council for raising the issue but he was not sure the by-law would provide a solution he could endorse. He raised concerns around confidentiality of client information and the pharmacist-client relationship, which is taken seriously. He added that he has seen many success stories for clients on methadone and conceded that there are some problems regarding methadone such as unauthorized carries and the fact that methadone can be dangerous in the wrong hands. He noted that the College of Physicians and Surgeons and College of Pharmacists have a lot to answer to with regard to the proper supervision and other concerns relating to methadone treatment. He stated that some prescriptions for methadone are written by doctors' receptionists, which needs to be addressed.

**C. DELEGATIONS****1. Shannon Smith  
Community Prevention Coordinator  
Pacific Community Resources  
File: 0550-20-10**

Shannon Smith, Community Prevention Coordinator, Pacific Community Resources and Lindsay Dignall were in attendance to present their study on drug use in the Vancouver, Delta, Surrey, Langley, Burnaby, New Westminister, Maple Ridge, and Pitt Meadows areas.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the information submitted by

Ms. Smith be received.

Carried

Ms. Dignall was in attendance and provided the following comments:

- That a drug use survey was undertaken to provide information to those organizations planning and delivering addictions services to youth in the Lower Mainland. The results are intended to assist with more effective planning for alcohol and drug education, prevention and intervention.
- That the survey is divided into two parts; part one provides data of drug usage and accessibility rates for six Lower Mainland communities and part two provides data on youth opinions (12 to 24 years of age) on a range of alcohol and drug prevention and intervention topics.
- The survey revealed that the usage rates for all drug types (except alcohol) are on the rise. Lifetime use of alcohol was reported at 77%, marijuana at 62%, ecstasy at 25%, cocaine at 20%, methamphetamine (speed, crystal meth) at 19% and heroin at 7%.
- That methamphetamine is a growing problem and adds the danger of explosions and toxicity to the community and first responders.
- Alcohol is the most commonly used drug with approximately 58% reporting 30-day use, marijuana was the second most commonly used drug at 42%, methamphetamine (speed, crystal meth), cocaine and ecstasy all had 30 day usages rates between 7% and 8% while heroin had a 3% 30-day use rate. These rates indicate a possible ongoing increase in drug use among lower mainland youth.
- Males are more likely to be current users of drugs in all categories except alcohol. Also of interest is that the second highest 30-day alcohol use rates are among the 18 year old age group.
- The survey suggests that there is a relationship between school attendance and substance use, with youths who are less connected to school showing the highest usage rates for most drugs. All drug types are readily available to youth within 24 hours.

- Alcohol and marijuana are typically the first drugs used with a most frequently reported first age of use of 13 years. This is followed by cocaine at 14, methamphetamine, heroin and ecstasy at 15 years. When compared to other surveys, it appears more youth are trying marijuana and other drugs at a younger age. Particularly troubling is reported first use ages of harder drugs such as methamphetamine, cocaine, heroin and ecstasy.
- The survey suggests that age of first use is clustered in "age bands" and lends support to the idea that if you delay the age use beyond the peak use year, you increase the likelihood that the person will not start using the substance.
- The survey indicated that parents (61%) were the most trusted source of drug information for youth followed by school (58%) whereas parents (22%) were the fifth highest actual source of alcohol and drug information.
- That a similar study would be undertaken in cooperation with Progressive Intercultural Community Services Society (PICS).

**2. Kelly Garay and Concerned Residents  
6700 Block of 185 Street  
File: 5460-01; 0550-20-10**

Kelly Garay and Concerned Residents, 6700 Block of 185 Street were in attendance to discuss traffic calming measures in their neighbourhood.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the information submitted by Ms.  
Garay be received.

Carried

Ms. Garay provided the following comments as well as a short video presentation:

- That over the last few years there has been an increase in excessive speeding by motorists posing a safety threat to the area's children.
- That from a personal perspective this presents a serious problem.
- That traffic calming measures could result in health care savings by keeping kids safe.

Chris Wilcroft was also in attendance and commented as follows:

- That he has safety concerns for small children and pets.
- That sidewalks should be installed on both sides of the street.
- That there may be legal implications.

**3. Jim McMurtry, Spokesperson  
Cloverdale Community Association, et al**  
File: 5280-01; 6300-01; 0550-20-10

Jim McMurtry, Spokesperson, Cloverdale Community Association and Esther Lazaretto, et al, were in attendance to express their environmental concerns regarding Cloverdale.

Mr. McMurtry and Ms. Lazaretto provided the following comments:

- That there were concerns with the removal of trees in front of Surrey Centre Elementary School against the opposition of many neighbours and parents.
- That concerns were related regarding the clear-cutting of forested Cloverdale acreages in preparation for housing subdivisions in the areas of 64 Avenue west of 168 Street and the project north of Fraser Highway opposite Clayton Secondary School on 188 Street.
- That there is an absence of opportunity for Surrey citizens wishing to protect heritage trees.
- That there is a continued use of herbicides in city parks, grass fields and flower beds when neighbouring cities are adopting anti-herbicide and other anti-pesticide measures.
- That there is an absence of information available to Surrey citizens on lawn care without toxic herbicides and to promote environment stewardship.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the information submitted by

Mr. McMurtry be received.

Carried

**4. Mr. and Mrs. Robert Goedman  
Bistro Panini**  
#107, 10277 - 135 Street  
File: 5400-80-13500; 0550-20-10

Mr. and Mrs. Goedman, Bistro Panini, were in attendance to express concerns with respect to the removal of tables and chairs from the sidewalks at Surrey Central SkyTrain.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the information submitted be received.

Carried

Robert Goedman provided the following comments:

- That they take pride in the services and products they sell and have been in business for eight years.
- That the outdoor patio is an integral part of their operation.
- That patio tables, chairs and umbrellas are provided for customers' use.
- That they don't serve clients who appear high on drugs or who are soliciting.
- That By-law Enforcement requested the outdoor patio furniture be removed.
- That shutting down outdoor patios will not stop drug dealing in the area.
- That they were not consulted or involved in the decision to remove the outdoor patio.
- That the City must take a balanced approach and implement measures to eradicate crime while at the same time making sure these measures do not jeopardize legitimate businesses.
- That they are not responsible for the drug dealing problems nor for eradicating crime as this is the responsibility of the City along with the RCMP.
- That the outdoor patio is not allowed under the current zoning but was allowed under a verbal agreement with the City.
- That they may have to lay off staff.
- That their business as been unfairly portrayed as a drug dealers haven.
- That the bus stop location should be changed to decrease nuisance concerns.
- That the community supports their business, have signed petitions and forwarded letters of support to Council.

Chris MacIlvee, 8025 Royal Avenue, was in attendance and provided the following comments:

- That there is inadequate enforcement of penalties for criminal activities.
- That Bistro Panini complies with all its requirements.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the matter be forwarded to the City

Manager for review and report back to Council.

Carried

#### **D. ITEMS REFERRED BY COUNCIL**

**E. DELEGATION REQUESTS**

**F. COUNCILLORS' REPORTS**

**G. OTHER COMPETENT BUSINESS**

**H. ADJOURNMENT**

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 6:23 p.m.

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Chairperson