



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 6, 2004
Time: 4:30 p.m.

Present:

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

Absent:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance, Technology & HR

A. DELEGATIONS

1. Marilyn Wilson **On behalf of the Douglas Area Residents** File: 0430-20; 0410-20; 0550-20-10

Marilyn Wilson, On behalf of the Douglas Area residents was in attendance regarding commercial truck route diversion from Highway 15 to 2 Avenue.

Marilyn Wilson was in attendance and provided the following comments:

- The Douglas Area residents request that truck traffic be moved back to Highway 15 pending a healthier, viable solution with the Ministry of Transportation and the City.
- Residents have many concerns, including air quality, vibration, safety, health, and economic implications.
- A meeting to discuss the proposed truck route was convened on April 23, 2003 to determine their quality of life and property values, but did not include residents living in the complex at that time or residents with deposits on new homes.
- A letter has been received from the B.C. Lung Association, which confirms the need to redirect high volumes of truck traffic from the air shed.
- An environmental impact study did not include air quality, noise and health issues, contained many errors, and concerns for mitigation were ineffective.
- During meetings with the Ministry of Transportation and the City, the issue of air quality was left with the City to resolve.
- The City then resolved that they did not have the responsibility or expertise to deal with air quality issues.
- Several residents now require Ventilin puffers and other medical treatment since the truck diversion has occurred, and residents are worried about the long-term outcome.

- The Douglas area residents are accumulating information from Health Canada regarding the serious implications from both a physical and psychological point of view regarding a compound of factors such as safety hazards, air quality, noise, and vibration.
- On May 26, 2003, Council received the Ministry of Transportation, Regional Project Manager's delegation regarding the status of the Pacific Border Crossing project and the recommended alternative was approved by Council and built as they presented.
- Douglas area residents require Council's help through partnership and action to redress this issue and their first point of classification to included Douglas Point residents in the Douglas Neighbourhood Concept Plan.
- Douglas Point is not a Seniors complex and do not benefit from buffered areas and by-law policies including truck routes, noise, speed limits, hours of operation and safety.
- Heavy truck traffic is not allowed between the hours of 7:00 p.m. and 7:00 a.m. as quoted under Section 28 of the current by-law. This is not a reality for the Douglas area residents.
- An Engineering truck route network map indicated that Highway 15 would include the transportation of hazardous goods, but does not include 2nd Avenue.
- The Ministry of Transportation has directed commercial trucks down 2nd Avenue, and 50 km/h signage was posted from Highway 15 to 175B Street.
- Heavy trucks and double rigs have been observed driving along 2nd Avenue and it is just a matter of time before there is an overturned truck with disastrous consequences.
- Prior to the residents purchasing their homes, the information provided by the City to the majority of the residents did not mention the proposed truck diversion from Highway 15 down 2nd Avenue.
- There has been a lack of accountability and shifting of blame on this issue.
- Many residents on 2nd Avenue and 175 Street would not have purchased property adjacent to a truck route due to devaluation of property.
- Attempts to obtain clarity on 2nd Avenue have not been forthcoming from the Ministry of Transportation or the City since September 4, 2004.
- Staff have indicated a transfer of ownership on 2nd Avenue between Highway 15 and 175 Street has taken place.
- The Douglas area residents have requested information on residential 2nd Avenue becoming an inter-provincial highway dedicated to truck traffic.
- There has been conflicting information from the City, the Ministry of Transportation and federal sources and the area residents request that these agencies respect and honor due diligence and due process to meet with the Douglas Point residents regarding integration of the community, intensification of residential development and surrounding land with school facilities, hazardous trucking, and emergency measures.
- The area residents want to know what transportation plans are in place and how they would further impact development.
- The area residents request that truck traffic be moved to Highway 15 until consultation has taken place with the Ministry of Transportation and the City.

- The Douglas Area residents want a voice and to play a part in the decisions affecting their community and be included in the Douglas Neighbourhood Concept plan and receive fair treatment and realize integration with all proposed developing and existing homes.
- The residents do not want to be forced to move.
- The Douglas Point residents invited Council members to meet at their complex on Saturday, December 11, 2004 to solve this toxic and intolerable situation.

2. Irv Hildebrand
NightShift Street Ministries Society (one-hour presentation)
File: 0250-20; 0550-20-10

At the November 29, 2004 Regular Council - Public Hearing, Council passed a resolution that NightShift Street Ministries Society, regarding the use of property located at 13686 Hilton, be heard at the December 6, 2004 Council-in-Committee, and that staff provide a brief memo regarding the matter.

Irv Hildebrand, NightShift Street Ministries Society, was in attendance regarding the NightShift Street Ministries Society property.

Note: See Corporate Report C012 of this agenda.

Irv Hildebrand was in attendance and provided the following comments:

- NightShift Street Ministries Society (the Society) has attended meetings with the City, Whalley Business Improvement Association, business people and other stakeholders in the Whalley area.
- Their organization is volunteer-based and want to make a positive impact in the community to help residents, business community and community-at-large.

Mike Van Zanden, Pastor, South Side Community Church, business partner with Pan American Nursery Products was also in attendance and provided the following comments:

- They have been involved in the Whalley area caring for the same issues for past seven years.
- Meetings with Church leaders are held every Wednesday to discuss the homelessness issues in the area.
- Their request is to work with the homeless on a six month trial basis out of the Filipino Community building.
- The Society does not want to do anything contrary to the efforts already underway in the area, and if the situation were not working within six months, they would shut the facility down.
- They believe they can provide a workable solution based on a spiritual content.

Irv Hildebrand then spoke:

- The Society has met with the Whalley Business Improvement executive, to request their support.
- Due to limited time, they have not yet canvassed business owners fronting King George Highway directly.
- The Society's programs include Alpha courses, a twelve step Christian recovery course, a discipleship/mentoring program, and prayer ministry, which is different from what is currently being offered in the area today.
- Their organization's role is not to be a long term recovery centre but to bring the homeless in, love them, keep them alive so they can see hope.
- They have seen tremendous success and if they had a building in which to operate, they could expand their existing programs.
- The Society is working with outside agencies that provide similar services.
- The Society provides one-on-one contact with individuals, helping them to locate and become part of the community, and provides food donated from a variety of businesses.
- Alternate locations in the Whalley area were discussed in a meeting with City staff, but it has been difficult to find landlords willing to rent to organizations that provide services to the homeless.
- The Filipino Community Association provided an opportunity to have the Society step into an equity position, based on the cost of renovations.
- The Filipino Community Association has advised the Society could use their facilities on a part-time basis.
- The Society has an agreement-in-principle with the Filipino Community Association based on the premise that the contributions the Society makes for building improvements would be sufficient contribution in-lieu of rent or purchasing an ownership in a portion of the building.
- The Society would operate on a daily basis from one portion of the building; the Filipino Community Association would operate their programs on evenings and weekends from another portion of the building.
- There would be a trailer on site to be used for storage purposes only.
- Letters of support had not yet been collected from stores and businesses.
- There are over 100 active volunteers working on a rotating basis, with approximately 25 volunteers working on Fridays.
- Various church groups donate food and volunteers.
- There can be anywhere from 30 to 125 clients a night, dependent upon the weather, and whether or not the service is in a building.
- The Society is currently working with the Whalley Business Improvement Association to determine service overlaps and gaps.
- They have been involved with the Task Force on Homelessness, the RCMP, the Faith Community Multi-Faith Forum held at Kwantlen University College, and have discussed strategies with the Front Room.
- Many churches in the Whalley area have shut down recently, resulting in a loss of service provision to the homeless.
- The Society cannot obtain a building permit to undertake renovations on the Filipino Community Association building until Council provides approval to allow a six-month trial period.

- The Society would cooperate, provide an impact study, undertake a public relations campaign, and build a working relationship with the Whalley Business Improvement Association, the community and other businesses on King George Highway.

It was
Moved by Councillor Watts
Seconded by Councillor Villeneuve
That Council:

1. refer the proposal of NightShift Ministries Society back to the applicant to work with staff and consult with the community, including the Whalley Business Improvement Association and the RCMP; to identify concerns and impacts; and, through an externally prepared community impact statement, modify the short term proposal and the longer term proposal to prepare an implementation plan that would address the community concerns and meet the City's goals for the City Centre area; and
2. that a further report complete with recommendations be forwarded to Council in due course.

Carried

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Report, under date of December 6, 2004, was considered and dealt with as follows:

Item No. C012 Proposal by NightShift Street Ministries Society Regarding a Three-Stage Plan to Operate a Multi-faceted Mission Centre at 13674 Grosvenor Road
File: 13674-11110; 0250-20

The General Manager, Planning & Development submitted a report to provide information regarding the proposal by NightShift Street Ministries Society (the "Society") to use the property at 13674 Grosvenor Road (i.e., the Philippine Community Centre) for a multi-faceted mission centre.

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

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Council:

1. Receive this report as information; and

2. Provide direction to staff with respect to the processing of building permit applications and business license applications to allow NightShift Street Ministries Society to use the property at 13674 Grosvenor Road for a multi-faceted mission centre.

Carried

Note: See Delegation under Item A.2.

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. 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 6:05 p.m.

Margaret Jones, City Clerk

Chairperson