



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 2, 2005
Time: 3:45 p.m.

Present:

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

Absent:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance, Technology & HR
General Manager, Parks, Recreation and Culture

A. DELEGATIONS

- 1. Alana Martens**
Surrey Relay for Life Coordinator
Canadian Cancer Society
File: 0250-20; 0550-20-10

Alana Martens, Surrey Relay for Life Coordinator, Canadian Cancer Society was in attendance to create awareness in the community regarding the Relay for Life event to be held Friday, June 10, 2005, 7:00 p.m., at Bear Creek Park.

The following comments were provided:

- The Surrey Relay for Life event has been scheduled for Friday, June 10, 2005 at Bear Creek Park.
- This event is a celebration of survival, tribute to lives of loved ones and a night of fun, entertainment, friendship and fundraising to beat cancer.
- A ten-minute video presentation was then shown.

- 2. John Young, Executive Director**
ACORN Canada
File: 0250-20; 0550-20-10

John Young, Executive Director, ACORN Canada was in attendance regarding the unethical interest rate practices payday lending companies charge, and providing suggestions for the City's consideration with respect to this matter until such time as senior levels of government step in to regulate this industry.

The following comments were provided:

- Payday lending is a rapidly growing, completely unregulated industry that makes short-term loans at criminal interest rates to the tune of \$1 billion.

- The Council of the City of Vancouver has recently asked staff for a report concerning regulation of this industry.
- The responsibility lies with the provincial government with some connection to federal government.
- Local governments have some control through business licensing until senior levels of government regulate the industry.
- The City of Langley is the only jurisdiction in Canada that has passed a by-law prohibiting the issuance of any new business licenses to payday lenders until a moratorium is passed on the issue of payday lending licenses.
- Part of the problem with this industry is that it has an estimated worth of \$1 billion with over 1,200 payday lending locations across the country.
- Consumer protection responsibility lies with the provincial government.
- Acorn Canada is calling on local governments to consider following in the footsteps of the City of Langley to consider a resolution passing a moratorium on this industry until the provincial government deals with the issue.
- People have lost their homes and other material goods.
- Acorn Canada is not looking to crush or to get rid of the industry; there is clearly a market for small loans; and it is hoped to encourage credit unions and banks to get involved.
- There is a need to regulate this industry in order to provide fair amounts and fair returns.
- The Criminal Code of Canada defines the criminal rate as anything exceeding 60% in annual effective interest.
- Extensive and virtually undisputed research demonstrates that payday lenders typically charge between 300% and 900% interest.
- There are a number of cities in B.C. and Ontario working to protect citizens from the predatory lending practices of unregulated, unethical payday lenders.
- Some cities are considering using their investigative and enforcement powers to investigate payday lenders who may be conducting criminal activities on licensed premises and if investigations conclude that such activity is taking place, suspending or revoking the relevant licenses.

It was

Moved by Councillor Watts

Seconded by Councillor Steele

That the information as submitted be

received.

Carried

The suggestion was made that the above matter be forwarded to the Police Committee for review and report back to Council.

3. Nora Stevenson
On behalf of the Canadian Association of Community Financial Service Providers
File: 0250-20; 0550-20-10

Bob Whitelaw, President CEO, on behalf of the Canadian Association of Community Financial Service Providers (CACFSP) was in attendance to present information regarding their payday loan industry.

The following comments were provided:

- The CACFSP was recently founded representing 50 payday loan companies with approximately 700 stores across Canada.
- Introductions were made of local payday loan industry owners also in attendance.
- Misconceptions abound that the majority of customers are low income earners, in fact payday loan customers are not low-income Canadians.
- The Public Interest Advocacy Centre (PIAC) in Ottawa found that the average users of alternative financial services (AFS), with the exception of pawnshop customers, look like average Canadians in terms of age, gender and household income.
- In terms of average household income of an AFS , the average household income of an AFS user was \$51,400, consistent with the Canadian average.
- Only 15% of AFS consumers would fall under Statistics Canada's before-tax low-income cut-off.
- 51% of AFS users have a high-school education; 41% have post-secondary education.
- The employment rate of AFS users is slightly higher than the Canadian average.
- Government and consumer advocates alike have acknowledged that there is a need for the payday loan product.
- There is strong consumer demand for payday loans and the growth of the payday loan industry is in response to this consumer demand.
- The CACFS is seeking government regulation and support encouraging businesses to be licensed by government.
- 70% of payday loan customers have never or rarely used services for more than one payday in a period.
- Consumers use payday loans because they're accessible and convenient.
- Consumers must qualify as a customer by having an active bank account, a job and must have a regular source of income.
- The average interest at the moment is not to exceed 60% in accordance with Section 347 of the Criminal Code.
- Rollovers or extension of small loans for a fee are not allowed effective November 1st.
- Approximately 20,000 people in Surrey use this service.
- The CACFS can control the industry through self-regulation throughout its 750 stores, but cannot regulate the other 250 stores and their business practices.

- The provinces of Saskatchewan, New Brunswick, Newfoundland and Labrador have licensing in place for payday stores.

It was

Moved by Councillor Watts

Seconded by Councillor Villeneuve

That the information as submitted be

received.

Carried

**4. Rick Sair, President
Surrey Tourism & Convention Association
File: 0250-20; 0550-20-10**

Rick Sair, President, and Larry Colby, Director, Surrey Tourism & Convention Association (STCA) were in attendance to provide a status report on the activities of the Association.

The following comments were provided by Larry Colby:

- The STCA has been working hard to increase tourism to fit with the 2010 Olympic plan.
- One goal of the STCS is to draw more visitors from the U.S. using Highway 15 to create more opportunities for tourism in Surrey.
- The owners of the Campbell River store, in the vicinity of 8th Avenue and 176 Street, has advised that he could provide property with new access and egress points for a new STCA information centre.
- He indicated he would provide a dollar per year lease on a half acre lot with access and egress points; parking for buses and cars; and landscaped space complete with flagpoles.
- He has also agreed to build a shell construction building at no cost to the STCA.
- With Council's endorsement, the STCA would apply for tenant improvement funding with 2010 grants.
- The site is within the ALR; the STCA would not be requesting exclusion from the ALR, but rather a long-term agreement for usable property.
- They have had a preliminary discussion with the Department of Highways supporting the project and the STCA requests Council support their application submission to the ALR for the proposed change of use.
- It is very important to establish a really modern, first-class visitor information centre.
- The STCA envisions a corridor to 8th Avenue featuring "Miles of Smiles" style banners and landscaping for its modern information centre.
- The Campbell River store owner's intent is to enter into a multi-year lease with STCA, on the property south of the existing parking lot, for the location of the new tourism information centre.

Rick Sair then provided the following comments:

- Since its inception in 2001, the Surrey Tourism and Convention Association has grown in many ways.
- STCA became a reality in 2001, with the passing of the 2% Hotel Tax for tourism.
- The STCA provides the highest quality of service, while demonstrating leadership in conventions and visitors as a major element to Surrey's economy.
- STCA's vision is to provide the most effective and well-respected destination and to be responsible to hotels for their return on investment.
- Their website www.surreytourism.com has been designed as more tourist friendly, providing a virtual city tour establishment of calendar events.
- STCA membership increased from 62 members in 2003 to 210 in 2004.
- A newsletter has been developed called "Tourism Talk".
- The Philadelphia Church of God conference organization has signed a four-year term in Surrey, representing \$120,000 to the local hotel sector and generating \$1.2 million over 4 years to the Surrey economy.
- STCA liaises with Vancouver Coastal Mountains and Tourism Vancouver to bring a greater understanding of Surrey and the South Coastal Playground area.
- STCA promotes sports, training and Super Host sessions, advertising, and has participated in Tourism Vancouver's B.C. Industries conference.
- There is a volunteer program in place to increase STCA's participation in community events such as the "I Love Surrey" campaign and other ongoing projects such as improved signage within the city.
- STCA continues to participate in events such as the Cloverdale Rodeo, Canada Day and other events to showcase the organization and will be taking over production of the Surrey Visitor Guide in 2006.
- STCA has received accreditation for its visitor information centre from Tourism B.C.
- The STCA looks forward to new challenges, a second visitor information centre, improving its image, and putting Surrey on the map as a desired place to be.

**5. Linda Western, Project Manager
Action for Neighbourhood Change
Agency and Community Services
United Way of the Lower Mainland
File: 0250-20; 0550-20-10**

Linda Western, Project Manager, Action for Neighbourhood Change, Agency and Community Services, and Susan Papadionissiou, Manager, Community Services, United Way of the Lower Mainland were in attendance to make a presentation regarding the Action for Neighbourhood Change project that will be taking place in Surrey over the next year.

The following comments were provided:

It was
received.

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the information as submitted be

Carried

- Susan Papadionissiou, Director, Agency & Community Services, was in attendance and commented that the federal government had asked the United Way to partner around a national initiative called “Action for Neighbourhood Change”.
- This initiative was chosen for five communities across Canada to pilot neighbourhood work.
- The United Way’s role is to work with the community through short and long term commitments to this city.
- There is \$3 million of support provided annually, as well as two agencies providing support and basis to support this work.
- Without federal and provincial government funding, the United Way would still remain to offer opportunities.
- The United Way has Caledon Institute and Tamarack Institute as co-partners.
- The project is an action research network; the federal government is looking at different ways of impacting policies at the community level.
- Over 40 organizations and individuals have been invited such as “Make Children First”; Planning and Parks departments, local federal and provincial ministries, school districts, RCMP, and health authorities to assist on the project.
- The second phase, once the neighbourhood is selected, is to provide an advisory table to work at local levels with the community.
- They are implementing strategies the community has chosen to develop.
- The United Way is asking for support for this project to move forward to provide opportunities to the City of Surrey.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Reports, under date of May 2, 2005, were considered and dealt with as follows:

Item No. C005 Annual Review of Surrey Official Community Plan
By-law, 1983, No. 12900
File: 6440-01

The General Manager, Planning & Development submitted a report concerning the Official Community Plan (the "OCP") By-law which specifies that an annual

review of the OCP is to be undertaken to update relevant information and to evaluate and report to Council on the status of the Plan's implementation.

General Manager, Planning & Development was recommending that the report be received for information.

It was
information.

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Corporate Report C005 be received for

Carried

Item No. C006 Stage 1 Approval for the Area #1 Neighbourhood Concept Plan (Morgan Heights) in Grandview Heights
File: 6520-20 (Morgan Heights - NCP #1)

The General Manager, Planning & Development submitted a report to provide an overview of the Stage 1 component of the Area #1 (Morgan Heights) NCP, including the process followed in preparing the plan, public consultation that has been undertaken as part of the planning process and a description of the proposed Land Use Plan; seek Council approval of the Stage 1 component of the NCP, including the proposed Land Use Plan, as the basis for more detailed planning necessary to complete the Stage 2 component of the NCP; and provide Council with a summary of outstanding issues that will be addressed as part of the Stage 2 component.

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

It was
That Council:

Moved by Councillor Higginbotham
Seconded by Mayor McCallum
That Council:

1. Receive this report as information;
2. Approve the Stage 1 component for the Area #1 (Morgan Heights) Neighbourhood Concept Plan ("NCP") in Grandview Heights, as described in this report and as illustrated in Appendix 1;
3. Instruct staff and the NCP proponents to complete the Stage 2 component of the NCP for the Area #1 (Morgan Heights) NCP on the basis of the Stage 1 Land Use Plan, including resolution of outstanding land use matters identified in this report, design guidelines, an engineering servicing strategy and a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing, and community amenities; and
4. Authorize staff to proceed with processing of development applications in the Area #1 (Morgan Heights) NCP, on the basis that the applications

conform with the proposed Stage 1 Land Use Plan and that final approval of such applications will be held pending completion of the Stage 2 component of the NCP.

Carried with Councillor Bose against.

Item No. C007 Status Report on the Preparation of the Plan for the Social Well-Being of Surrey Residents – Completion of the Gap Analysis and Responsibility Matrix
File: 5080-00

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

- present to Council the Consultant's report entitled "Social Well-Being Plan - A Gap Analysis";
- provide an overview of the Plan preparation process and the public consultation sessions which have been completed in support of the preparation of the Gap Analysis;
- seek Council authorization to hold a public open house to present the Gap Analysis to the public and other stakeholders; and
- advise Council about the third and final phase in the development of the Plan, which is the development of the Implementation/Action Plan.

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

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

1. Receive this report as information;
2. Authorize staff to hold a public open house to present the results of the Gap Analysis undertaken as the second phase in the development of the Plan for the Social Well-Being of Surrey Residents (the "Plan") and to receive initial input from the public and other stakeholders on steps and possible strategies to address the identified gaps in preparation for the development of the third and final phase of the Plan, being an Implementation/Action Plan; and
3. Authorize the City Clerk to forward a copy of this report, together with Council's resolution, to appropriate senior officials in the Provincial and Federal governments, the Greater Vancouver Regional District ("GVRD"), the Fraser Health Authority and other key community agencies to apprise them of the results of the Gap Analysis and to invite their participation in

the upcoming open house and preparation of the Implementation/Action Plan.

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Watts

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 6:00 p.m.

Margaret Jones, City Clerk

Councillor Marvin Hunt, Chairperson