



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 12, 2005
Time: 5:13 p.m.

Present:

Chair – Councillor Bose
Mayor Watts – 5:16 p.m.
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Hepner
Councillor Hunt
Councillor Higginbotham

Absent:

Staff Present:

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

A. DELEGATIONS

1. Tracy Schmidt

File: 5080-01; 0550-20-10

Tracy Schmidt was in attendance to discuss concerns with respect to the Nightshift Ministries Society, the ongoing problems as a result of the Front Door Needle Exchange Program, and the impact on tenant businesses in the area.

Ms. Schmidt stated:

- That she purchased the building at 10635 King George Highway 1.5 years ago and at that time the City stated the area was being revitalized and improved.
- That in the last 18 months the opposite has happened.
- That Beamriders Sound & Video have been tenants in the building for 8.5 years and have another 1.5 years left on their lease, with an option to renew.
- That they have advised her that they want out of their lease due to ongoing problems in the area.
- That Beamriders is a well-established business in the Lower Mainland with 5 locations, and draws people to the Whalley area.
- That individuals are loitering in the area, and there are numerous drug transactions.
- That there is garbage, needles, condoms and defecation all along the side of the Beamriders building.
- That there are people sleeping under the overhang.
- That she has personally witnessed drug transactions and individuals smoking crack and urinating on the building in broad daylight.
- That on November 24th businesses in the area met to discuss concerns with people's behaviour, policing, and social services.
- That there is concern for the safety of employees of businesses in the area.
- That they do not want to create a fortress, as customers will not come to areas with barbed wire and security style fencing.
- That when police do arrest drug dealers they are back out on the street fairly quickly.

- That there is a cluster of people in vacant lots on 135 and 135A Street which is creating a ghetto.
- That taxpayers and others who follow the rules pay the cost, and there does not appear to be a consequence for those who do not follow the rules.
- That all three levels of government have not been able to deal with problems in the area.
- That concentrating social services in one area is not good for any area, and has resulted in a one-stop shop where people can get food, drugs and hang out.
- That Nightshift Ministries feeds the homeless which brings more people into the area.
- That feeding people on the street is not good because it allows them to use the little money they have for drugs.
- That there are no washrooms on the street.
- That they have some suggestions for the City to help improve the situation in the medium and short term:
 - Promote affordable housing and facilities for people with mental illness.
 - Ongoing liaison with the Federal and Provincial Governments to address underlying issues that lead to crime and antisocial behaviours in the community.
 - Continuation of the community impact study.
 - Spreading out new services and redistribute existing services into smaller pockets.
 - Work with the Fraser Health Authority and College of Pharmacists to ensure service providers are accountable.
 - Increase visibility of police to deter people.
 - Garbage clean-up.
 - RCMP Superintendent and Mayor to visit the area without notice and at different times of the day.

Ms. Schmidt concluded that they understand street people need help, but those trying to help are making the problem worse, and the businesses feel they are sacrificing their own livelihood.

Ms. Schmidt distributed copies of her submission.

It was

Moved by Mayor Watts
Seconded by Councillor Higginbotham
That the information be received.
Carried

- 2. Bill Sutherland, President**
Canadian Association of Home & Property Inspectors CAHPI (BC)
File: 0250-20; 0550-20-10

Bill Sutherland, President, Canadian Association of Home & Property Inspectors CAHPI (BC) was in attendance to discuss the warning signs with respect to grow-ops, as well as the need for standards to protect consumers from unqualified home inspectors. Mr. Sutherland introduced Mr. Owen Dickie of the Association who stated:

- That the Association began in 1991 and now has a membership in 178 communities in British Columbia.
- That the Association provides a foundation for the home inspection industry.
- That they are completely funded by their own membership.
- That at this time there is no Provincial requirement for training or skills for those who call themselves home inspectors.
- That the Association feels there is a need for some sort of legislation to protect the homeowners and purchasers.
- In 2002 the Association approached the BC Government with a request that it regulate the home inspection industry.
- That the Provincial Government feels there is protection under the Consumer Protection Act, which would require individuals to sue the building inspector if problems arose.
- That in 2005 they wrote to every Chamber of Commerce and Municipality in British Columbia to ask if they felt it would be worthwhile to regulate the home inspection industry.
- That despite tremendous support from the Chambers of Commerce and municipalities, the Provincial Government has only given a cursory look at the home inspection industry.
- That nationally they work with home inspectors, CMHC, the Canadian Alliance of Building Officials, and First Nations.
- That there is a national standard for certification of home inspectors, but actual certification is a Provincial responsibility.
- That all members of the Canadian Association of Home & Property Inspectors require education and proper certification.
- That they have provided the BC government with draft legislation entitled Home and Property Inspection Services Act.
- That the legislation promotes enhanced consumer protection when purchasing a home and ensures that those providing home and property inspections are licensed professionals.
- That they have appreciated the positive feedback on their backgrounder on how people can spot the warning signs that a house or property may have been used as a grow-op.

Mr. Dickie reviewed some of the common signs that a house has been used as a grow op, but noted that as a home inspector they cannot say it has been used for this type of operation unless they actually see the grow op with plants.

Mr. Dickie advised that they are they are working locally and nationally to provide standards, and it is their goal to have all home inspectors licensed, regulated, educated and responsible to the consumer for their service, and concluded that they are asking for Council's support in their continued efforts to have the Province legislate home inspectors.

It was Moved by Mayor Watts
Seconded by Councillor Hunt
That the information be received.
Carried

3. Marcia McLellan
Riverview Preservation Society
File: 0550-20-10

Marcia McLellan was in attendance regarding the Riverview Preservation Society and what the society is aiming to accomplish. Ms. McLellan stated:

- That the goal of the Riverview Preservation Society is to have Riverview to remain a facility for the mentally ill and provide assistance to the mentally ill who are homeless.
- That they feel that South Fraser Health is not doing a good job with the homeless on the street, and they often have dual problems. which preclude them from care.
- That about 80% of the mentally ill people on the street have previously been at Riverview.
- That the mentally ill often use drugs or alcohol to self-medicate and ease their symptoms.
- That if they are caught using drugs or alcohol, they are not allowed to be in boarding homes.
- That they understand that Riverview can accommodate up to 800 people and there are currently 400.
- That Riverview is in the South Fraser Health Region.
- That there are no facilities designated for those who deteriorate in their mental health.
- That people can do well with supports for mental health, but without help they do deteriorate.
- That where an individual has problems, they are sent to Surrey Memorial Hospital, and then sent back to the street.
- That they are asking Council if they can in any way put pressure on the South Fraser Health Region to develop facilities for the mentally ill.
- That group homes usually have 2 to a room and often more, and there can be up to 25 mental health individuals living in the same home.
- The boarding rooms are privately run for profit and when people are put into boarding homes the bottom line is profit.
- That Riverview has the rooms and to help stabilize people in the community.
- That the South Fraser Health planning goal is to develop facilities for the mentally ill in 2006.
- That the Riverview buildings are already there and with additional staff it would be better to use the facility that is already in place than to develop a new facility.

4. Bob Campbell
On behalf of the West Panorama Ridge Ratepayers Association (WPRRA)
File: 5650-01; 0550-20-10

Bob Campbell, on behalf of the West Panorama Ridge Ratepayers Association (WPRRA) was in attendance regarding the City's response to the Environmental Assessment Office with respect to Robert's Bank and the Third Berth Application.

- That he is a director and past president West Panorama Ridge Ratepayers Association and represents approximately 1,500 homes in Panorama Ridge.
- That the Vancouver Port Authority has proposed to add a third berth to the existing Roberts Bank facility.
- That they have applied for an Environmental Assessment certificate under the BC Environmental Assessment Act.
- That the project is also subject to review under the Canadian Environmental Assessment Act.
- That public comments were solicited from February to May 2005.
- That all impacted municipalities provided submissions.
- That the process and comment deadline has been extended to January 16, 2006 for input and they are asking that the City of Surrey amend their submission.
- That truck and train traffic to and from the Port will increase.
- That Panorama Ridge represents the area of highest residential density and total number of impacted homes in close proximity to the rail link from Roberts Bank to Fort Langley.
- That the community has a consistent record of request for noise mitigation with each Port expansion.
- That the Panorama Community Association has attended all information sessions and open houses and the Port of Vancouver, which included Panorama Ridge in a sound study.
- That extensive evaluation of sound levels in the community was carried out, including a private report prepared for the Panorama Community Association.
- That the impact study found that Panorama Ridge suffers the second highest level of existing sound annoyance.
- That Panorama Ridge will have the greatest predicted impact from the third berth proposal.
- That Panorama Ridge is the only area listed as having certain and continual impact.
- That the impact study predicts a high annoyance level of 14% and larger.

Mr. Campbell presented a graph showing sound levels as a train passes Panorama Ridge, taken about 600 metres from the track, and continued:

- That they object to the measurement methodology and have pointed out existing and predicted sound levels exceed Health Canada recommendations.
- That the sound has been averaged and for instance if there is a 5-minute train per hour, averaged over an hour it shows little impact.
- That this is not a large impact during the day, but when residents are sleeping, it is huge impact.

- That they have objected to the assumption existing sound levels are acceptable.
- That they have a petition dated 1969 that objected to the tracks being placed in the area.
- That the Panorama Ridge Community Association has asked that definitive targets be set for sound levels.
- That additional train traffic will result in a huge property value decrease.
- That their submission has gone to both Surrey and Delta.
- That Delta has a very small area of impact to farmland but they have put forward a very hard hitting submission objecting to the noise.
- That assuming all residents keep windows shut at all times is unrealistic.
- That they have pointed out the proposed noise mitigation plan may have little if any impact without set noise level targets.
- That Surrey has supported the Third Berth Application, contingent on mitigation of train noise.

Mr. Campbell then reviewed the submission of the City of Surrey, which did not endorse the Panorama Ridge Ratepayers Association submission. He noted:

- That the City of Surrey submission could have been much stronger.
- That people assume that whistles are the main problem.
- That with assistance from BC Rail, GVRD, City of Surrey, BC Government BNSF the Panorama Ridge Ratepayers have reduced the crossing count from 13 to 2 where trains whistle.
- That the City can reduce this to one by passing an anti-whistling bylaw for 127A Street and to zero by purchasing an area for Colebrook park which is currently private property.
- That the solution to noise is to slow trains down from 35 to 20 mph during the night, which will dramatically reduce engine and wheel noise and add only 3 minutes to travel time.
- That slowing trains down would have a huge impact on the quality of life and adds zero dollars to the infrastructure cost and can be implemented immediately
- That it is not too late for the City of Surrey Council to support the residents of Surrey and send clarification by endorsing the Panorama Ratepayers report.
- That they have approximately 26 trains per day, and 8 trains would be affected by slowing down.
- That they expect the number of trains may not increase, but they will have longer trains of up to 2 km each.
- That they are asking the City of Surrey send a clarification endorsing the report from the Panorama Ridge Ratepayers and supporting the Associations noise mitigation suggestions.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

now adjourn.

Moved by Councillor Higginbotham
Seconded by Mayor Watts
That the Council-in-Committee meeting do

Carried

The Council-in-Committee adjourned at 5:13 p.m.

Margaret Jones, City Clerk

Chairperson