



# City of Surrey

## *Council-in-Committee*

### *Minutes*

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, FEBRUARY 13, 2006**  
Time: 5:00 p.m.

#### **Present:**

Chair: Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### **Absent:**

Mayor Watts  
Councillor Hepner

#### **Staff Present:**

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

## **A. DELEGATIONS**

- Johnny Carline, CAO, GVRD**  
**Ed Andrusiak, Manager, GVRD Parks**  
**Frieda Schande, Parks Central Area Manager**  
**Heather Wornell, Area Planner, Parks Central Area**  
File: 0450-01; 0550-20-10

Johnny Carline, CAO, GVRD; Ed Andrusiak, Manager, GVRD Parks; Frieda Schande, Parks Central Area Manager; and Heather Wornell, Area Planner, Parks Central Area were in attendance to provide a briefing on the Tynehead Regional Park Golf Learning Centre - Market Sounding project.

Ed Andrusiak, Manager, GVRD Parks provided the following comments:

- The project would feature a golf learning and recreational centre in the eastern portion of Tynehead Regional Park, situated in a central part of the region.
- The area is bounded by 101 Avenue, 96 Avenue and 176 Street and 160 Street.
- Current uses of the Tynehead Regional Park include picnicking, a dog off leash area, and a hatchery.
- The plan was completed for the Tynehead Regional Park in 2004, and the golf learning centre proposed in 2005 with a public consultation meeting being held February 2005.
- The proposal is to build an outstanding golf learning centre which would be open and available to people who don't normally use these centres in order to increase participation and keep people in the game.
- The golf learning centre would feature amenities such as 27 holes of golf, food and beverage, golf retail and rentals, accommodation, and health and fitness.
- Many people find they don't have enough time to play golf or find it too strenuous to play too many rounds.
- There would be 27 holes available, and people could play any amount of holes.

- The GVRD is seeking private sponsorship and continues to work with the community through the planning and development processes and will continue through the operation as well.
- The focus would be on the golf learning centre, featuring a variety of learning facilities on one site, within a beautiful regional park setting.
- The proposal would demonstrate environmental leadership in design, construction, and management.
- It would feature the Audubon signature program certification in its protection of environmental sensitive areas and green buildings certified through the LEED program.
- The GVRD would lease the property at marketable rents and would be respectful of fair procurement processes.
- The GVRD has worked with the community, golf industry, and the City of Surrey to help shape this project vision and strive to meet Surrey's "character city" aspirations; provide accessible and affordable recreation and learning opportunities.
- As well, it would reflect the OCP, South Port Kells Land Use Concept Plan and the Neighbourhood Concept Plan.
- The project would be integrated with transportation projects.
- The next step is the Request for Qualification and ongoing communication with public stakeholders and industry.

**2. Allen Domaas, President and CEO  
Fraser River Port Authority**  
File: 5650-20; 0550-20-10

Allen Domaas, President and CEO, Fraser River Port Authority (the FRPA) and Helen Sparkes were in attendance to provide a briefing of their activities and vision for the future.

The following comments were provided:

- The FRPA has enjoyed working with Surrey Council and staff; Surrey has been proactive and communicative.
- Their mandate is to facilitate trade and waterborne commerce in the Fraser River.
- The FRPA is currently hampered by a shortfall of \$3.5 million due to dredging.
- They are trying to grow business and the associated jobs.
- The finished year-end closed at 400,000 incoming automobiles for last year.
- There are going to have challenges with some 450,000 autos cars coming from Asia to Canada.
- 1.6 million cars were sold in Canada; one quarter of the cars sold in Canada came through this gateway.
- In 2003, economic impacts 12,400 direct local jobs.
- \$580 million were paid out in direct wages, with the average wage being \$50,400 and a \$5.3 billion total economic output.

- The Premier's Challenge is challenging north, east and south gateways to increase volumes of traffic through B.C. to \$6 million equivalent units (TEU's or number of containers) by 2020.
- Billions are required for investment in the B.C. Port Competitive Plan.
- The Provincial Gateway program \$3 billion.
- The Federal Pacific Gateway initiative - \$590 million.
- The FRPA's current capacity is 415,000 TEU's now with 600,000 TEU's in 2006.
- Surrey potential future capacity would be 1.2 million TEU's and Richmond's potential future capacity would be 1.25 million TEU's for a total of 2.45 million TEU's.
- A lot of that capacity would be lost if FRPA continues to pay \$3 million in annual dredging maintenance.
- The FRPA is going to apply for funding to develop roads in Richmond.
- Dredging maintains customer base by ensuring the ability to transit the river; a well-managed channel attracts new customers and reduces the risk of flooding in the Fraser River basin.
- The FRPA is working to do capital dredging to increase the depth of dredging.
- Currently, the FRPA is at 11.5 meters of draft and they are working on a project to attain 12.5 meters of 10,000 worth of cargo that can be carried by a ship.
- Sustainable public funding is required; funding from the Coast Guard is gone.
- The Fraser River Port Authority has enormous growth potential and is an efficient transportation network.
- The high cost of dredging to the public is a threat to prosperity.
- Stopping dredging threatens municipal safety and prosperity; federal/provincial investment is needed along with a new plan.
- Surrey's support is still required.

## **B. ITEMS REFERRED BY COUNCIL**

## **C. CORPORATE REPORTS**

1. The Corporate Reports, under date of February 13, 2006, were considered and dealt with as follows:

**Item No. C001**      New 2006 - 2015 10-Year Servicing Plan  
File: 3150-01

The General Manager, Engineering submitted a report to seek Council endorsement for the updated 2006-2015 10-Year Engineering Servicing Plan, a full copy of which is available in the engineering department, to allow staff to proceed with the public consultation process for the new DCC's.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That

1. Council endorse, in principle, the Draft 2006-2015 10-Year Servicing Plan.
3. The 2006-2015 Draft 10-Year Servicing Plan be used as a basis for the calculation of, and seeking public input on, new development cost charges (DCC) for all areas of the City, except for the Highway 99 Corridor and the Campbell Heights Industrial area – which have specific DCC's.

Carried

**Item No. C002**      2006 Update of Development Cost Charges (DCCs)  
File: 3150-01

The General Manager, Engineering submitted a report concerning to set DCCs based on the new 2006-2015 10 Year Servicing Plan to assist the City in meeting the infrastructure requirement and costs of growth.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That:

1. a new Engineering DCC rate structure based on the new 2006-2015 10 Year Servicing Plan be approved in principle in accordance with the proposed rates as illustrated in Appendix I.
2. the Park Land Acquisition DCC rate structure remains unchanged.
3. a public information meeting be held on the proposed DCC rates.

Carried

The suggestion was made to have a further presentation by staff relative to 2006 Update of Development Cost Charges .

**D. DELEGATION REQUESTS**

**E. COUNCILLORS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:58 p.m.

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Margaret Jones, City Clerk

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Chairperson