



# City of Surrey

## *Council-in-Committee*

### *Minutes*

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, MAY 14, 2007**  
Time: 5:11 p.m.

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#### **Present:**

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### **Absent:**

#### **Staff Present:**

City Manager  
City Clerk  
Acting General Manager, Planning & Development  
City Solicitor  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources

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## **A. DELEGATIONS**

### **1. Phil Harrison**

File: 2280-20; 0550-20-10

Phil Harrison was in attendance regarding the Trade, Investment & Labour Mobility Agreement (TILMA) between British Columbia and Alberta. Following are the comments provided:

- TILMA raises three main concerns: 1. Undermining local government authority to regulate; 2. Broad grounds for challenges if Surrey “restricts” investments; and 3. Unintended consequences.
- TILMA demands that all regulations in BC be reconciled with those in Alberta if they relate to investment, trade, or labor mobility. This can only result in pressure to de-regulate because regulations are most likely to be challenged under this provision because they are too high rather than too low.
- TILMA’s Article 3 states governments cannot “restrict or impair” investment and its Article 5.1 says no new regulations or standards can be introduced if they restrict investment.
- In the 2-year transition period Municipalities could decide to exclude aspects of their jurisdiction from TILMA. It will be impossible to predict and identify everything that needs to be excluded. If it is not specifically excluded, it will deem to be covered.
- TILMA goes much further than either NAFTA or WTO agreements in allowing grounds for challenges, it will create even more unintended consequences.
- Fernie, Cranbrook, Creston, Association of Vancouver Island and Coastal Communities, Courtney, Comox Strathcona Regional District and other have all written resolution expressing their concerns with TILMA. The City of Fernie’s resolution request that the province “suspend TILMA until such time a full public consultation take place on the agreement and the potential ramifications of TILMA are enumerated and made public”.
- The TILMA agreement as written will restrict the ability of Surrey to govern.
- In response to a question from Council the delegation advised that he resides at 2800 Gordon Avenue, in Crescent Beach.

**2. Mark Holland**  
**Holland Barr Planning Group**  
File: 0550-20-10

Mark Holland, of Holland Barr Planning Group was in attendance to provide the presentation he presented at the Community Energy Association and the Sustainability Solutions Group workshop entitled "Empowering the Community - Making Neighbourhood Level Renewable Energy a Reality" that was held April 25, 2007. Following are the comments provided:

- Climate Change
  - Atmosphere Carbon
    - (20 years to act) under 550 ppm – 1% GDP
    - over 550 ppm (10 – 20 % GDP) – Nicholas Stern Report (economist perspective) 2006 UK – we will emerge into a different world, there are different models that have set that up. How do we respond to this?
  - Rise of sea levels worldwide
  - Species extinction (30 – 60%)
  - Negative impact on communities and ecosystems:
    - Flooding
    - Forest Fires
    - Droughts
- Significant economic impacts
  - Unpredictable and extreme weather
- The Government Accountability Office in conjunction with the US Department of Energy went public in April 2007 approving the dates, which show that by 2050 we will be back at the 1970's level of oil production and dropping. The growing renewable energy gap is what will have a significant impact. The Association for the Study of Peak Oil shows the peak happening before 2050 in 2012.
- Energy
  - Coal – extensive reserves – but expensive to be clean – gasification.
  - Natural gas / methane – North American sheds
- Sustainable & Communities
  - Land Use; Transportation; Buildings; Open Space; Infrastructure; Food systems; Social Facilities Program and Process; Economic Opportunities and Infrastructure.
- The Sustainability Matrix is to take on the Sustainable issues and goals and put them together into a matrix:
  - Climate Change / Air Quality; Energy supply; resource efficiency; water quantity/quality; Ecosystem integrity; food; Social and Community Health; Economic prosperity.
- The 8 pillars of sustainable Community: (1) A complete Community (2) Low impact transportation (3) Green buildings (4) Multi-dimensional landscape (5) Innovative utility infrastructure (6) Facilities/Programs/Process for Social Health (7) Sustainable economic systems (8) Progressive management.

- Pillar (1) A complete community – land use and site structure – mixed use; highest density; housing; livability; walk ability; urban design; commercial; network of green corridors; surface storm water management. The US Green Building Council has launched LEED for neighborhoods, received over 400 applications for pilot project in April 2007. We are just starting up the steering committee to start of the Canadian LEED for neighborhoods.
- The East Clayton project is a great example for showing network of green corridors and surface storm water management and is used as an example by many in North America.
- Pillar (2) Low impact transportation – pedestrian and bicycle; multi-tasked streets; 400m Transit Orient Development; Elder scooters; parking; shared cars; parking surface. As petroleum becomes more expensive and we are going to find ourselves using scooters and the sidewalks are not built for them.
- Pillar (3) Green buildings – rating systems; guidelines and bylaws; flagship green buildings. Are more efficient by energy efficiency; water efficiency; local and natural materials; good indoor air quality; and others.
- Architecture 2030 is a commitment by 400 Mayors to environmental safety building and energy efficiency in buildings. All new buildings in the 400 cities will be by 2030 carbon neutral, in that the net out no green house emissions, and powered by 100% renewable energy. Currently we are building the strategy for the City of Albuquerque, and beginning to strategize how we will retrofit existing stock. We have many architectural firms in BC that will not do projects unless they buy into Architecture 2030.
- There are roughly three stages, we increase our efficiency by 10-30% by 2010, another 25% by 2020, and after that it's not worth increasing the efficiency of your buildings anymore as it becomes too expensive, and you need to bring green power on line. Start with a small supply of green power and then build on providing a lot of local green power, or bring green certificates to the project from BC Hydro.
- Pillar (4) Multi-tasked open space – ecosystem areas preserved, enhanced and linked; habitat strategy (eg. songbirds); pedestrian and cycle paths networks; recreation richness; CPTED; public art; riparian corridors; urban agriculture; water wise; universal design.
- Pillar (5) Green Infrastructure Systems – energy strategy; water management strategy; storm water management strategy; solid waste management strategy; integrated infrastructure.
- Pillar (6) Facilities, Programs and Process – Contributing to whatever your community needs to be great. From a social side each community is unique.
- Pillar (7) Economic Opportunity – Profit is an ecology principle (if a tree is not making a profit at the end of the day it's dying); triple capital top line / bottom line; green business practices; business/job diversity; local focus.
- Pillar (8) Management Systems – Are we managing our organization and projects to deliver and be accountable to sustainability objectives? We do not have enough people tasked with those responsibilities.
- To save the world – infrastructure is required, green system of infrastructure that are built in fundamental into your communities, so that you can have the food you want, live the lifestyle you need, and to all of that in the ecological care and capacity of our region and planet.
- Cost perspectives:

- Option 1 – A charity approach
- Option 2 – An investment approach (with returns)
  - Invest in new assets with efficiency – savings service the investment
  - Management of who owns – leases (utility roles)
  - Using the offsets and saving can capitalize investment
  - Municipalities can play many financial related roles; municipalities creating utilities.
  - Municipalities are in it for the long term.
- Conclusion:
  - Sustainability is the central concept of the 21<sup>st</sup> century.
  - Sustainable cities are centrally important.
  - Be proactive and meet sustainability goals on your own terms. Get out in front.

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the submission provided by

Mark Holland, be received.

Carried

In response to a question from Council, the delegation provided the following comment: Insurance companies may have some perceived failings with relation to green roofs, and may be required to track the progress for some time. We now use many different types of technologies now that are far superior to previous green roofs. Many insurance companies will insure green roofs with caveats regarding problems that may arise specific to the green roofs. Green roofs are a means to an end, trying to achieve a habitat for insects and birds in the downtown core, heat island reduction offering a reduction in heat gain, and do not offer much in the way of insulation, also for peat flow reduction if deep enough, in our climate they would remain saturated much of the time.

**3. Emese Szücs, Manager  
 Accessibility Programs  
 Social Planning & Research Council of BC  
 File: 0250-20; 0550-20-10**

Emese Szücs, Manager, Accessibility Programs, Social Planning & Research Council of BC was in attendance to make a presentation on Access Awareness Day 2007. Following are the comments provided:

- SPARC BC has assisted with developing the community plan with Surrey. It is a non-profit, non-partisan, 40 year old organization.
- SPARC focuses on 3 main areas of concern, they are: income security, community accessibility and community development. All of programming will address these 3 areas of concern.
- One in eight, 3.6 million Canadians, has a disability in this country.
- Those with disabilities require:

- Access to housing and support; affordable housing that is accessible; support services for everyday living.
- Access to local education and employment; education is not accessible financial especially if you have a disability.
- Access to employment; each and every employer will provide accessibility including education for other employees of the needs of that new employee.
- Successful transportation includes consideration of the whole trip, covered sidewalk with ramp.
- Access to City involvement; consider striking another body to consider those with disabilities. Making all facilities accessibility financial and physically.
- An inclusion plan starts with understanding the issues, reorganization of the need, and the City may start an committee, and develop plans that are achievable, access, and then done, and then celebrate our success in the community.
- We have recently been hired by other municipalities to help introduce a plan, and we would be willing to present short and long-term plans to the Social Planning Committee.

#### 4. **Waqar Mughal**

File: 5400-80; 0550-20-10

Waqar Mughal was in attendance regarding on-street parking at 66A and 67A Avenues between 184A and 185A Streets. Following are comments provided:

- Resides at 18477 – 67A Avenue, presenting on behalf of the neighbors and kids.
- Heartland Parking Issues, many have moved from outside of Surrey, and there is a village raising the kids.
- On April 2, James Sun of the Engineering Department notified the residents that parking restrictions would be put in place. Clover Valley Parking Plan was reviewed.
- This is being addressed 7 years after the development has been completed; why was this not brought up in the planning stages not now after the family have set themselves up.
- The enforcement of bylaw has not been enforced consistently as to whether residents are to maintain the concrete in their backyards.
- Fire trucks can get through – the pavement is 7.5m wide and the smallest pavement width is 8 m. Standard width of a fire vehicle is 10 feet, and there are other things that can be done.
- The vast majority of the parking pads are used for parking vehicles.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Higginbotham  
 That the petition signed by the residents of  
 the neighborhood, be received.

Carried

- Photographs of other avenues affected.
- Two car families are a reality, quality of life requires interaction – we will have no parking in our neighborhood.
- We are now looking at the resell concerns because of the parking issues.
- We would like to ensure access for emergency vehicles.
  
- Parking only on one side of the street would not work, because of the layout of the houses, we need the parking on the front.
- Garbage trucks come through the back lane/alleys; if the parking is removed people will start to park in the lanes; the lane is 16 feet wide.
- There is an alternative access for the fire trucks, which is currently a pathway.

**5. Maureen Kirkbride**  
**Senior Government Relations Advisor, Telus**  
 File: 5500-01; 0550-20-10

Jason Macdonnell and Maureen Kirkbride, Senior Government Relations Advisor, Telus was in attendance to provide an update on the status of Telus' commitment to expedite the removal and relocation of utility poles in the City, and to provide an overview of other Telus activities within the City. Following are comments provided:

- Commitment to Council
  - take the lead to accelerate removal and relocation of utility poles;
  - take the lead to develop streamlines process with estimated cycle times;
  - transparent accountability for any schedule delays;
  - single TELUS escalation point for related issues;
  - documentation and updates on each project; and
  - case studies and example for reference.
- Progress to date
  - Single to project management document tracking next steps and next accountability party
  - Added resources to pole projects
    - pulled our crews to dedicate to Surrey and contracted out other work.
  - Case studies and documentation delivered
  - Average project cycle times established.
- TELUS Overview
  - 22<sup>nd</sup> largest company in Canada with 30,000 employees and annual revenues of \$8.7 B.
  - Best performing Telecommunications Company in Canada.
  - Largest private section company in BC with more than 9,000 employees.

- Headquartered in the Lower Mainland.
- Focused on creating most advanced telecom network in North America.
  - in BC, more than \$13B invested to expand and upgrade our network over past 5 years.
- Investing in Surrey
  - TELUS investing over \$21.2M in Surrey to expand over the next four years; \$170M in Surrey infrastructure today.
  - Building on a strong foundation
    - 450 team members in Surrey
    - \$2.5 in annual property taxes and payment to City of Surrey
    - Annual payroll in Surrey \$30M
    - Average wage: \$61K/year, plus bonus pay
    - Capital investment in Surrey in 2006 = \$16M
  - Supporting communities where we live, work and serve
    - \$20M invested in events and community building activities in the Lower Mainland over the last five years.
    - TELUS Vancouver Community Board
      - Surrey Food Bank: Tiny Bundle Community Kitchen
      - SOS Children's Village Society
      - Surrey/Delta Regional Science Fair
    - TELUS Ambassadors
      - Kits for Kids; Comfort Kits
    - Lower Mainland South Community Action Team
      - Cloverdale Rodeo Community Fair
      - Surrey Association for Community Living
- TELUS operations team donated over \$21,000 and 500 volunteer hours in 2006.
- We are working to put together resources to assist with the City of Surrey crime reduction program.
- Estimated day for project completion (the column in the far right) this document is updated on a quarterly basis.
- Lead agency, we are accepting the role to bring us to a common framework on delivery of the services and only where TELUS has a direct stake.

## 6. S. Kurtenacker

File: 4500-01; 0550-20-10

S. Kurtenacker was in attendance regarding a Soil Deposition Permit for his farming property located at 9185 - 168 Street. Following are comments provided:

- He advised that he is in the farming industry.
- He has tried to slope the hills on his farm to assist with farming; to do this soil is required and therefore a permit from the City also required.
- Permit was acquired last year and soil deposited on the north side of property.
- The City received a complaint and a bylaw officer attended the site. The bylaw officer advised that there was no permit on file for depositing soil, a copy was retrieved from personal files and provided to the officer.





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

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

1. Receive this report and the first Annual Report on the implementation of the Action Plan for the Social Well-Being of Surrey Residents 2006 – 2007, attached as Appendix I to this report, as information;
2. Endorse the proposed Action Plan for 2007 – 2008, as outlined in this report; and
3. Instruct staff to distribute the 2006 - 2007 Annual Report to the appropriate federal and provincial ministries and to community agencies and other stakeholders in Surrey.

Carried

**D. DELEGATION REQUESTS**

**E. COUNCILLORS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**

It was  
now adjourn.

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the Council-in-Committee meeting do

Carried

The Council-in-Committee adjourned at 5:48 p.m.

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Margaret Jones, City Clerk

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Councillor Bose, Chairperson