



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 19, 2007
Time: 4:00 p.m.

Present:

Councillor Hunt - Chair
Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Hepner
Councillor Bose
Councillor Higginbotham

Absent:

Councillor Martin

Staff Present:

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

A. DELEGATIONS

- Allan Lamb**
British Columbia Automobile Association, and
RCMP Traffic Services Representative
File: 7550-01; 0550-20-10

Allan Lamb, British Columbia Automobile Association, and Staff Sergeant Jim Simmill, NCO in charge of the Surrey RCMP Traffic Services, were in attendance to provide a status report of the "On The Watch Project - A Partnership between the RCMP and BCAA Traffic Safety Foundation." Staff Sergeant Simmill provided the following comments:

- Concentration has been mainly focused on three intersections:
 - King George Highway and 88 Avenue
 - 152 Street and 104 Avenue
 - 152 Street and 108 Avenue
- Innovative approach with disguises such as wigs and baby carriages has been used.
- During this project, there have been 163 operations specifically targeting intersections. To date, there has been 412 officer hours (20 officer hours per week) resulting in more than 800 violation tickets as follows:
 - 779 intersection related violations
 - 10 24 hour prohibitions
 - 4 impaired drivers
 - 6 prohibited drivers
 - 3 administrative driving prohibitions
 - 4 vehicle impounds
- Night time seat belt checks are being done noting an increased non-use of seatbelts correlated with drunk driving.

Mr. Lamb provided a PowerPoint presentation in support of the success of the program to date and noted the following:

- Media attention has included 14 print articles, primarily the Surrey NOW and other local newspapers, with one article in the Globe and Mail.
- A tremendous amount of corporate support has been provided:
 - o The NOW Newspaper - 16 weeks of advertising;
 - o Business Journal - 3 editorial features and PSAs as space allows (value approx \$37,000);
 - o Lemar Transit - 8 weeks of bus board display on 23 local buses (value approx \$25,000); and
 - o SkyTrain - 12 weeks of banner display
- An assessment of the program will be carried out by Applied Research and Evaluation Services (ARES) University of BC.
- A repeat of this program for next year is encouraged.

2. **Steve & Bonnie Greenlee, and Susie Kennedy**

File: 5400-80; 0550-20-10

Steve and Bonnie Greenlee and Susie Kennedy were in attendance to express their concerns with respect to the Highway #1 and Harvie Road overpass proposed realignment to 192 Street south of Highway #1. Mr. Greenlee provided pictures of the homes that will be affected by the realignment to 192 Street and noted the following:

- All the homes are on one acre lots and on septic tank which is expected to be redeveloped to switch to sewer within the next 15 years which will increase the property values.
- With the exception of the heritage home and possibly three or four other homes, a four lane road through the community will destroy the cul-de-sac and will require six homes to be moved.
- There is as much traffic on Harvie Road as there is on 192 Street and both are used as commuter roads serving different areas; a change in routes is probably unlikely with the commuters.
- Very little will change by moving the interchange to 192 Street other than a change in traffic on 90 Avenue, the road that connects 192 Street to Harvie Road.
- As the homes and the land represent the retirement income for most of the residents, it is thought that if the proposed interchange does proceed, the residents should be given the opportunity to receive a fair and future value of the land prior to there being a reduction in lots sizes with no houses.

Susie Kennedy introduced herself as the owner of the heritage home located on the cul-de-sac and provided further comments as follows:

- The village of Port Kells is a very unique area with trees and beautiful streams with trout and salmon.
- Underneath the properties there is an aquifer, a lake that feeds sawmill creeks and provides fresh liveable water for fish. No report indicating this has been provided; a geotechnical report of some sort should be made in response to this lake and circulated to the residents prior to the final decision.

Council made the following comments:

- Staff have not been received any geotechnical reports from the Gateway project staff as yet, however a report is required prior to initiation of the project.
- Although the location for the interchange has been determined, the process of looking at the overall impact to the community is being reviewed.
- P. Ham, G.M. Engineering, noted that a meeting with the Gateway staff will be required to review in further detail, a report of which will be forthcoming to Council.

The Chair extended appreciation to the delegates for their presentation.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Report, under date of November 19, 2007, was considered and dealt with as follows:

Item No. C023 2007 Update of Development Cost Charges (DCCs)
File: 3150-01

The General Manager, Engineering submitted a report regarding the 2007 Update of Development Cost Charges (DCCs).

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

The Manager, Utilities & Transportation provided a PowerPoint presentation to support Corporate Report C023. The presentation included various charts representing a number of costs (estimated versus actual) associated with recent growth and development. The DCC rates are based on a series of assumptions. Additional comments were as follows:

- In March 2006, the 10-year Servicing Plan and associated DCC By-law No. 15973 was adopted. As the increases were quite significant in 2006, it was determined that an annual review would be provided.
- Many factors are giving upward pressure on DCC rates:
 - o Construction Costs
 - o Land Costs
 - o Outlying Growth (new NCP's)
- Some factors are resulting in downward pressure on DCC Rates:
 - o Eco gift programs (Parks)
 - o Infill Development
 - o Municipal Assist Factor

- Essentially the capital construction program is based on funding available and using the previous year costs, etc.; new construction costs created a shortfall of approximately \$13 million, with transportation being the area with the largest construction cost increase.
- A review of municipalities outside of Surrey was done to ensure there was no regional discrepancy.
- The average housing prices continue to rise at a faster rate than construction costs and DCC rates.
- As actual construction costs have exceeded our estimates, with the current DCC rates in place, we are not able to deliver the full 10-Year Servicing Plan.
- Based on current construction costs, our purchasing power is reduced as compared to last year.
- As a result, we have two choices:
 - raise our DCC rates in order to fund the infrastructure required for development; or
 - maintain our current DCC rates, which could limit growth opportunities especially in greenfield areas, and create financial shortfalls on projects forcing developers to absorb the costs individually or make other arrangements to recover costs (more DCW's).
- Based on the support that the City received from the development community in 2006 and the October 2007 DAC, it is being recommended that the City:
 - revise the construction cost estimates and adjust DCC By-law accordingly; and
 - continue to have regular updates of the 10-Year Servicing Plan to ensure that both cost estimates and servicing plans stay current.
- It is recommended that the one-year grace period for all building permit and associated development permit applications be withdrawn. However, in order to give sufficient advanced notice to affected customers, the final reading of the DCC by-law will not be brought forward until February 25, 2009. This will give a 3 month adjustment period to building permit applicants to complete their projects under the old rate. Notification letters will be sent to affected customers.
- Townhouses are now the dominant form of family home in Surrey; the impact created by townhouses on the systems that are being funded by the DCC rates are approximately the same as single family homes.
- Next steps include approval by Council and submission to the Province for the increased fees. Provincial approval is anticipated by the end of January 2008 with Council approval (4th reading) February 25, 2008.
- A new 10-Year Servicing Plan update will be produced in the Fall, 2008, followed by a full revision to the DCC By-law in January, 2009.

Council expressed concern regarding the rash of applications that come at once putting an increased workload on Staff to be able to meet their objectives, which can prevent them from being able to provide good service.

Further discussion ensued relating to the park land acquisition and DCC costs and the timing of development on park land. It was noted that there will be a report brought forward to Council regarding this matter.

It was

Moved by Mayor Watts
Seconded by Councillor Higginbotham
That Council:

1. Receive this report for information; and
3. Authorize staff:
 - (a) To bring forward the DCC By-law attached in Appendix "I" for three readings; and
 - (b) Forward the By-law to the Ministry of Community Services for approval.

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

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

now adjourn.

Carried

The Council-in-Committee adjourned at 5:15 p.m.

Margaret Jones, City Clerk

Chairperson