



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 25, 2008
Time: 4:30 p.m.

Present:

Councillor Gill - Chair
Councillor Hepner
Councillor Higginbotham
Councillor Hunt
Councillor Martin
Councillor Steele

Absent:

Mayor Watts
Councillor Bose
Councillor Villeneuve

Staff Present:

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

A. DELEGATIONS

1. George Zaklan

File: 1950-01; 0550-20-10

George Zaklan was in attendance regarding taxation of farms. Mr. Zaklan provided a series of pictures to support his comments as follows:

- Surrey is changing at frightening speed. The demographics of Surrey are changing, particularly in the last two decades.
- What is philosophy and what is policy are too often at odds.
- There remains some small parcels of land in Surrey although the vast majority has been developed; land has been stripped, vegetation removed and concrete poured.
- Nevertheless, many parcels of land continue, consisting of a few acres, often owner occupied, which serve a very vital function.
- During the long term, owner occupiers tend to share intrinsic interest, and as such, they contribute to the City's stability and provide much needed green space.
- With growing portions of Surrey under hardtop, rapid rain run-off is inevitable; many fish creeks are now either sterile or under severe siege from the oil and chemical contaminants that wash in to the creeks.
- Our family was among the first to begin to farm the area originally called Strawberry Hill. At that time, there were a few hundred scattered families.
- Our regional buildings date back to the 1920s, are totally maintained and classified as heritage; no comparable farm exists in Newton today.
- Land that was acquired at \$10 per acre is now valued at several thousand times that per square foot.
- The concern now facing many small farm land owners, throughout the province, is whether the small farm should be protected.
- Our farm, similar to others, has always been regarded by the tax department as one farm and assessed accordingly. This year, due to Victoria's change in parameters, the assessment department has decided to arbitrarily change the tax structure of the farm into individual parcels. Ironically, the portion that has been singled out for astronomical taxation

is the heart of the old farm. The one that has heritage buildings as well as the one that has a park like setting. It's farm designation has been arbitrarily removed and the new assessment now levied places it at the highest value category of industrial property.

- These small parcels are important, they provide food, much needed green space and a connection to our past.
- The reclassification of this portion of the farm will raise our taxes this year by well over 26,000 percent; both useage and category designation was changed.
- Our farm has been historically regarded as a single unit since its inception and continues to be operated by the same family.
- The farm should be protected for future generations, some of which should be designated as park land.
- Mr. Zaklan asked Council to request the Province (Mr. Thorpe and Mr. Bell) to oppose a moratorium on the tax increase policy that will fragment and destroy farms, until farmers, politicians and environmentalists can evaluate the ramifications of this potential attrition.
- He further requested that Council make a recommendation as follows:
"That our traditional farms, the providers of food, green space and heritage, should not be fragmented through huge tax increases; that such a policy diametrically opposes the national and international goals meant to protect the environment and heritage; and that each farm should continue to be regarded as a total unit."

Council queried the tax percentage increase in dollars and the background to the rezoning to industrial. It was noted that Mr. Zaklan's property was rezoned in the early 1960's and regarded as a farm and taxed as a farm since then until 2008.

**2. Anthony G. Intas, Community Relations Officer
Peace Arch Community Services
File: 0250-20; 0550-20-10**

Anthony G. Intas, Community Relations Officer, Peace Arch Community Services was in attendance to introduce David Young, the new Executive Director for Peace Arch Community Services ("PACS"). Mr. Young provided the following comments:

- Last year PACS provided services to 3 out of every 100 infants, children, youth, families and seniors.
- 2008 marks the 30th anniversary of the dedicated services and programs that have been delivered in White Rock, South Surrey and throughout Surrey.
- Once again, PACS has been voted best community service organization by readers of the Now newspaper, which is the sixth time in eight years that this acknowledgement has been received.
- PACS have the largest infant development program in Canada.
- PACS have a food bank, deliver addiction services, counseling to youth and their families throughout the region, and play an integral part, along

with colleagues in the not-for-profit and government sector, in providing needed supports and services for families, children and youth.

- Surrey continues to outgrow Vancouver in our families, the size of our families and the number of children we serve, and we need to ensure that the infrastructure and supports are in place to support those parents and children.
- PACS is a corporate citizen, with staff and volunteers with a range of experience that can be drawn upon at any time and encourages every opportunity to participate and contribute their knowledge and experience, thoughts and energies to promoting and building Surrey to continue to be, and to develop as, a city that is caring and inclusive of everyone

The Chair thanked the delegation for his presentation, recognizing the great work that is being done by Peace Arch Community Services in terms of the social infrastructure of Surrey.

3. David Sadler
On Behalf of Surrey Leadership Youth Council
File: 0250-20; 0550-20-10

On behalf of the Surrey Leadership Youth Council (“SLYC”), David Sadler, was in attendance to introduce members of SLYC to present the key ideas that youth have put forth to make Whalley a more youth-friendly community (see Corporate Report Item C002 of this agenda). A PowerPoint presentation was provided giving an overview of the “You(th) Speak Up!” project, and the following comments were made:

- The project started in June 2007 as a pilot project, partnership between Planning and Development and Parks, Recreation and Culture, funded through a grant from the UBCM and the City, to get more youth involved in the social and community planning for Surrey.
- This project addresses priorities of the Social Plan for the well being of Surrey residents, creating a child and youth friendly city.
- Youth engagement benefits Surrey by providing youth with a voice for positive involvement in the direction of their community such as:
 - exploring opportunities for skill development and leadership skills (through forums, workshops, etc.);
 - establishing programs that reflect youths’ needs; and
 - by developing a network (bridging between various youth groups) engaging youth in City initiatives and planning processes (e.g. soliciting feedback on City Centre Plan update, sustainability forum, etc.), as well as building relationships with community agencies.
- SLYC is a group of Whalley youth ages 16 to 21, who meet every two weeks to plan youth engagement events and discuss community issues.
- You(th) Speak Up forum was held on November 2, 2007 and was attended by approximately 40 Whalley youth. Participants took part in community mapping activities, separated into different topics: built environment, recreation, cultural and library services, health and safety, youth voice and transportation.

- Some of the recommendations that came from having the forum were:
 - Whalley to be a central social and entertainment hub that is safe, green, walkable, with a desirable environment having places to sit and socialize, including a youth lounge, centrally located in Whalley that could offer a combination of structured and unstructured activities that appeal to a wide range of interests;
 - more outreach to be done to connect with street-involved youth in Whalley, as well as inexpensive and easily accessible childcare services for young parents;
 - access to skills training and education on local issues. Youth would like opportunities to think critically and express their perspectives by being involved with decision making; and
 - better bus shelters, more bus stops, later running bus schedules and more busses along high traffic routes.

Council expressed great appreciation for the presentation and the enthusiasm brought by the SLYC members and encouraged them to continue to have more forums as the information that comes from them is very valuable.

It was noted by the G.M. Planning and Development, that Corporate Report C002 is being used by the City in shaping the plan for the City Centre. The report will be available on the City's website.

4. **Mark Stevens, Community Social Service Worker**

File: 0550-20-10; 0630-02

Mark Stevens, Community Social Service Worker, was in attendance regarding Community Social Services Awareness Month in March.

Note: See "Community Social Services Awareness Month - March, 2008" proclamation under Item E.1(b) of the February 25, 2008 Regular Council - Public Hearing agenda.

In support of Community Social Services Awareness Month, Mr. Stevens noted that every community, many families and individuals throughout BC, rely on the services available through community social services. Some of these services include:

- supporting people with developmental disabilities, emotional and mental health problems;
- supporting families and youth in need;
- providing childcare;
- supporting victims of violence, dealing with physical or emotional abuse;
- assisting those with substance abuse issues;
- offering a range of services for women;
- counseling and supporting immigrant families;
- working with those encountering job loss, life skill and decision making problems; and
- assisting First Nations families.

Further comments were as follows:

- The “Community Social Services Matter” campaign is a broad, province wide effort aimed at raising awareness of the vital role that these services play in our communities.
- Despite their importance to individuals, families and communities, the community social services provided and relied upon are often misunderstood and marginalized or invisible, which is due, in part, by these services not being recognized.
- The campaign goal is to work with the City and the community to ensure these services are more visible and better understood. The first step in achieving this goal is to designate the month of March as "Community Social Services Awareness Month" in Surrey. This proclamation will provide support in the goals of achieving a focus on the value of community services for our citizens, to change and expand perceptions of the people who use these services, and to build greater public support for the services provided and the work that is done.

**5. Vince LaLonde, Manager
Utilities & Transportation, Engineering
156 Street Underpass Update
File: 5400-01**

Further to Council’s request on January 28, 2008, that there be an update at the earliest opportunity to Council-in-Committee regarding the 156 Street underpass, which will include information regarding the recently held open houses, tree removal and progress on the sound mitigation and fencing, V. LaLonde was in attendance to provide the information requested. A PowerPoint presentation was given, including photos of the area. Comments were as follows:

- 160 Street crossing is often congested, creating an access problem at Fraser Heights.
- Originally in 2006, the Province announced, with the City, a project worth \$10 million to improve access to Fraser Heights.
- The project then evolved from widening the 160 Street to building a new crossing under Hwy. #1 at 156 Street.
- Just recently, a design-build contract for \$16.5 million was awarded. The City is cost sharing 40% of the total costs with the Ministry of Transportation.
- 156 Street from 104 Avenue to 108 Avenue has been classified as an arterial road with a planned crossing of Hwy. #1, and this has been shown in Surrey’s OCP and Zoning Bylaw for over 25 years.
- During the planning process for improving access to Fraser Heights, meetings were held with the Fraser Heights Community Association to solicit input and present findings.
- The main means to provide information to the public was through Open Houses.
- On April 11, 2006, the first Open House was held to present alternatives considered for improving Fraser Heights access and the factors which lead

to choosing the 156 Street underpass as opposed to alternatives for improvements at the 160 Street interchange.

- On February 28, 2007, the second Open House was held to provide details and reference to the conceptual design for the underpass.
- On January 24, 2008, the third Open House was held to provide details regarding the design-build construction plans and schedule.
- Feedback from residents has been consistent.
- There are concerns about the potential for the underpass promoting additional Hwy. #1 destined traffic short-cutting through the community. The 156 Street underpass is preferable to keep access separated from the Hwy. #1 traffic (160 Street).
- Residents on 156 Street (between 104 and 108 Avenues) generally do not support the project with their main concerns being:
 - pedestrian control at 156 Street;
 - increased traffic noise and the desire for concrete noise fencing;
 - loss of natural vegetation/buffer and the desire for replacement landscaping; and
 - the perception that the project will result in decreased property values.
- All residents along 156 Street have been advised, by mail, of a follow-up meeting on March 11, 2008 to discuss their concerns and to review the mitigation and various options addressing these concerns.
- A follow-up from the March 11, 2008 meeting will be provided to Council by the end of March.

Council made the following comments:

- When installing the stone fences (noise attenuation fences) it would be much more attractive, instead of plain walls, to have unfriendly landscaping along them to detract from opportunities for graffiti.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Reports, under date of February 25, 2008, were considered and dealt with as follows:

Item No. C001 South of Fraser Area (SoFA) Transit Plan
File: 0620-20 (SoFA)

The General Manager, Engineering submitted a report concerning the South Fraser Area Transit Plan.

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

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

1. Receive this report as information;
2. Endorse the draft South of Fraser Area (SoFA) Transit Plan in principle, subject to:
 - a. A supplement being added to the draft SoFA Plan to reflect an appropriate share of the additional buses contained in the recently announced Provincial Transit Plan as well as the projects, and their timing, related to the SoFA area contained within that Plan;
 - b. TransLink committing to achieving equity in the provision of bus transit service across the region including the SoFA area in terms of hours of service per capita as quickly as possible and no later than 2013;
 - c. The immediate commencement of planning for the new facilities and infrastructure identified in the Provincial Transit Plan, including a joint study by TransLink and Surrey on the technology and route for the rail rapid transit extension and on the Bus Rapid Transit lines;
 - d. TransLink forwarding to the City of Surrey for comment the draft 7 Year Implementation Plan based on the SoFA Plan as supplemented to reflect the above conditions;
 - e. The Plan acknowledging the need for further significant rapid transit projects in the Plan's timeframe beyond those projects identified in the Provincial Plan, and that the Plan will be further amended in the future as information is available to support the inclusion of those projects in the Plan; and
 - f. The SoFA Plan identifying the need for improved connections to Abbotsford.
3. Strongly endorse TransLink making a request for Federal funding for essential transit facilities South of the Fraser and in Metro Vancouver; and
4. Authorize the City Clerk to forward a copy of this report along with the related Council resolution to TransLink and to each of the other South of the Fraser Area (SoFA) municipalities.

Carried

Item No. C002 Youth Engagement in Community & Social Planning in
Surrey - Phase II Project
File: 5080-01

The General Manager, Planning & Development, and the General Manager,
Parks, Recreation & Culture submitted a report to update Council on the results of

Phase I of the pilot project to Promote Youth Engagement in Community and Social Planning. This report also recommends the continuation of this initiative and seeks authorization from Council for one-time funding of \$70,000 from the Social Plan budget for Phase II of the pilot project.

The General Manager, Planning & Development, and the General Manager, Parks, Recreation & Culture were recommending approval of the recommendations outlined in their report.

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

1. Receive this report as information; and
2. Authorize one-time funding of \$70,000 from the Social Plan component of the 2008 budget in support of Phase II of the pilot project to Promote Youth Engagement in Community and Social Planning in Surrey.

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

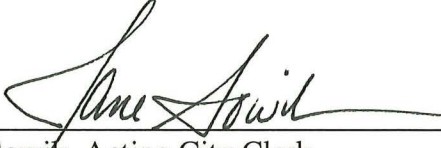
F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Council-in-Committee meeting do
now adjourn.

Carried

The Council-in-Committee adjourned at 5:37 p.m.



Jane Sowik, Acting City Clerk



Chairperson