



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 3, 2008
Time: 5:34 p.m.

Present:

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

Absent:

Councillor Martin

Staff Present:

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

A. DELEGATIONS

1. Semiahmoo Residents' Association

File: 0250-20; 0550-20-10

Tom Pape, Vice-President Semiahmoo Residents' Association was in attendance with David Cann, President, Barb Paton, Treasurer, Nanette Jacques, Communications Director, Stephen Christie and Rosaleen Cann, to provide details regarding some of the issues affecting South Surrey. A brief PowerPoint presentation was provided regarding the Semiahmoo Peninsula and Semiahmoo Town Centre. Comments were as follows:

- The residents' goal for the Semiahmoo Peninsula and Semiahmoo Town Centre is a livable community with balanced development and reasonable growth.
- The current reality is an accelerated residential sprawl, with a 350% increase in dollar value of residential building permits (2006 to 2008).
- The drop in commercial permits in the area from 30% to 5% during the past three years makes the goal of one job for each new resident, as per the previous OCP, unattainable. The desired ratio is 50%.
- With a low ratio of local work opportunities, there is a high ratio of long distance automobile commuters; public transit is an absolute necessity.
- At present, options for public highway transportation are unsafe. Buses have in excess of a dozen people standing in the aisle, while traveling at a speed of 80-100 km p/h.
- The Semiahmoo Town Centre should offer a range of retail, office, entertainment, cultural, educational services and multiple residential housing instead of the vertical urban sprawl that is happening now.
- Pending proposals will bring 10 new residents for each new job in the town centre with only marginal diverse retail and community services being offered.
- It is felt that this area of Surrey has the least local work options, the poorest current and future prospect transit options, yet it is being developed more rapidly than any other area of the City.

- The community's goal is to be a unique entity that reflects the beauty of the geographical location, not an uninspired, carbon copy residentially oriented town centre (and surrounding areas), congested by traffic, without cultural, recreational or social amenities.
- Since the Semiahmoo Mall was built in 1980, the retail market on the Semiahmoo Peninsula has grown by \$300,000,000.
- If the Town Centre is built as currently proposed, the increased retail expansion will only provide space retail sales of \$50,000,000 and people will need to travel by automobile, outside of the town centre, to do most of their shopping.
- Tourism is one of the area's best business prospects. The proposed development of the area would cause irreparable damage to the area's reputation as a Seaside Mecca.
- Let's focus on quality of life options by creating a community that respects the wishes and desires of both the existing community and new residents, with safe, sustainable and environmentally smart development, offering cultural facilities that attract and serve both the local market and tourists.
- The Semiahmoo Residents' Association is asking for:
 - Sincere consultation at the decision table.
 - Inclusion in the future of the Sustainability Charter.
 - Proactive Economic Development:
 - Tourism development - Eco tourism (Eco hotels, local artisan shops and cultural festivals);
 - Educational options supporting local work opportunities, notably senior care (geriatric research initiatives, senior facilities, etc.); and
 - Unobtrusive clean tech and high tech clusters.
 - Rescinding the Council resolution giving approval to the revised Land Use Plan to allow a broader public process to evolve and determine what the residents, not the developers, envision for the area.
 - A temporary moratorium on development, particularly residential developments in the Town Centre.
 - Seize the opportunity to develop a totally unique Town Centre as a showcase for the Sustainability Charter.
- Diverse continuous revenue from retail, entertainment and commercial sources will provide developers greater stability, and diverse income sources will help developers finance future projects to continue recognition of the market as an upscale premium area.

In response to Council, the following comments were made:

- There are more than 200 members of the Semiahmoo Residents' Association, many of which joined recently.
- During the planning process, very little opportunity has been given to the residents to provide input into the development. The open house process should provide an open forum, giving the ability for dialogue to make suggestions and have them heard. To discuss, certainly with staff, what the residents' see for the future of the Town Centre with regard to density,

transportation, cultural and/or amenity options as well as the very critical issue of there being a lack of employment opportunities in the area for the population to have a livable, sustainable community.

- Many of the residents in the area are seniors and may not know or understand the impact and the disruption in their lifestyle some of this development will cause once it is underway.
- The concern at this stage is the “Stage 1 Land Use Report” and its content, which would allow for an additional 5,000 population and 3,000 new housing units in the area, yet there hasn’t been any real opportunity to add citizen input.
- When the process began, it was really based on wanting to keep the area vibrant, keep the employment and services in the area and have improved transit to the area. In order to do that, increased population was going to be needed to be able to support the vibrancy of the community.
- There is a stakeholders committee that is made up of a number of land owners and various organizations, who have met on a number of occasions. There have been two public open houses, the first of which discussed the future of the area and the second that outlined the preferred option. The process is not complete. Stage 1 provides direction to staff, which is followed by working a great deal on the Integrated Energy Management Plan (i.e. TransLink to improve transit to the area, urban design and massing guidelines, etc.) and information that will then be discussed through another series of public forums. As Stage 2 proceeds, increased consideration will be given with regard to the process of consulting.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 6:02 p.m.



Margaret Jones, City Clerk



Councillor Villeneuve, Chairperson