



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 15, 2008
Time: 4:03 p.m.

Present:

Councillor Villeneuve - Chair
Mayor Watts
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Rasode
Councillor Bose
Councillor Hepner

Absent:

Councillor Hunt

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. Gerry Morden, Chairperson Whalley Enhancement Association File: 4780-01; 0550-20-10

Gerry Morden, Chairperson, Whalley Enhancement Association was in attendance to seek Council's support regarding legislation to address the problems facing their community, as well as other communities, in holding property owners accountable for threatening and disturbing activities that take place on a regular basis. Comments were as follows:

- The Safer Communities and Neighbourhoods Act (SCAN) is a provincial law enacted in numerous Canadian provinces including Alberta, Manitoba, Saskatchewan, Yukon, and Nova Scotia. It is intended to allow for enhanced neighbourhood safety and harmony by targeting the property owners and landlords of consistent problem addresses. Owners and businesses are held accountable for activities occurring on their properties.
- SCAN legislation would apply civil law to counter the impact on neighbourhoods of entrenched drug and prostitution operations based out of homes and businesses. It would only apply to illegal activities that have a negative effect on the community and are ongoing, not activities that only happen occasionally. Criminal law targets individuals rather than the activity that is taking place at a property. SCAN fills a gap between criminal law and problems that exist in the communities and neighbourhoods of BC.
- Numerous communities in British Columbia are facing issues caused by properties associated with the sale and use of illegal drugs, commonly called crack houses. Although the combined efforts of the Police, By-Law and Public Health have resulted in the closure of many such properties, the process is slow and cumbersome. SCAN legislation would provide increased powers to act on problem properties and quicker resolution of problem addresses.
- The intent of the SCAN legislation is to provide a framework for all complaints received to be subject to review by an investigation unit. If

investigations determine that there is enough evidence to support escalation of complaints, action is taken through such means as warning letters, court orders etc.

The delegation provided a detailed review of SCAN legislation, operational costs, the procedures put in place and the successful statistics for each of Manitoba, Saskatchewan and Nova Scotia. Comments continued:

- SCAN investigators work with Police and community efforts to reduce or eliminate illegal activities in their community. This legislation will provide our police forces the needed support and tools they need to begin the battle against these types of crime, as they put residents first and continue to focus on public safety issues in British Columbia.
- Please join with us in sending a strong signal to drug dealers and criminals that we do not support their activities.
- Residents want safe communities and neighbourhoods, and should have that right. More importantly, children need a safe environment to be able to live and play in our communities and neighbourhoods. SCAN would give residents the tools needed to create that safe environment.
- It is respectfully requested of Mayor and Council to pass and/or support a resolution or similar resolution at the annual General Meeting of the Union of British Columbia Municipalities (UBCM) (or earlier, as the case may be) to the Honourable John van Dongen, Minister of Public Safety and Solicitor General, that the Government of British Columbia adopt “Safer Communities and Neighbourhoods” legislation, modeled after the Province of Alberta’s legislation, in order to address the public disorder and neighbourhood deterioration caused by illicit drug houses, problem addresses, and the issues associated with them.

In closing, the delegation noted that a copy of the presentation has been provided to all municipalities in British Columbia. The support has been tremendous with many requesting additional information and referring it to various police meetings.

Council thanked the delegation for their very informative presentation and dedicated efforts in this matter noting that the information provided will be forwarded to the Public Safety Committee for further discussion and in-depth review regarding the drafting of a resolution to take forward to the UBCM.

**2. Ann Cassidy McDougall, Phil Galley and Rob Hazlett
Bolivar Heights Community Association**
File: 8630-30; 0550-20-10

Ann Cassidy McDougall, Phil Galley and Rob Hazlett, Bolivar Heights Community Association (BHCA), were in attendance regarding their concerns and the potential impact to their community of the South Fraser Perimeter Road (SFPR) and associated roadways. A PowerPoint presentation was provided, which included many photographs of the area, and the following comments were made:

- BCHA was formed in May 2007, representing in excess of 5,000 residents in the Bolivar Heights area, have been successful in arguing for noise reduction from many different sources including CN operations, local industry and the slow-pitch ball players at Bolivar Park and have received recognition from the RCMP for their neighbourhood watch program.
- The first meeting with Gateway that was held for the residents of Bridgeview, Bolivar Heights and Port Mann, was in February 2008. It was not a public meeting, only a few representatives of the three neighbourhood associations were invited. Attendance was limited at Gateway's insistence.
- Gateway presented the routing plans as they existed at that time with the assurance that none of them were final at that point.
- Many concerns were voiced by the attendees (i.e. pollution, noise, traffic, arterial traffic and traffic lights), with the major concerns of Bolivar Heights being the widening and extension of 115 Avenue through Bolivar Park.
- The potential for possible benefits was also discussed (i.e. development of trails, green space and a linear park connecting all three communities) and a further meeting with Gateway and the residents was anticipated.
- In preparation for the promised meeting with Gateway, the BHCA hosted an open house to which approximately 500 residents attended.
- Gateway plans were shown as well as an alternative route that would avoid cars and trucks driving through the Bolivar Park. Residents were truly shocked that the park that they had fought so hard in the past to keep was planned to become a thoroughfare.
- Various roadway options were discussed and it was agreed by the residents that the option to provide an interchange at 130 Street and Bridgeview Drive, instead of a traffic light, was preferred.
- Further, it is believed that flooding and drainage are significant problems that do not seem to be addressed in any of the Gateway plans for the Bolivar Heights area.
- As a result of the BHCA open house, a report was compiled and delivered to the Gateway SFPR Project Manager. No response from Gateway was ever received. No comment was ever made regarding the clear consensus of citizens who expressed opinions at the Bolivar Heights open house.
- The promised follow up meetings with Gateway to discuss the impact to Bolivar Heights were scheduled and cancelled twice and voice messages left in June, July and August to the Gateway Project Manager never received a response.
- There are many failings with the current Gateway plan. It does not include any measures to reduce and manage the impacts on Bolivar Heights, especially arterial roadways. It appears that the concerns of the Bolivar Heights citizens have been minimized and left to be dealt with if and when they occur rather than preventing them and considering suggested alternatives.
- BHCA is asking for the City's help to try and get people thinking forward.

- Upon review of the City's Corporate Report R177, which addresses the major issues raised by the BHCA in September, there is serious disagreement with some of the information and of its conclusions:
 - The only other meeting offered by Gateway, which was held primarily for the benefit of the general contractor, occurred on May 7, 2008. Again it was the community association representatives only who were invited to attend.
 - The cost of implementing BHCA Option #1, as provided to Gateway and to Council in September, is an unreasonable estimate for a 20m swap of land. Bolivar Park provides one little piece of green space in a growing sea of black. This has got to be worth more than a quick dismissal with an unreasonable cost estimate.
- 116 Avenue is a very heavily used commuter connector to the Patullo Bridge. When the Port Mann bridge is backed up, commuters divert from Highway 1 and currently use 116 Avenue as an alternate route to the bridges. Once the SFPR is built, this route will attract even more traffic.
- Effective plans are required to address the community's need for park and green space as well as drainage concerns.
- None of the water courses, nor the wetlands, were identified in the environmental assessment. They are currently working out a plan to deal with this oversight and to mitigate for it properly.
- This area is vital for both wildlife habitat and for absorbing stormwater (as it is prone to severe flooding throughout the year). There is no comprehensive stormwater waste management plan.
- The destruction of the wetlands and the construction of a four lane highway and major connector road through this area will greatly increase the amount of service water runoff through this area and cause major flooding. Should this area be paved over, there will be an exponential increase in stormwater runoff and the amount of water that is able to be absorbed will be greatly reduced by the loss of these wetlands, thereby contributing to more flooding on the SFPR and local area, including the 115 Avenue extension. Enhanced wetlands with a retention pond and pump station are needed to deal with this problem.

In conclusion, the delegation asked for "transparency, openness and honesty". It is their wish that there be inclusive, comprehensive stakeholder involvement in creating a truly sustainable neighbourhood with planning that looks after all residents, commuters, ball players, truck drivers and industrial interests.

Council thanked the delegation for their presentation clarifying the outstanding issues with the SFPR and the Bolivar Heights area and noted that the information will be followed up with the Transportation Committee and a further report back to Council.

**3. Ted Uhrich, Park Planner
Kwomais Point Park Master Plan**

File: 6140-20

Ted Uhrich, Park Planner, Kwomais Point Park Master Plan was in attendance to make a presentation regarding the Kwomais Point Park Master Plan.

Note: See Corporate Report Item No. R245 of the Regular Council - Public Hearing agenda.

Comments were as follows:

- Kwomais Point is 16.25 acres located at the southwest tip of the Semiahmoo Peninsula.
- 4 acres of the property are located along the bluffs adjacent to the BNSF railway right-of-way. The remaining 12 acres are mostly forested.
- There are four significant clearings on the property which include a lookout at 14th Avenue, a cleared area with the old bunk houses from the camp, a pool area and also the location of Sanford Hall and Kwomais Lodge.
- First nations oral history indicates the property was used by the Semiahmoo First Nation as a lookout for other First Nations coming down the coast towards the lands.
- Concurrently with the settlement of Ocean Park, a Methodist Church camp was established in 1910. Over the years thousands of people attended the camp and many were very interested in the maintenance of the property.
- In 2007 the City purchased the 16.25 acres for park land.
- There were several buildings on site including Sanford Hall built in 1980 and Kwomais Lodge (alternatively the “old lodge”, the “dining hall”) built in 1933.
- After acquisition in August 2007, the Parks Division embarked on an extensive planning and consultation process to develop a master plan for the park as follows:
 - Winter 2007 – Background research and Steering Committee formation;
 - April 2008 – Public Open House #1 to receive community input on the redevelopment of the park and a vision statement established;
 - June 2008 – Public Open House #2 to review two concept plans;
 - July 2008 – PCS Committee update and the park officially named Kwomais Point Park;
 - October 2008 – Public Open House #3 to present a final concept plan; and
 - November/December 2008 – Finalize the plan and report for presentation to the Parks and Community Services Committee and to Council.
- Community feedback indicated most importantly to the site are the views, retaining Kwomais Lodge for community use and to really try to work and maintain the sense of place of Kwomais Point.

A brief review of the feedback from the third Open House was given noting that 82% supported or strongly supported the concept plan. The concerns expressed have either been addressed in the Master Plan or will be addressed in the detailed design.

A series of photographs and drawings were provided outlining the improvements proposed for the park, including a new entrance to the park from the intersection of 128 Street and Marine Drive, a whale lookout to provide views south across Semiahmoo Bay. Additionally, there will be a covered picnic area with a viewing platform west and south over Semiahmoo Bay (where the old bunkhouses were located) of which First Nations have noted interest in having the picnic shelter pick up on First Nations west coast architecture. Comments continued:

- Sanford Hall and Kwomais Lodge will be utilized for community and leisure services for various programming including seniors programming, bookings for weddings and birthday parties, classes for youth and summer camp activities.
- The plan indicates the need for a drop off/ pick up area, outdoor gathering space, parking, fire access and a breezeway linking the two buildings for inclement weather.
- Next steps include:
 - Council adoption of the Master Plan;
 - Detailed design of park improvements;
 - Open park for limited use in early 2009 (pedestrian use throughout the park and utilizing the existing view points);
 - Renovate Sanford Hall for occupancy and begin programming in Summer 2009; and
 - Implement planned improvements as funding becomes available.
- As per the vision statement that was established, the Master Plan respects the history and sense of place of Kwomais Point and provides locations for quiet contemplation while also providing a location for education and engagement with nature and culture.

In response to the questions from Council the following was noted:

- A roundabout at the intersection at 128 Street was reviewed however it was determined that a roundabout would require a large area which would extend the intersection into the park and into neighbouring residential property making the impact on residents, as far as property, greater with the roundabout design.
- Opportunities for the community to continue to use Sanford Hall as in the past (musicians, coffee houses, etc.) will still be available. It is anticipated that rental will be at a non-profit rate, keeping the fee nominal, to enable a lot of community use.

Council expressed their appreciation for the presentation.

4. Mark van der Zalm
van der Zalm + associates inc. (VDZ+A)
Holland Park Spirit Squares
File: 6140-20

Further to the design of Phase I and Phase II of Holland Park, Mark van der Zalm, VDZ+A, was in attendance to provide a review of the public consultation leading towards the completion of Holland Park and to provide an overview of the design work for the Spirit Square at Holland Park.

Note: See Corporate Report Item No. R244 of the Regular Council - Public Hearing agenda.

A PowerPoint presentation was provided and comments were as follows:

- Holland Park is Surrey's first urban park.
- Phase II of Holland Park is going to be redeveloped/additionally developed with Spirit Square funds.
- B.C. Spirit Squares are gathering places for our communities, created to help celebrate the 150th anniversary of the founding of the Crown Colony of British Columbia as well as many other festivities and milestones in the future. They help to create community identity and pride and develop the public infrastructure that contributes to a strong 'sense of place'.
- These squares will celebrate Surrey's heritage, achievements of the past, present and future, and leave a legacy for current and future generations to enjoy.
- With particular reference to Holland Park, Premier Campbell noted "This Square enhances what was Surrey's first urban park, in a location with pathways radiating out to the community and links to nearby transit. This Spirit Square will be a great place for families to gather to enjoy community art, gardens and seasonal events and celebrate events like BC 150."

A montage of photos were shown noting the various features throughout the park, in particular, Rose Holly Fountain - an expansive water feature aptly named after Alice Holland's original homestead on the site, and the significant green space (roughly the equivalent of two soccer fields back to back) that hosts public and summer festivals such as the Fusion Festival.

A review of the various unique entrance points to the park was provided and improvements that are part of the Spirit Square program were outlined.

Comments continued:

- Another integral part of the Spirit Square program is a facilities building. The open house process had much input from community members wanting washrooms within the park. The facilities building, currently in design process and going to tender early in 2009, will be an important aspect of making Holland Park successful in the long term.
- That facility building will also be a central staging point for park programming and animation, having some chairs and tables that can be stored in the building and put out in the summer time. It will also have a

concession space, a multipurpose meeting room and some storage and will provide a hub for operations staff to manage the park from.

In response to the questions from Council the following was noted:

- A minimum of 10 specialized benches that are unique to Holland Park will be installed soon with additional benches being added as further portions of the Spirit Square elements are completed.
- All of the conduit and wiring is in place for ground lighting around the sidewalk areas, however many of the light fixtures were destroyed due to vandalism and wire theft. As things change and the community evolves, the facilities are already in place for future addition of the ground lighting.

Council thanked the delegation for their presentation and look forward to a further opening of Holland Park in Spring, 2009.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

now adjourn.

Moved by Councillor Steele

Seconded by Councillor Hepner

That the Council-in-Committee meeting do

Carried

The Council-in-Committee adjourned at 5:14 p.m.


Margaret Jones, City Clerk


Councillor Villeneuve, Chairperson