
Monday, March 22, 1999

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, March 22, 1999
Time: 4:05 p.m.

Present:

Acting Mayor Villeneuve - Chair
Mayor McCallum
Councillor Caissie
Councillor Higginbotham
Councillor Steele

Absent:

Councillor Eddington
Councillor Hunt
Councillor Robinson

Staff Present:

City Manager
City Clerk
M. Hamod, Administrative Assistant

Joining the Meeting in Progress:

Councillor Watts

It was Moved by Mayor McCallum

Seconded by Councillor Higginbotham

That the Agenda be varied to deal with Corporate Reports C417, C414, C415 and C419 following the delegations' appearance and that Corporate Reports C413, C416, C418 and C420 be referred to the next Council-in-Committee meeting due to time constraints.

Carried

A. CORPORATE REPORTS

1. The Corporate Reports under date of March 22, 1999 were considered and dealt with as follows:

Councillor Watts joined the meeting at 4:06 p.m.

Item No. C417 New Business License By-law

File: 0023-13680

The City Solicitor submitted a report to propose a new business license by-law that fully addresses all business license and regulation issues within the City of Surrey and provide an adequate and fair fee structure as it relates to all businesses throughout the City of Surrey.

The City Solicitor was recommending approval of the recommendations outlined in his report.

Councillor Watts stated she did not support an overall business license fee and suggested that it would drive businesses out of Surrey. The Mayor echoed her comments adding a general 3% increase sends a wrong message to businesses and should be reconsidered.

Councillor Higginbotham did not feel that a 3% increase over two years was out of line. Councillors Caissie and Steele concurred and suggested the increase was justified if businesses are getting the services they require.

It was Moved by Mayor McCallum

Seconded by Councillor Watts

That Corporate Report C414 be amended not to go with a general increase of 3%.

Defeated with Councillors Caissie, Steele, Higginbotham and Acting Mayor Villeneuve against.

It was Moved by Councillor Higginbotham

Seconded by Councillor Caissie

That Council:

1. Approve the proposed new Business License By-law, 1999, No. 13680 attached to this Report (the "Proposed by-law".)
2. Approve Schedule "A" of the Proposed By-law reflecting the new categories and fee schedule changes for business licenses.
3. Instruct the City Clerk to introduce the Proposed By-law on March 22nd for 3 readings.
4. Approve the proposed incidental amendments to Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508 (the "MTI By-law") attached to this Report and instruct the City Clerk to prepare the appropriate amending by-law for introduction on March 22 for 3 readings.

Carried with Councillor Watts and the Mayor opposed.

Item No. C415 East Newton Business Park and Live/Work Area, (Development Concept Component)

File: 2350-003/3

The General Manager, Planning & Development submitted a report to provide an overview of the Neighbourhood Concept Plan for the East Newton Business Park and Live/Work Area (Appendix A), including a summary of:

- (a) the planning process;
- (b) the major components of the plan;
- (c) implementation measures; and
- (d) analyses of the amenity requirements for this Neighbourhood Concept Plan area.

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

A resolution by Councillor Caissie to delete the Live/Work Area did not receive a Seconder.

It was Moved by Mayor McCallum

Seconded by Councillor Higginbotham

That Council:

1. Approve the final and complete Neighbourhood Concept Plan (Development Concept Component in Appendix A) for the East Newton Business Park and Live/Work Area;
2. Approve the arrangements, conditions and design guidelines specified in the Neighbourhood Concept Plan as a means of managing the development and the general provision of services, amenities and facilities for the East Newton Business Park and Live/Work Area;

3. Authorize staff to draft an amendment to Zoning By-law, 1993, No. 12000, as amended, to include an amenity contribution provision for the East Newton Business Park and Live/Work Area;
4. Authorize staff to draft an amendment to Surrey Sign By-law, 1999, No. 13656, to include specific sign regulations for the East Newton Business Park as denoted in the Neighbourhood Concept Plan (Design Guidelines);
5. Authorize staff to prepare a strategy for accommodating live/work developments in the East Newton Live/Work Area and other areas of Surrey;
6. Authorize Economic Development staff to incorporate the approved East Newton Business Park and Live/Work Area Neighbourhood Concept Plan into the City's promotional and marketing initiatives toward attracting business park users to locate in Surrey, and to package the approved Neighbourhood Concept Plan in a format to support this objective; and
7. Authorize City staff (Planning & Development, Engineering and Economic Development) to incorporate the East Newton Business Park and Live/Work Area into a pre-servicing and pre-zoning strategy to be implemented in connection with a program to attract more industry and business park users to Surrey.

Carried with Councillor Caissie opposed.

Item No. C414 East Newton Business Park NCP Servicing Report

File: 2350-003/04

The Manager, Utilities & Construction, Engineering Department submitted a report to provide Council with an overview of the engineering servicing and financial strategies for the East Newton Business Park Neighbourhood Concept Plan (NCP).

The Manager, Utilities & Construction, Engineering Department was recommending approval of the recommendations outlined in his report.

It was Moved by Mayor McCallum

Seconded by Councillor Higginbotham

That Council approve the engineering servicing and financial strategies as outlined in this report and as specified in the East Newton Business Park Neighbourhood Concept Plan Engineering Report as the means of managing engineering services for this Industrial Area.

Carried with Councillor Caissie opposed.

Item No. C413 Crescent Beach Erosion Protection

File: 4898-717

This item was referred to the next Council-in-Committee meeting of April 12, 1999.

Item No. C416 Fleetwood Town Centre NCP

Stage 1 Report

File: 2350-0013

This item was referred to the next Council-in-Committee meeting of April 12, 1999.

Item No. C418 Proposed Fire Limits By-law Amendment to Expand the Use of Fire Sprinkler Systems

File: 0023-001

This item was referred to the next Council-in-Committee meeting of April 12, 1999.

Item No. C419 Surrey Museum and Archives Plan

File: 8096-001

This item was dealt with in conjunction with the delegation appearance.

Item No. C420 Electronic Communications Policy

File: 0566-000

This item was referred to the next Council-in-Committee meeting of April 12, 1999.

B. ITEMS REFERRED BY COUNCIL

C. DELEGATIONS

1. Steering Committee

Museum and Archive Strategic Plan

File: 0065-012

Ms. Bev Sommer, Manager, Heritage Services introduced members of the Museum and Archives Strategic Plan Steering Committee who would be making the presentation.

Ms. Maeve Wright explained the basic concept for the proposed Museum and Archives as a dynamic, inclusive, interactive, hands-on facility; a centre for life-long learning.

Mr. Dale Toor stated the Museum and Archives should not be a stand-alone facility and business partners are being sought to offset operating expenses. Location will be a critical factor for the new facility.

Ms. Karen Ellerbeck advised the concept of the Museum and Archives being located in a Learning and Discovery centre has inspired excitement in the public. The potential to develop strong business partnerships and to offset new operating costs has been identified. An ideally positioned Museum and Archives could recover over 50% of its operating expenses.

Mr. Bruno Zappone stated the Museum and Archives collection warrants a new facility. Fundraising in support of the capital program has been estimated at \$2.5 million, which has preliminary cost estimates

in the \$12 - \$15 million range. The consultant has indicated that \$3.5 million is reasonable for a building program.

Mr. Sarbjit Bains stated the current Museum and Archives building was inadequate to protect and preserve the City's artifacts and archival information. Further, the current building and site are too small for the expansion which is needed to house the collections, to host traveling displays, and to expand exhibit, programming and reference room spaces. There is public consensus to locate the new facility where it can successfully be partnered with other cultural facilities, particularly the City Library, the Genealogy Collection, gallery facilities and arts programming spaces. The review of market and fundraising opportunities indicates the Surrey Museum and Archives located in this type of facility could attract 100,000 annual participants. The proposed date for construction is 2003.

C. CORPORATE REPORTS (cont'd)

Item No. C419 Surrey Museum and Archives Plan

File: 8096-001

The General Manager, Parks, Recreation, & Culture submitted a report on the Surrey Museum and Archives Plan.

The General Manager, Parks, Recreation & Culture was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Caissie
Seconded by Councillor Higginbotham
That Council:

1. Receive and endorse the proposed concepts in the New Surrey Museum and Archives Strategic Plan, subject to future capital funding approvals.
2. Endorse the further exploration of the development of the proposed Surrey Learning and discovery Centre, including the identification of the site and partners.
3. Appoint a liaison representative to serve on a committee to further develop the Surrey Learning and Discovery concept.

Carried

Acting Mayor Villeneuve thanked the delegation for their presentation. She acknowledged Ms. Sommers efforts, noting she had done a tremendous job with the current Museums location and size and echoed Council's support for a larger facility that will bring people to Surrey.

Councillor Higginbotham left the meeting at 5:12 p.m.

C. DELEGATIONS (cont'd)

2. Child & Youth Sexual Exploitation/Prostitution Task Force

File: 0065-012; 0042-039

Members of the Child & Youth Sexual Exploitation/Prostitution Task Force were in attendance to make a brief presentation and to provide Council with information with respect to child and youth sexual exploitation/prostitution.

Ms. Darlene Jamieson, Probation Officer, Ministry of Children and Families and Chair of the STOP - Child & Youth Sexual Exploitation /Prostitution Task Force introduced Ms. Joanne Nuttall-Smith, Education Sub-Committee, explained that child sexual exploitation is the use of a young person for the purpose of meeting an adults sexual needs. It involves the use of power, coercion and manipulation, including intimidation, either implied or explicit, to secure the childs compliance to sexual acts. It may or may not involve money in the exchange for sex with children who at fourteen years, reach the legal age for consensual sex in Canada.

Ms. Nuttall-Smith reported that pimps and recruiters draw children and youth into the sex trade from public places where teens gather. The majority of pimps are male between the ages of 16 and 45. Under the current section 212(4) of the Criminal Code, it is an offense to obtain, or to attempt to obtain, sex from a person under 14 years of age. It is nearly impossible to enforce because youth are often too frightened to testify. Also, because the law does not allow for the use of undercover operators, johns are seldom convicted. A recommendation has been made by lobby groups to raise the age of consent from 14 to 16 years.

Dr. Joan Fujiwara, Surrey Memorial Hospital Youth Clinic, and member of the Task Force, stated the majority of kids live at home and attend local schools. They are normal adolescents and pre-adolescents who are engaging in occasional risky behaviour. The majority of kids seen at the Youth clinic are not involved in prostitution, but are at risk for being sexually exploited just because they are vulnerable. Dr. Fujiwara reported that drugs are the most common mechanism to recruit youth. She concluded by noting there are no safe places to house people who want to leave the streets.

Councillor Higginbotham returned to the meeting at 5:28 p.m.

Ms. Jamieson stated that community action groups throughout the province have requested that March 22 - 28 be proclaimed Stop the Sexual Exploitation of Children and Youth Awareness Week. She stated the Task Forces appreciation of Surrey Councils support by proclaiming the week. Fuscia coloured ribbons (red representing red light districts and purple for violence) were given to Council and senior staff members.

Council unanimously supported the Task Force efforts and thanked them for their presentation.

3. Mr. Bruno Zappone

File: 0065-012

Mr. Bruno Zappone was in attendance to explain and receive information on particular issues arising since the implementation of the Hired Equipment Policy.

Councillor Watts left the meeting at 5:37 p.m.

Mr. Zappone believes the Hired Equipment Policy creates a serious hardship for Surrey taxpayers attempting to work in their own city. The policy states that if there is more than one owner/operator, then the designated operator must be registered. Recently, the co-owner of his company has been denied work. The City uses a seniority list and his company has retained top position with full knowledge of the Works Yard that he was not always the driver being hired for the A list job.

Councillor Watts returned to the meeting at 5:41 p.m.

Mr. Zappone questioned why the Hired Equipment Policy is kept in place as it incurs so many negative impacts. He requested Council consider the impacts of the policy.

Council requested staff prepare a report on the past years operation.

4. Greg Terpenning, Executive Director

Surrey Community Services Society

File: 0065-012; 0540-001; 2152-14000

Greg Terpenning, Executive Director, Surrey Community Services Society was in attendance to request the title to the site their society presently occupies on property located at 9815 - 140 Street and provided their reasons.

Mr. Terpenning requested Council grant title of the lot at 9815 - 140 Street to the Society. He advised that Surrey Community Services has an annual budget of over \$4 million. The Society was incorporated in 1971 and has operated at its current location since 1972. The buildings have deteriorated and are in need of renovation.

Mr. Terpenning presented the Societys proposal which includes renovating the existing city-owned building on site, adding a 7,200 sq. ft. extension and making major improvements to the landscape and parking lot. The total cost of this renovation/construction project is estimated at \$1 million. The Society intends to finance 2/3 of the cost of this renovation/construction project. Surrey Community Services Society is asking that Council donate the land at 9815 - 140 Street to their Society which will secure financing for the project.

Mr. Herb Fischer, President, Surrey Community Services Society, advised the Society represents 213 members and has leased the site from the City for the last 27 years. He noted the City has spent at least \$20,000 on the site in the last year alone. He estimated the benefit to the City of \$1,560,00 over 20 years. This amount is comprised of \$400,000 saved on repairs, \$400,00 saved on renovations and \$760,000 gained in taxes. Other benefits include more efficient service delivery and new meeting place for community groups to plan and coordinate services.

Mr. Fischer indicated the proposal made economic common sense and the benefits would be apparent in 20 years.

Mr. Fischer stated the Society was also willing to discuss other options. Their ultimate goal is to build the facility they need on the site. The only way to secure financing for the project is for the City to provide the Society with a long-term commitment to the land, preferably by donating the land to the Society. A second option is for the City to co-own the land with the Society. A third option if for the City to sign a long-term lease, similar to the 99-year leases provided to non-profits by the City of Vancouver. Any of these options will allow the Society to successfully negotiate financing for the project.

The Mayor thanked the delegation for their creative options and acknowledged the Society provided desperately needed services.

Acting Mayor Villeneuve stated Council will give strong consideration to their proposal and requested a staff report.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

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

Carried

The Council-in-Committee meeting adjourned at 6:05 p.m.