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**Present:**

Councillor Bose, Vice-Chair  
D. Jack  
M. Lamont  
K. Purton  
S. Sajda  
D. Smith

**Absent:**

Mayor Locke, Chairperson

**Staff Present:**

Y. Yohannes, Director Engineering Ops  
N. Aven, Director Parks Recreation & Culture  
L. Ayach, Environmental Technologist  
E. Cosman, SHaRP Communication Team Leader  
J. Sung, Legislative Services Coordinator

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Councillor Bose assumed the role of the Chair.

**A. ADOPTIONS****1. Adoption of the Agenda**

It was Moved by D. Jack  
Seconded by S. Sajda  
That the agenda of the Environment and  
Climate Change Committee meeting of June 20, 2024, be adopted.  
Carried

**2. Adoption of the Minutes - May 8, 2024**

It was Moved by S. Sajda  
Seconded by K. Purton  
That the minutes of the Environment and  
Climate Change Committee meeting of May 8, 2024, be adopted.  
Carried

**B. STAFF PRESENTATIONS**

M. Lamont entered the meeting at 5:04 pm

1. **Parkland in Surrey – Categories of Protection**  
*Director Parks, Parks, Recreation & Culture, City of Surrey*

The Director, Parks provided a presentation regarding parkland in Surrey. The following information was highlighted:

- Surrey parks are protected under many categories, commonly based on the history of park formation.
- Parks dedicated by subdivision are parks created by Section 510 of Local Government Act, when 3 or more single family lots are created through subdivision. The lot owner must provide 5% of the land being subdivided as parkland or money equivalent to the market value of 5% of the land as cash in lieu (CIL). CIL is deposited into the Parkland Acquisition Reserve, used only for the purpose of acquiring parkland. Examples of this category include Bridlewood Park and Huntington Park.
- Parks dedicated by Council Bylaw can also be referred to as park reservations. They vary greatly in size. Bylaws may permit certain community amenities or infrastructure on parkland. Examples of this category include Green Timbers Urban Forest Park, Sunnyside Acres Urban Forest Park, Moffat Memorial Park, and Crescent Park.
- Parks can be purchased with CIL or Development Cost Charges. If the parkland is sold for any reason or used for non-park purposes, the value of that land must be returned to the Parkland Acquisition Reserve. Examples of this category include Woodward Hill Park and Salmonberry Park.
- Parks can be from property owner donations. These are transferred to the City usually with specific agreements and requirements that the owner bestows on the land. The parkland operates as a park but may include a life estate that allows the owner to live on the land. Examples of this category include Darts Hill Garden Park, Glades Woodland Garden and Buchamer Park.
- Godwin Farm Biodiversity Preserve Park was formed by a donation through the Federal Ecological Gift program. The parkland was transferred to the City with specific requirements and a comprehensive management plan. This donation method allows the owner to dictate the land management plan.
- Green Timbers Park was provided to the City by the Province via Crown Grant. This method of parkland protection has specific conditions attached, and the condition in this case is for the land to be used for parks.

- There is a type of Crown Grant called restricted covenant or conservation covenant. These covenants tend to be registered to a third party plus the recipient and would be outlined by the owner. A portion of Corrigan Park has a conservation covenant registered with the Land Conservancy of BC in addition to the City.
- Some parks are protected through legislation and city regulations. Sensitive ecosystems or riparian areas are common examples of legislated protection. Examples of this category include Price Creek Park, British Manor Park, and Nichol Estates Park.
- A category of protection that isn't bound to the land is Parks, Recreation & Culture Facilities Regulation Bylaw 13480. It is a regulation bylaw that restricts certain activities within parklands. For example, it restricts fires, smoking, littering, damage or removal of plants, wildlife disturbance, dogs, horses, and vehicles.
- Park design can be used to protect the parkland. Deliberately placed boardwalks and trails can influence how people use the parkland and result in protection of certain features.

In response to questions from the Committee, the following information was provided:

- There is no water course going through Bridlewood Park and Huntington Park.
- Most protection methods will prevent parkland from being developed even if it is done by Provincial legislation. City of Surrey is lacking in large parcel of land, and it is unlikely that current and future Council will support parkland development given the lack of large parkland.
- 5% of land converted to park by subdivision is protected by the Local Government Act and cannot be reduced below 5%. Changes to parkland usage in this category requires a referendum.
- Redesign of parkland can occur through public consultation processes such as Parks, Recreation & Culture Strategic Plan. The City's Urban Forest team is consistently converting mowed grassland into natural area with community replanting effort.
- Council can protect parkland through the creation of bylaw. Bylaw protected parklands will still allow certain constructions such as utility line. The City is constantly seeking a balance between parkland protection and city function. Most utility infrastructures are governed by Provincial and Federal government, the City does not have jurisdiction over the infrastructures.
- Cash in lieu is different from Green Municipal Fund and development cost charge. Cash in lieu amount must be used towards parkland, however the purchasing power declines over time as land value appreciates.

- Riparian areas setback reduction through variance application is not paid back to the City as cash in lieu, but as developers build more due to the variance the City will collect more development cost charge per unit. Without cash in lieu, the compensation for variance in setback is not fully going towards obtaining more parkland but is divided for other City utility functions.
- Parks are identified internally into four categories:
  - City parks are parks designed as tourism destination.
  - Community parks are designed to host athletic activities and for community events.
  - Neighbourhood parks are designed for daily visits of the public.
  - Nature preserves and habitat corridors are parklands that are set aside for maintaining and protecting natural areas.
- The City's riparian setback is currently higher than the Provincial requirement, however that may change in the future as discussion is ongoing. City bylaw cannot infringe on senior government level legislation, so City setback cannot decrease below provincial requirement.

The Committee provided the following comments:

- South of Bear Creek Park lost its bylaw protection due to the court deeming that the record keeping was insufficient. There is a need to review miscellaneous parklands that may have dubious legal protection that may not hold up in modern time.
- There is concern that natural parks are increasingly being converted into landmark parks.
- Holland Park was not a gift to the City.
- Small parcels of land that were bought to increase current park size are not well protected.
- The provincial legislation for riparian protection area mirrors the federal legislation.
- Cash in lieu may not be able to keep up with increasing population and demand for parkland area.
- It is worth revisiting old park protection Bylaws to obtain a cohesive protection strategy for park spaces as there is currently many varied methods of protections.
- There is concern that with an Official Community Plan (OCP) ratio requirement of 4.2 hectare of parkland per 1,000 residents that the City may run out of land to acquire in the future.

**2. Salmon Habitat Restoration Program (SHaRP) 2024**

*Environmental Technologist, Engineering and SHaRP Communication Team Leader*

The Environmental Technologist and SHaRP Communication Team Leader provided a presentation regarding SHaRP. The following information was highlighted:

- SHaRP is a City of Surrey environmental initiative to protect and improve stream habitats. It has been operating for 29 years and provided career-oriented jobs for university and high school students. There are summer and fall teams, with the summer team being much larger.
- So far in 2024, SHaRP has done storm drain marking, crew hiring, invasive plant removal, native shrub planting, and support for community organizations.
- This year they are aiming to enhance the watershed of 11 stream habitats, 22 riparian restoration sites, install 8-10 rock weirs, and lay spawning gravel in creeks. In terms of community outreach, SHaRP wants to attend over 30 events, consistent social media posting for 28 weeks, host habitat tours, and develop communications and media toolkit.
- Events that SHaRP attended so far in 2024:
  - Fingerling Festival
  - Fish release at Tyne Head
  - Storm Drain Marking
  - Salmon Celebration
  - Fusion Festival
- SHaRP works with data analysts, local hatchery groups, and stream keeper groups for data analysis of fish identification, habitat utilization, and trapping. The data helps to build a geodatabase of active habitats.
- Flexi-baffles are flexible rubber baffles installed in culverts or flume structures. Flexi-baffles bend down in high flow situations to allow debris to flow through the site to avoid flooding. The project won a technical innovation award at Environmental Management Association and two municipalities are joining the project. Flexi-baffle project is partnered with Fisheries and Oceans Canada. There are five sites being assessed for flexi-baffles to be installed this year.
- Living Dyke Planting project aims to plant 14,500 native salt marsh plugs at Mud Bay to increase plant cover density over a 0.5 square kilometer area.
- McLellan Creek lost its rock weirs and log weirs due to high flow. SHaRP is creating rock weir and spawning gravel habitat in the channel to revitalize the habitat. There are signs of returning fish with the trial weir installed last year.
- SHaRP is a capacity building program that supports development of young professionals, volunteer groups, stewardship groups, and outreach groups.

In response to questions from the Committee, the following information was provided:

- SHaRP used to have numerous active agricultural programs in early 2000 in cooperation with the Ministry of Agriculture to protect setbacks. SHaRP is seeking to reestablish the setback protection project with the Ministry of Agriculture.
- Creating well aerated gravel water channel will allow freshwater bivalves to thrive but moving freshwater bivalve species to established habitat requires further research.
- SHaRP was involved with invasive plant removal and maintaining local plant species at Bear Creek Park. 30 to 35 habitat sites will have invasive plants removed this year.
- Locations that have embedded culverts do not need flexi-baffle. Weirs that have been installed by SHaRP are upstream from culvert locations. High flow or low water level culverts do not allow juvenile fish to pass, and weirs enable a water path for juvenile traversal.
- SHaRP has been inviting Surrey Council to sites they are working on. A Fall tour is being scheduled for Surrey Council.
- SHaRP obtained its funding of \$450,000 this year from drainage utility, specific projects, Eco Canada, Organic Ocean, and White Rock Elementary. It is now mainly a city funded organization.
- SHaRP team used forage fish assessment to educate team members on the life cycle of sustainable fishing.

The Committee provided the following comments:

- Development cost charge has specific purposes; it can only be used for city growth infrastructures and utility upgrading.
- International fisheries industry is dependent on the condition and availability of stream habitat in Surrey.

## C. OTHER BUSINESS

### 1. Roundtable

A roundtable discussion ensued as follows:

- Staff will provide a verbal update on how natural area protection will be incorporated into the OCP update.

- Staff will check with Legacy Environmental on the project progress and ask them to report to the committee when appropriate. There is concern that further project delay would result in less impact for stream works.
- The committee expressed interest to see a breakdown of various funding streams of the City going towards the protection and acquisition of parkland areas.

**D. NEXT MEETING**

The next meeting of the Environment and Climate Change Committee is scheduled for 5:00pm on July 10, 2024.

**E. MOTION TO HOLD A MEETING IN A CLOSED SESSION**

It was  
Moved by M. Lamont  
Seconded by D. Jack  
That Environment and Climate Change  
Committee close the meeting to the public pursuant to Section 90 (1)(b) of the  
*Community Charter*, which states:

- “(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.”

Carried

**F. ADJOURNMENT**

It was  
Moved by D. Smith  
Seconded by D. Jack  
That the Environment and Climate Change  
Committee meeting be adjourned.

Carried

The Environment and Climate Change Committee meeting adjourned at 6:43 p.m.

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Jennifer Ficocelli  
City Clerk and Director Legislative Services

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Councillor Mike Bose, Vice-Chair