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**Tuesday, September 7, 1993**

Committee Room  
Municipal Hall  
14245 - 56 Avenue  
Surrey, B.C.  
Tuesday, September 7, 1993  
Time: 4:39 p.m.

Present: Acting Mayor - Councillor Villeneuve, Councillor Robinson, Councillor Watkins, Councillor Hunt, Councillor Higginbotham, Councillor Ralston and Councillor Fomich. Mayor Bose entered the meeting as indicated in the minutes.

Also

Present: Municipal Manager, Municipal Clerk and W. Hyndman - Administrative Assistant.

## **A. CORPORATE REPORTS**

The Corporate Report of September 7, 1993, was considered and dealt with as follows:

**Item No. C68 Public Petition Opposing the Spot Rezoning of Secondary Suites in Guildford  
(2104-012)**

The General Manager, Planning & Development submitted a report concerning a public petition opposing the spot rezoning of secondary suites in Guildford.

The General Manager, Planning & Development was recommending that Council:

1. Receive this Report for information; and
2. Amend the Secondary Suite Policy Map by redesignating the properties within the solid black line from "Spot Rezoning" to "Single-Family - Suites not permitted," as shown in Appendix 2.

## **COMMITTEE RECOMMENDATION**

It was Moved by Councillor Hunt

Seconded by Councillor Robinson

That Council:

1. Receive this Report for information; and
2. Amend the Secondary Suite Policy Map by redesignating the properties within the solid black line from "Spot Rezoning" to "Single-Family - Suites not permitted," as shown in Appendix 2.

**Carried**

**B. ITEMS REFERRED BY COUNCIL**

1. Roman Catholic Archbishop of Vancouver

15024 - 24 Avenue

P-A

To relax the Works & Services provision of the Subdivision By-law.

6993-0048-00

At the July 27, 1993 Regular Council meeting, on a motion moved by Councillor Fomich and seconded by Councillor Robinson, Council referred this item back to Engineering for a report and discussion at Council-in-Committee.

Councillor Hunt questioned why the developer is being requested to finance the cost of the work. He suggested that Council pay for the work and recover the costs under the Latecomer's Agreement.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor Robinson

Seconded by Councillor Fomich

That the matter be referred back to Regular Council.

**Carried**

2. Zoning By-law 11377

Aplin & Martin Consultants Ltd.

13707 - 115 Avenue

To rezone the above-referenced property from RS to R-F(R) to permit the creation of four single-family residential lots

5691-0315-00

At the July 27, 1993 Regular Council meeting, on a motion moved by Councillor Schrenk and seconded by Councillor Villeneuve, Council referred By-law 11377 to Council-in-Committee for further clarification.

Councillor Fomich expressed concern with the slope stability and asked if measures were being taken to protect the Municipality from liability claims in the event of a landslide.

The General Manager of Planning & Development was in attendance and advised that it is his understanding that there will be a restrictive covenant on the title to address the issue of slope stability. Mr. Walker further commented on a soils study which is to be carried out later in the fall.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor Robinson

Seconded by Councillor Fomich  
That the matter be referred back to Regular Council.

**Carried**

Mayor Bose entered the meeting at 4:50 p.m.

3. Peter Maarsman

Surrey Chamber of Commerce

Requesting Council appoint a Council representative and a representative from the Economic Development Division to sit on the Tourism Action Committee.

0031-005 & 8071-001

At the July 27, 1993 Regular Council meeting, on a motion moved by Councillor Hunt and seconded by Council Robinson, Council deferred this item to the next Council-in-Committee meeting.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor Robinson

Seconded by Councillor Hunt  
That Council appoint Mr. Bruce Riddick, or his designate, as the Economic Development Division representative in the Tourism Action Committee.

**Carried**

Councillor Higginbotham and Councillor Robinson volunteered to represent Council on the Tourism Action Committee.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor Watkins

Seconded by Councillor Higginbotham  
That up to three Council members be authorized to serve on the Tourism Action Committee.

**Carried**

Having concluded all business on the Agenda and noting that the first delegation was not scheduled to be present until 5:30 p.m., Acting Mayor Villeneuve called for a motion to adjourn the Council-in-Committee meeting until 5:30 p.m.

It was Moved by Councillor Robinson

Seconded by Councillor Fomich  
That the Council-in-Committee meeting adjourn until 5:30 p.m. when the delegations are scheduled to be heard.

**Carried**

The Council-in-Committee meeting adjourned at 5:00 p.m. and reconvened at 5:30 p.m. with Acting Mayor Villeneuve, Councillor Robinson, Councillor Hunt, Councillor Higginbotham, Councillor Ralston and Councillor Fomich in attendance. Councillor Watkins took his seat as indicated in the minutes.

**A. CORPORATE REPORTS (Cont'd)**

LATE ITEM

Item No. C69 Implementation of Development Cost Charges By-law 1984, No. 7996, Amendment By-law, 1993, No. 11951  
(2104-012)

The General Manager of Planning & Development submitted a report concerning the following implementation of Development Cost Charges By-law 11951.

1. The new Development Cost Charge is to become effective September 8, 1993.
2. All applications for development, including Rezoning, Subdivision, Development Permit, Development Variance Permit, and Building Permit received on or after September 8, 1993, will be assessed DCC at the new rate.
3. With the exception of those few applications which are still eligible for 1991 DCC rates under By-law No. 10983, all in-stream applications for development, which involve a subdivision and where a subdivision application has been received on or prior to September 8, 1993, will be assessed old DCC rates provided the applications are brought to a successful conclusion no later than September 7, 1994.

The General Manager of Planning & Development was recommending that Council endorse the process described herein for implementing Development Cost Charges By-law 1984, No. 7996 Amendment By-law 1993, No. 11951.

The Municipal Manager commented briefly on the report and added that the required approval has now been received from the Provincial Government.

Councillor Watkins returned to the meeting at 5:33 p.m.

The Municipal Manager further commented on an amendment in terms of implementation of the policy in accordance with Section 933 of the *Municipal Act*. This allows a 12-month grace period for any by-laws which may affect in-stream subdivision applications. The Municipal Manager suggested that the 12-month grace period apply only to subdivision applications and not to in-stream rezoning and development permit applications.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor Robinson

Seconded by Councillor Hunt

That Council endorse the process described herein for implementing Development Cost Charges By-law 1984, No. 7996 Amendment By-law 1993, No. 11951.

1. The new Development Cost Charge is to become effective September 8, 1993.
2. All applications for development, including Rezoning, Subdivision, Development Permit, Development Variance Permit, and Building Permit received on or after September 8, 1993, will be assessed DCC at the new rate.
3. With the exception of those few applications which are still eligible for 1991 DCC rates under By-law No. 10983, all in-stream applications for development, which involve a subdivision and where a subdivision application has been received on or prior to September 8, 1993, will be assessed old DCC rates provided the applications are brought to a successful conclusion no later than September 7, 1994.

**Carried**

This recommendation was ratified at the Regular Council meeting held on September 7, 1993.

## **C. DELEGATIONS**

## **D. DELEGATION REQUESTS**

1. Teresa Crew - South Meridian Residents (5693-0188-00)

To appear before Council to make a presentation opposing the proposed rezoning at King George Highway and 14 Avenue.

Mr. Ron English, Mr. Patrick Williams and Ms. Jean Walker appeared before Council to express their opposition to the proposed rezoning application by Northmark Developments to permit a townhouse development at King George Highway and 14 Avenue.

Acting Mayor Villeneuve pointed out that this application has not been before Council for consideration at this point in time.

The delegation circulated a copy of a map, colour-coded to indicate support or opposition to the proposed rezoning from single family to townhouse.

Mr. English advised that a petition, which contains over 250 signatures opposing the rezoning application, can be made available for Council's perusal. Mr. English noted that the application is virtually identical to an application considered by Council more than one year ago, which failed at that time. He commented that the By-law states the land is too small for townhouse units and that three development variance permits will be required in order to fit the townhouses onto the site.

Mr. English further commented on a neighbourhood meeting with the developer where the developer's representative confirmed that alternative plans have been drawn up for this site. This encompasses a proposal combining single family lots and duplex lots for a total of eleven units. The developer's representative confirmed that similar profits could be realized from the alternative plans.

Mr. English went on to discuss real estate values and indicated that single family dwellings adjacent to a multi-family complex generally depreciate in value.

The delegation referenced several occasions where the neighbourhood has spoken against multi-family units in the area and pointed out that in the past, Council has reflected the concerns of the existing residents by defeating multi-housing units. The delegation confirmed that they are not anti-growth, but are asking that development takes place in harmony with the existing streetscape and design guidelines; e.g. single family dwellings.

In response to questions posed by the delegation, it was confirmed that the application is still being processed in the Planning Department and will likely be before Council within the next month.

## 2. Jim Karpoff (0065-012)

Jim Karpoff and Heather Nelson appeared before Council to discuss noise from the CN Intermodal Yard and to request the formation of a committee to address noise abatement.

Mr. Karpoff commented on measures taken by CN Rail to reduce the volume of noise from the CN Intermodal Yard. Mr. Karpoff advised that other municipalities have set up a noise control committee which is a structured mechanism for dealing with noise control.

Mr. Karpoff circulated a copy of the Terms of Reference from the North Shore Noise Control Committee, and requested that the Municipality create a noise control committee, setting up terms of reference similar to those of the North Shore Noise Control Committee. Mr. Karpoff also presented a list containing names of people who have expressed interest in serving on such a committee, noting that it is not only people affected by noise from the CN Intermodal Yard who are interested in the establishment of such a committee.

Ms. Heather Nelson explained that she lives adjacent to the Intermodal Yard and added that while steps have been taken to reduce noise levels, they continue to have a problem; although, it is not as bad as previously experienced. She indicated the noise levels vary, depending on the crew working on any particular evening.

Mr. Roger Dean commented on complaints regarding trains using their whistle at certain intersections. He added that residents had previously asked for a by-law to prevent whistling at certain railroad crossings; however, this was under a prior administration and the by-law has had no further action.

Ms. Trudy Studer of 9912 - 179 Street pointed out that she is part owner of a property which is subject to a rezoning application and added that it is inappropriate to delay development, pending the results of a noise study.

Ms. Nelson reiterated the request for the formation of a noise control committee, adding that CN have advised that they expect to expand operations by 1995. It is her belief that the committee will serve as a formal structure to allow dialogue between residents, the Municipality and CN Rail.

## **E. COUNCIL MEMBERS' REPORTS**

## **F. OTHER COMPETENT BUSINESS**

## **G. ADJOURNMENT**

It was Moved by Councillor Robinson

Seconded by Councillor Hunt

That the Council-in-Committee meeting do now adjourn.

**Carried**

The Council-in-Committee meeting adjourned at 5:57 p.m.

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