
Monday, April 25, 1994

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, April 25, 1994
Time: 4:10 p.m.

Present: Councillor Huot - Chairperson; Councillor McCallum, Councillor Lewin, Councillor Higginbotham, Councillor McKinnon and Councillor Villeneuve. Councillor Robinson and Councillor Watkins entered the meeting as noted in the minutes.

Absent: Mayor Bose

Also

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

A. CORPORATE REPORTS

2. At the April 18, 1994 Regular Council meeting, Council tabled the following Corporate Report and referred it to the April 25, 1994 Council-in-Committee meeting for discussion and more information.

Item No. R393 Five-Year Plan of Activities with Zhuhai, China

(0863-005)

The General Manager of Planning & Development submitted a report concerning the Five-Year Plan of Activities with Zhuhai, China.

The General Manager of Planning & Development was recommending that Council approve the attached Five-Year Plan of Activities with Zhuhai, China.

The following motion was tabled at the April 18, 1994, Regular Council meeting:

It was Moved by Councillor Robinson

Seconded by Councillor Villeneuve

That the plan be amended to permit the attendance of three rather than five officials in the first year, and two rather than four officials in subsequent years."

Councillor Lewin referenced the motion by Councillor Robinson to reduce the numbers of officials attending future trips to Zhuhai. It was agreed that the number of officials attending trips could be decided prior to the visit.

Councillor Watkins entered the meeting at 4:19 p.m.

Councillor McCallum expressed concern that on the exchange trips with officials from Zhuhai, Council is required to pay airfares of visiting delegates from China; however, there does not seem to be a reciprocal agreement in place.

Councillor Higginbotham and Councillor Villeneuve discussed the benefits of the exchange visits between officials from Surrey and Zhuhai to both the City and Surrey's businesses, pointing out that the program helps to establish good trade and business relationships.

Councillor McKinnon pointed out that business is conducted differently in Surrey than Zhuhai and stated that while she supports the concept of exchanging technologies, she is also concerned about the associated costs to the City.

Councillor Lewin indicated that she is concerned with respect to the funding of the proposal and asked if the plan will be evaluated and reviewed periodically.

Councillor Robinson entered the meeting at 4:32 p.m.

The City Manager took the opportunity to remind Council that airfares for staff and visiting delegates from China are absorbed by the Federation of Canadian Municipalities. The City Manager added that the plan can be reviewed as often as Council wishes and pointed out that an evaluation of the last visit was carried out and this recommendation is a result of that review.

Councillor Watkins indicated his support for the plan and stated that this is a minimal investment for the amount of goodwill and business relationships that will evolve.

Councillor Robinson sought confirmation of the cost of sending staff on the exchange visits. He also discussed the number of staff being recommended within the report, pointing out that the numbers seem higher than those who have gone on such visits in the past.

The City Manager responded that the number of staff indicated in the report are outside parameters and are not necessarily the actual numbers of staff who will attend. He added that staff are selected to attend dependent upon the issues being discussed.

It was Moved by Councillor Lewin

Seconded by Councillor Villeneuve

That the Five-Year Plan of Activities with Zhuhai, China be tabled to Council-in-Committee for discussion and more information.

Res.94- 1353 Carried"

COMMITTEE RECOMMENDATION

It was Moved by Councillor Robinson

Seconded by Councillor Villeneuve

That motion to amend Resolution 94-1353 from the April 18, 1994, Regular Council meeting be lifted from the table.

Carried

The following motion was then before Council:

It was Moved by Councillor Robinson

Seconded by Councillor Villeneuve

That the plan be amended to permit the attendance of three rather than five officials in the first year, and two rather than four officials in subsequent years.

Carried with Councillors Lewin and Higginbotham opposed.

The main motion was then put and:

Carried with Councillors McCallum, Lewin and McKinnon against.

It was Moved by Councillor Higginbotham

Seconded by Councillor Robinson

That the recommendations pertaining to Corporate Report R393 be brought forward to this evening's Regular Council meeting for ratification.

Carried

B. ITEMS REFERRED BY COUNCIL

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12218"

5693-0457-00 - Ankenman & Associates

RF (BL 12000) to CD (BL 12000) - 13910 & 13918 Grosvenor Road - to permit the construction of a local commercial store, gas bar and a residence.

Approved by Council: February 22, 1994

At the April 18, 1994 Regular Council meeting, Council tabled By-law 12218 and referred it to the April 25, 1994 Council-in-Committee meeting, as the first agenda item.

Councillor Higginbotham referenced concerns raised at the Public Hearing pertaining to the proposed ring road and traffic patterns in the area, pointing out that many of the residents who spoke at the Public Hearing were unaware of these plans. She requested an update on the new ring road with respect to when it will take place and the impact it will have on the area.

Councillor Robinson commented on the statement made by Mr. Ankenman, regarding the applicant's willingness to register a Restrictive Covenant to prohibit the sale of like products sold by the existing convenience store operator, and asked if this will be pursued.

Councillor Robinson suggested that a Public Information Meeting should be held in a local school to

apprise residents of plans for the area.

Councillor Lewin commented that the fourth commercial parcel seems significantly smaller than the other three commercial properties at this location and added that this is not advantageous to the property owner. She sought information with respect to both the size of the fourth commercial parcel and the ring road proposal.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Villeneuve

Seconded by Councillor Lewin

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12218" be referred to the next Council-in-Committee meeting for an update and full presentation by staff on the entire area.

Carried

C. DELEGATIONS

1. Martinique Land Corp. (0065-012)

A representative from Martinique Land Corp. appeared before Council to discuss their concerns with respect to the Douglas area development.

Mr. Newton appeared before Council to discuss the Local Area Plan for Douglas. The delegation advised that he, along with various property owners in the area, was told that a study of the Douglas area would commence in August 1993 and this has not yet happened. He added that in the meantime, the Neighbourhood Concept Plan process has been established which could cause further delay in developing the Douglas area.

Mr. Newton stated that a sewer line is already in place and is capable of servicing single family subdivisions, should such density be permitted. He pointed out that with the sewer line and other services already in place that Development Cost Charges collected from development in the Douglas area will adequately pay for the cost of services required; however, development within the Rosemary Heights, Grandview Heights, East Newton and West & North Cloverdale will result in deficits to the City. The delegation also pointed out that some of these areas will undergo a study prior to the Douglas area, and emphasized that development within Douglas will pay for itself. He commented that it is good business sense to allow an area to develop that will pay for itself prior to developing areas which will result in a deficit position for the City.

Councillor Watkins returned to the meeting at 5:14 p.m.

The delegation sought clarification as to whether or not the area will be subject to the Neighbourhood Concept Plan, and if so, how long it will take.

The General Manager of Planning & Development pointed out that Planning & Development staff prepared five Local Area Plans last year, which took considerable time and effort. He added that Surrey is facing major issues related to growth management and stated that development should not be considered in isolation from the overall development plan.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Lewin

Seconded by Councillor Robinson

That the information be received and referred to Planning & Development staff to review in the context of the Douglas area plan.

Carried

2. Wilfred Tibbe (0065-012)

Mr. Stacey appeared before Council to discuss concerns with respect to the relocation of a house at 2456 - 148 Street.

Mr. Stacey advised that he built the home at 2456 - 148 Street in 1988. He subsequently subdivided his one acre property which resulted in his home being partially located on the boundary between two lots. Mr. Stacey stated that even though his home is approximately six years old and is in keeping with the structural and architectural standards of homes in the area, he is being prevented from moving his home onto one lot because of a clause within a By-law which states that the building being moved cannot be older than the majority of buildings within 155 metres.

Mr. Stacey submitted an information package for review by Council. He pointed out that the package includes a survey of residents within 155 metres of his home and that they support his application to have his existing home relocated so that it will be situated within either Lot 1 on 148 Street or Lot 7 on 24th Avenue.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Lewin

Seconded by Councillor Villeneuve

That the information package provided by Mr. Stacey be received.

Carried

Mr. Stacey asked Council to relax the By-law in this case and pointed out that the home already exists in the area and is not being moved into the neighbourhood. He once again stated that his home is in keeping with the architectural detail of the surrounding homes in Sherbrook Estates.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Higginbotham

Seconded by Councillor Watkins

That the matter be referred to Planning & Development to report back on how this issue may be resolved.

Carried

Councillor Lewin requested that By-law 12093 be considered at this time as the scheduled delegation is not yet ready to make their presentation.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093" be dealt with at this time.

Carried

B. ITEMS REFERRED BY COUNCIL (Cont'd)

2. "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093"

2300-000 - Council Initiative

To authorize the redesignation of West Newton from "Suburban (SUB)" to "Urban (URB)", from "Suburban (SUB)" to "Commercial (COM)", from "Suburban (SUB)" to "Multiple Residential (RM)", from "Urban (URB)" to "Commercial (COM)", and from "Urban (URB)" to "Multiple Residential (RM)."

Approved by Council: July 5, 1993

At the April 18, 1994 Regular Council meeting, Council referred By-law 12093 to the April 25, 1994 Council-in-Committee meeting for discussion around issues raised at the Public Hearing and how Council wishes to proceed.

Councillor Lewin referenced the seven proposed amendments to By-law 12093 which were included in the background information.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That the entire area between 120 & 123A Street, north of Highway 10, and south of Boundary Park (as shown on Map 1) be deleted from By-law 12093.

Carried with Councillor Higginbotham against.

It was Moved by Councillor Higginbotham

Seconded by Councillor McKinnon

That consideration of the remaining recommendations be tabled until the delegation has been heard.

Carried

3. Henry Sienema - Family Insurance Group (0065-012)

Henry Sienema appeared before Council to explain the purpose of a new school (South Ridge School); to seek Council's support for the venture, and to apprise Council with respect to the particular piece of property purchased by the Board on the School's behalf and the zoning needs attached to the property.

Mr. Sienema provided an information package regarding the school.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Lewin

Seconded by Councillor Villeneuve

That the information provided by Mr. Sienema be received.

Carried

Mr. Sienema described the School as a co-educational, non-denominational day school, which will service the needs of Surrey, White Rock, Langley, Delta and Vancouver. The school will be operated by a non-profit society under the direction of an elected Board of Governors. Initially the school will offer classes from Kindergarten through Grade 9 with other classes to be added in subsequent years.

Mr. Sienema then discussed the employment and economic benefits the school can bring to the City. He added that the West Panorama Ratepayers Association and adjacent property owners have given support for this proposal. Mr. Sienema stated that they have been working closely with Planning & Development staff and sought Council's support for their proposal.

In respect of the site, Mr. Sienema made reference to the proposed location for the school and added that they hope to access the site off 152 Street and provide a traffic ring in order to avoid any traffic impediment to 152 Street. The site is currently zoned Agricultural and designated Light Industrial in the OCP.

Councillor Villeneuve advised Mr. Sienema of the importance of advising parents that light industrial development is likely to occur in order that they don't oppose this type of future development.

B. ITEMS REFERRED BY COUNCIL (Cont'd)

2. "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093"

COMMITTEE RECOMMENDATION

It was Moved by Councillor McKinnon

Seconded by Councillor Villeneuve

That By-law 12093 be lifted from the table.

Carried

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That the area north of 60 Avenue and south of the Hydro right-of-way (as shown on Map 5) be deleted from "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093."

Carried with Councillor Higginbotham against.

A motion by Councillor Robinson to amend the above recommendation, in that the area north of 60 Avenue up to 64 Avenue and from 128 Street to the western boundary on Map 5 be maintained as Suburban, received NO SECONDER.

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That the entire area south of 60 Avenue and east of 128 Street proposed for amendment from Suburban to Commercial (as shown on Map 8) be deleted from "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093."

Carried with Councillor Higginbotham against.

It was Moved by Councillor Lewin

Seconded by Councillor Robinson

That the area at the northwest corner of 64 Avenue and 128 Street proposed for amendment from Suburban to Commercial (as shown on Map 4) be deleted from "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093."

Carried

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That staff be instructed to bring back recommendations with respect to the areas deleted from By-law 12093.

Carried

It was Moved by Councillor Lewin

Seconded by Councillor McKinnon

That "Surrey Official Community Plan By-law, 1983, No. 7600, No. 186 Amendment By-law, 1993, No. 12093" be referred to the next Regular Council meeting for third reading as amended.

Carried

3. Green Timbers

Planning & Development Department to make a presentation to Council.

This item was not dealt with.

A. CORPORATE REPORTS

The following items were not dealt with:

1. The Corporate Reports not dealt with at the April 11, 1994 Council-in-Committee meeting:

Item No. C117 Surrey City Strategic Plan (0101-001)

Item No. C118 Terms of Reference for a New Official Community Plan

(To be considered in conjunction with C118A)(2301-001)

3. The Corporate Reports of April 25, 1994:

Item No. C118A - Incorporating Surrey's Growth Management Strategy as part of the new Official Community Plan

(To be considered in conjunction with C118)
(5500-010)

Item No. C122 Size and Design Requirements for Single Family Dwellings (2104-011)

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Robinson

Seconded by Councillor Watkins

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

Carried

The Council-in-Committee meeting adjourned at 6:07 p.m.

CLKMIN 3611