



# City of Surrey

## *Council-in-Committee*

### *Minutes*

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, OCTOBER 16, 2006**  
Time: 4:50 p.m.

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#### **Present:**

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### **Absent:**

#### **Staff Present:**

Acting City Manager  
City Clerk  
Acting General Manager, Planning & Development  
City Solicitor  
General Manager, Engineering  
General Manager, Finance, Technology & HR

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## **A. DELEGATIONS**

### **1. Ron Tuckwood, President, Strata Council Woodland Grove File: 0550-20-10**

Ron Tuckwood, President, Strata Council, Woodland Grove was in attendance to present a petition, signed by residents of Woodland Grove, Canterbury Estates, Heatherton, and the Guildford Station Pub, regarding the recently enforced 'No Parking' on both sides of 154 Street from 100 Avenue to 104 Avenue.

The following comments were provided:

- Area residents have concerns regarding 154 Street between 100 Avenue and 102 Avenue relative to changes initiated by City staff over the past 6 months.
- He submitted a 300-signature petition from area residents who are protesting the changes made to the street.
- The area residents are not happy with the removal of parking in the area, and have a number of suggestions for the City in order to address their concerns.
- They were advised that 154 Street is an arterial road, however, their position is that this does not make sense, particularly from 104 Avenue to 100 Avenue; the road does not go beyond 100 Avenue.
- It is their understanding that 156 Street will be a through road in the future, which makes more sense as 156 Street goes beyond Fraser Highway.
- 154 Street is a problem and the 100% removal of parking privileges along the street has resulted in an increase of speeding traffic.
- They suggest the installation of parking restrictions from 6:30 a.m. to 9:30 a.m. from Monday to Friday on the east side of 154 Street between 100 and 102 Avenues; and parking restrictions between 3:30 p.m. and 7:30 p.m. on the west side of 154 Street between 100 and 102 Avenues; which would be more appropriate and address their concerns.
- They suggest that Stop and Yield signage be erected north and south of 154 Street for increased children and pedestrian safety.

- Without the "No Parking" signs placed along the street, the residents have noticed an increase in speeding traffic; sometimes as high as 90 to 100 kmh, which is dangerous to schoolchildren walking to school.
- They would also suggest modifying the traffic island to provide an oblong-shaped turnaround; the restrictive left hand turns did not work.
- The residents of Woodland Grove experience significant problems with motorists making u-turns and having to access their property; there have been a number of close calls.
- When the left turn lanes were established, it made no sense to the residents, as traffic flow was better prior to their installation.
- There are also bicycle lanes along 100 Avenue to 104 Avenue.
- In order to facilitate the movement of traffic on 154 Street, the residents believe that left turn signal lights on 154 Street north and 104 Avenue, south of 100 Avenue would resolve a number of traffic problems.
- Drawings were submitted of suggested alternatives.

2. **W.B. (Bill) Kruger**  
**CitiWest Consulting Ltd.**

File: 7996-0292-00; 0550-20-10

W.B. (Bill) Kruger, CitiWest Consulting Ltd., Ian White, Envirowest Consultants and Mr. Cavalinas, Landscape Architect, were in attendance regarding Development Variance Permit 7996-0292-00.

**Note:** At the September 25, 2006 Regular Council - Public Hearing, Council referred Development Variance Permit No. 7996-0292-00 to staff to work with the neighbourhood and review tree preservation.

Ian White provided the following comments:

- Recently, area residents spoke to Council regarding the watercourse in the area of the proposed development.
- Envirowest Consultants has been involved with the project since 2000, prior to their involvement, the applicant hired a hydraulic engineer who advised that the watercourse was not a natural one; that it occurred as a result of funneling of water at the railroad tracks resulting in an upflow of water onto the property.
- Trees had not grown around the watercourse; the watercourse eroded away from the trees.
- There is evidence that there was a septic tank located on a property; that the house has since been demolished; that a septic tank would not have been installed if there had been a watercourse in the area.
- The watercourse was classified as a "Class B" watercourse; there are no fish in the watercourse.
- The watercourse downstream was eliminated ten years ago.
- There is an open watercourse through the neighbourhood development to the north; which now travels in a pipe system around the development up

122 Street. There is a section of ditch on the opposite side, the water travels into the storm system, then into Manson Canal.

- There is a ravine nearby which contains Robson Creek.
- In June 2001, this project went before the Environmental Review Committee, which included representation from Planning & Development, B.C. Land and Water Inc., Department of Fisheries, and the Ministry of Environment.
- The senior agencies signed off on the proposal.
- On March 28, 2002, a compensation habitat was proposed and a series of applications was made to senior agencies, and endeavors were made to come up with a compensation concept agreeable to all parties.
- In May 2002, the City entered into a Memorandum of Understanding with Fisheries and Oceans Canada, and the DFO for Manson Canal management.
- The project was accepted subject to a proposal by the City to take this water and route it along the railroad tracks over Robson Creek in order to take the high flow only to Robson Creek.
- The Project Engineer communicated to the City; the request was made that the design storm system allow none of that water be brought onto this property and that the City take it east along the railroad tracks to Robson Creek.
- In June 2005 and August 2005, two additional surveys were completed of the site's nesting birds. There were no sensitive species found on the site, and the subject was made to not clear site during nesting season.
- On March 9<sup>th</sup>, the neighbours reported there were bald eagle, badgers, and spotted frogs in the area; these species were not found on site. A Senior Biologist reported that the site would only be inhabited by urban generalist species, given that the amount of development in the area and that it was not likely to find rare and endangered species.
- On March 9, 2006, he was provided with an email from Al Johnson, Surrey representative, Department of Fisheries and Oceans Canada that a suitable compensation plan had been received; that they would proceed with the required paperwork.
- Compensation involves construction of off channel column on the Manson Canal, just west of 122 Street, to construct habitat for fish. Permission has been granted by the landowner and the applicant has submitted a Letter of Credit to the DFO for work to be undertaken.
- The DFO is undergoing an ASEA Act review; a formal process affording outside agencies and the public to comment.
- The application is not more than a couple of weeks from formal approval.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Bose

That the information submitted by Ian White

be received.

Carried

**3. Jeff Welch, Chair**  
**2006 United Way City Campaign**  
File: 0550-20-10

Jeff Welch, Chair, 2006 United Way City Campaign was in attendance to make a presentation with respect to the United Way Campaign.

The following comments were provided:

- The United Way kick-off took place today and the goal this year is to raise \$200,000 or beyond.
- This year will feature a great campaign; Surrey's participation rate has been 58% - the national average has been 19%.
- Two years ago, Surrey's participation rate was up to 73% and he would like to see this rate return.
- This year's campaign featured a "Day of Caring" in which employees spent a day building landscaping ties and painting a playground situated at the Oak Avenue Neighbourhood Society.
- Council's support is requested and it was noted that there has been a great deal of support from Senior Management.
- This year's focus is "Success by 6" program, as well as working with the "6 to 12" age group as well (latch key children). The latter program requires more drop-in centres.
- The third focus is connecting seniors with society.
- He stated that the amounts raised by the City comes back to Surrey and that the United Way provides \$1.5M Surrey every year.

**B. ITEMS REFERRED BY COUNCIL**

1. At the September 25, 2006 Council-in-Committee meeting, Council deferred the following Corporate Report to the October 16, 2006 Council-in-Committee meeting:

**Item No. C019**      Redevelopment of the Cloverdale Fairgrounds -  
Concept Plan Options  
File: 0850-20 (Cloverdale Fairgrounds)

The Acting General Manager, Planning & Development submitted a report to advise Council of the progress that has been made to date in the preparation of a Concept Plan for the redevelopment of the Cloverdale Fairgrounds, and to seek Council's authorization to present the attached Concept Plan options at a public open house, in order to receive comments from the stakeholders and general public.

A representative from Downs/Archambault & Partners Architects provided a brief overview of the Redevelopment of the Cloverdale Fairgrounds – Concept Plan Options. The following comments were provided:

- The goal of the study was to prepare a Master Plan for the Cloverdale Fairgrounds as a regular venue by proposing facilities to draw on the regional market by accommodating new community needs.
- The study entailed planning for various facilities on site and included a Trade and Exhibition Centre, which would be constructed (150,000 sq. ft. in Phase One, with room for expansion to 500,000 sq. ft.)
- There would also be provision for a 5,500-seat spectator arena with the potential for public/private partnership.
- There would be a hotel of approximately 200,000 sq. ft. (a 250-room hotel which would include a ballroom, meeting room facilities, and a restaurant.
- It would be considered inherent in these studies to keep the Agriculture Agriplex and Stetson Bowl in the initial phases of redevelopment of the site.
- The facility would have a local focus: a multi-purpose community recreation centre, youth and senior areas, provision for additional local or regional amenity that would be developed in future phases of the project that may include two ice sheets or other facilities deemed appropriate at that time.
- Another item may be a tourist information kiosk and, as well, to retain and enhance heritage elements currently on site.
- Of interest in the current plan is for a strong connection between the historic downtown and Cloverdale site.
- There would be good visibility from Highway 15 for the site and opportunity for major site identification as the corner of 64 Avenue and Highway 15.
- Two proposals were presented to the public, first: a provision for a heritage plaza at 60 Avenue and Highway 15 featuring a corner public gathering place reflective of the historical context of site, providing use of existing 1881 Town Hall.
- Both proposals would retain park and greenway, and an exhibition and entertainment precinct.
- A pedestrian greenway linking major uses on site, also alignment for potential street car alignment may be included in the plan; as well as opportunities to locate other heritage aspects and elements into the overall site plan.
- Option A illustrates the concept of grouping major community facilities and trade and exhibition and arena facilities at two ends of 62 Avenue along a greenway development. This would locate a hotel at the corner of 60 Avenue adjacent to the tourist kiosk and heritage plaza.
- Phase one of the development would include a community centre and trade and exhibition centre to establish nodes for community facilities at one end of 62 Avenue and other end of 62 Avenue. This would allow Stetson Bowl and the stadium to be retained.
- The Option A plan would provide a location for a future 5500-seat arena to be located where Stetson Bowl is now. The development of the arena would require significantly more parking.
- Option B – difference is Phase B would locate the community centre at 60 Avenue next to the heritage plaza; the 1881 Town Hall would be integrated with the community centre and hotel located at 62 avenue; the greenway would link all uses in a more dispersed manner.
- The first phase of Option B would feature the community centre/hotel/trade and exhibition centre allowing the Agriplex and Stetson Bowl option.

- The final phase of Option B would locate the arena to allow sufficient parking but no greenway. The amphitheatre would be replaced by parking and commercial.

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

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council:

1. Receive this report as information; and
2. Authorize staff to present the Concept Plan Options, attached as Appendix I to this report, at a public open house in order to receive comments from the public and stakeholders on the options, prior to the preparation of a Final Concept Plan for Council's consideration.

Carried

**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 5:36 p.m.

Certified as true and correct:

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Margaret Jones, City Clerk

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Chairperson