
Monday, March 23, 1992

Committee Room
Municipal Hall
14245 - 56th Avenue
Surrey, B.C.
Time: 3:57 p.m.

Present: Chairman - Alderman Ralston; Mayor Bose, Alderman Robinson, Alderman Schrenk, Alderman Watkins, Alderman Hunt, Alderman Higginbotham and Alderman Fomich. Alderman Villeneuve entered the meeting as indicated in the minutes.

Also

Present: Acting Municipal Manager, Municipal Clerk, and J. Turner - Administrative Assistant.

A. ACTING MANAGER'S REPORT

1. Item C22 Fleetwood Civic Complex Pre-design Phase Report (8088-089-03/1)

Consultant to be in attendance for presentation to Council.

The Acting Manager submitted a report from the Chief Inspector concerning the Fleetwood Civic Complex Pre-design Phase Report.

The Chief Inspector was recommending that:

1. Council approve in principle the "Base Program" overall facility organization, individual space diagrams and site analysis results of the "Fleetwood Civic Complex Program Report", dated March 16, 1992, as prepared by IBI Group Architects.
2. Council authorize the Mayor and Clerk to sign an Agreement with IBI Group Architects, for supply of design services and construction contract supervision within the confines of the current Project Budget.

The Acting Municipal Manager concurred with the recommendation of the Chief Inspector.

The Controller, Budget & Finance was present and introduced the community and staff members of the Committee to Council.

Paul Zaffen, Architect, was present to discuss the pre-design plan for the facilities. He indicated that comments were sought from the community and implications of the urban design on the site were assessed in order to arrive at a program to fulfill the desires of the people who will use the facilities at an achievable cost.

Alderman Villeneuve entered the meeting at 4:02 p.m.

The Architect discussed the benefits of connecting the three facilities via an atrium/lobby space. He commented this will require an additional 1,000 sq.ft. of pre-functional space added to the 32,000 sq.ft. total. It was noted the cost for this addition will be submitted to Council at a later date.

The architect reviewed how facilities might be laid out on the 4.5-acre site, suggesting a proximity of buildings to the intersection to reflect the Town Centre, possibly with a plaza overlooking the corner. He stated this plan shows there is adequate space available for parking and for a meaningful open green space, which can be integrated with the functions of the building.

In response to questions, the delegation commented that the demand for considerable community daytime programming argues against combining the multi-purpose facility and the Senior's Centre. It was observed there is not much duplication of space in the design, although there will be an opportunity for expansion. Discussion ensued concerning economies of scale.

During discussion Alderman Watkins and Alderman Hunt left the meeting at 4:19 p.m. Alderman Hunt returned at 4:20 p.m. Alderman Robinson left the meeting at 4:22 p.m., and returned at 4:25 p.m.

Council requested that the following suggestions be considered in further planning:

Hazard to seniors from wet leaves littering the parking lot.

Environmental and energy concerns.

Partitions to create divisible space for flexibility of programming.

Dedicated space to community needs.

During discussion Alderman Watkins returned to the meeting at 4:21 p.m.

Alderman Fomich left the meeting at 4:31 p.m.

Alderman Watkins left the meeting at 4:31 p.m., and returned at 4:32 p.m.

Discussion ensued concerning Fleetwood Community Association assets, and financing and phasing of the project. The Municipal Treasurer reviewed the budget for operating funds.

It was Moved by Alderman Hunt

Seconded by Alderman Watkins

That:

1. Council approve in principle the "Base Program" overall facility organization, individual space diagrams and site analysis results of the "Fleetwood Civic Complex Program Report", dated March 16, 1992, as prepared by IBI Group Architects.
2. Council authorize the Mayor and Clerk to sign an Agreement with IBI Group Architects, for supply of design services and construction contract supervision within the confines of the current Project Budget.

Carried

B. ITEMS REFERRED BY COUNCIL

Item No. R72 Environmental Assessment Panel Report - Vancouver International Airport Parallel Runway Project

File: 2008-001

The Acting Manager submitted a report from the Acting Director of Planning concerning the Environmental Assessment Panel report - Vancouver International Airport parallel runway project.

The Acting Director of Planning was recommending that Council:

1. Approve in principle the conclusions and recommendations of the Environmental Assessment Panel regarding the Vancouver International Airport Runway Project.
2. Support the recommendations of the GVRD staff on the Panel's report.
3. Support adoption of Option (a) in the GVRD staff report that the GVRD Board respond positively to the Federal Ministers supporting in principle the Panel's recommendations, with the proviso that due consideration be given to the positions of the City of Richmond and the City of Vancouver.
4. Advise the GVRD Board of Surrey's concern about the need to improve access to both the Vancouver International and Abbotsford Airports from all parts of the region, but especially the portions south of the Fraser River.
5. Convey these positions to the GVRD Board.

The Acting Manager concurred with the recommendation of the Acting Director of Planning.

During discussion Alderman Fomich returned to the meeting at 4:53 p.m.

Alderman Villeneuve left the meeting at 4:50 p.m., and returned at 4:51 p.m.

The Mayor left the meeting 4:56 p.m., and returned at 4:58 p.m.

Alderman Watkins left the meeting at 5:03 p.m., and returned at 5:10 p.m.

Alderman Robinson left the meeting at 5:05 p.m., and returned at 5:16 p.m.

Alderman Robinson left the meeting at 5:17 p.m.

Council discussed the intent of the compensation proposed.

It was Moved by Alderman Fomich

Seconded by Alderman Watkins

That Council:

1. Approve in principle the conclusions and recommendations of the Environmental Assessment Panel regarding the Vancouver International Airport Runway Project.
2. Support the recommendations of the GVRD staff on the Panel's report.
3. Support adoption of Option (a) in the GVRD staff report that the GVRD Board respond positively to the Federal Ministers supporting in principle the Panel's recommendations, with the proviso that due consideration be given to the positions of the City of Richmond and the City of Vancouver.
4. Advise the GVRD Board of Surrey's concern about the need to improve access to both the Vancouver International and Abbotsford Airports from all parts of the region, but especially the portions south of the Fraser River.
5. Convey these positions to the GVRD Board.

Carried with Aldermen Schrenk, Hunt, Higginbotham and Villeneuve against.

Alderman Robinson returned to the meeting at 5:20 p.m.

C. DELEGATIONS

1. Dale Toor

To discuss the DCC increase on his building permit for property at 6789 King George Highway. (approved Regular Council Feb. 24/92, Res. No. 92-777)

[File: 2152-13601](#)

Dale Toor was present and reviewed the history of his application before Council, as well as the events which occurred with respect to the Permits and License Department.

Mr. Toor referred to a letter from the Permits and License Department which advised him that in order to qualify for Development Cost Charges of the day, all drawings and documents had to be submitted to the Permits and Licenses Department before July 21, 1990. Mr. Toor is of the opinion that the required documentation was submitted prior to the deadline and concluded by asking that Council waive the increased Development Cost Charges.

In responding to questions from Council, Mr. Toor confirmed that the outstanding items are substantial code deficiencies.

The Deputy Chief Inspector was present and explained that the building has changed in categories necessitating altered Building Code requirements.

Mr. Toor then requested that if Council denies his request, that Council instruct staff to refund his Development Cost Charges and Letter of Credit, and return the lands to their original residential zone.

A. ACTING MANAGER'S REPORT (Cont'd)

Outstanding Items

1. Item No. C9 Conservation (ECO) Designation for OCP

File: 0023-7600

The Acting Manager submitted a report from the Acting Director of Planning concerning conservation (ECO) designation for OCP.

The Acting Director of Planning was recommending that:

1. That the Official Community Plan By-law be amended as set out in the amending by-law attached as Appendix "A" to add a conservation (ECO) designation.
2. That the attached By-law be forwarded to Council for consideration at the February 17, 1992 Regular Council meeting.

The Acting Manager concurred with the recommendation of the Acting Director of Planning.

During discussion Alderman Higginbotham returned to the meeting at 5:37 p.m.; Alderman Watkins left the meeting at 5:38 p.m.; Alderman Hunt left the meeting at 5:42 p.m. and returned to the meeting at 5:43 p.m.

The Mayor left the meeting at 5:43 p.m., and returned at 5:44 p.m.

Alderman Robinson returned to the meeting at 5:44 p.m.; Alderman Fomich left the meeting at 5:46 p.m.; Mayor Bose left the meeting at 5:47 p.m.

In response to questions from Council, the Associate Director advised that privately owned properties have been included in the proposed by-law and identified which properties on a map. The Associate Director also advised that the criteria as set out in the Environmentally Sensitive Area Study was used to determine which properties would be included in the by-law.

It was Moved by Alderman Villeneuve

Seconded by Alderman Hunt

That the Manager's Report Item C9 - Conservation (ECO) Designation for OCP be tabled.

Carried

2. Item No. C14 Solid Waste Management Review

File: 4600-001; 0046-020

This item was not dealt with.

3. Item No. C18 5% Cash-in-Lieu of Parkland Dedication

File: 0100-000

This item was not dealt with.

4. Acting Municipal Manager's Report to be considered.

Item No. C19 Temporary Dwelling Units - Comprehensive Development (2104-012)

This item was not dealt with.

Item No. C20 BCHMC - Allocation Process

This item was not dealt with.

Item No. C21 Newton Library Opening

This item was not dealt with.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Alderman Hunt

Seconded by Alderman Higginbotham

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

Carried

March 23, 1992

The Council-in-Committee meeting adjourned at 5:48 p.m.

CLKMIN 2235