
Monday, December 14, 1992

Committee Room
Municipal Hall
14245 - 56th Avenue
Surrey, B.C.
Time: 3:30 p.m.

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

Also

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

A. ITEMS REFERRED BY COUNCIL

1. Public Hearings (0023-001)

Mayor Bose noted that the frequency of Public Hearings is interfering with Council's ability to complete a full agenda of Regular Council, and suggested that only Public Hearings be held every third Monday, with the remaining Mondays dedicated to Regular Council business.

COMMITTEE RECOMMENDATION

It was Moved by Mayor Bose

Seconded by Councillor Villeneuve

That Public Hearings be scheduled every third Monday, commencing January 4, 1993.

Carried

2. Item No. R379 Suburban Lands Review

(2300-009)

On a motion moved by Councillor Ralston and seconded by Councillor Watkins, at the November 30, 1992 Regular Council meeting, Recommendations 1, 5 & 7 were referred to Council-in-Committee for consideration.

Councillor Watkins entered the meeting at 3:52 p.m.

The Municipal Manager submitted a report from the General Manager, Planning & Development concerning the Suburban Lands Review.

The Manager, Planning & Development was recommending that:

A. Council approve the Suburban Lands Review Recommendations 1, 5 and 7 stated below, with the following changes:

(a) Deletion of Future Major Workplace Centre designation for the Elgin Pocket and West Cloverdale north of 64 Avenue, between 168 Street and 175A Street alignment, from the Map of Permanent Suburban and Future Urban Areas; and

(b) Designation of West Newton Pocket as a Future Urban area on the Map and in Recommendation 7 for detailed planning in 1993.

Recommendation 1 Council adopt the Map of Permanent Suburban and Future Urban Areas in Appendix A as a policy guide when considering rezonings in the suburban areas.

Recommendation 5 Council approve redesignation of the following pockets in Bear Creek, Tynehead, Fleetwood and Sunnyside as identified in Appendix A from Suburban to Urban.

Recommendation 7 Council authorize staff to undertake detailed planning, including fiscal impact analysis in 1993 for the following future urban areas in South Newton, Rosemary Heights, Douglas and West Newton, as identified in Appendix A, and bring forward a recommendation regarding time frame for opening up these areas within Surrey's Growth Management Strategy to be formulated in 1993.

B. Council affirm approval of the following Suburban Lands Review recommendation:

Recommendation 3 Council incorporate the following Policy on Future Urban Growth in the Official Community Plan.

Policy on Future Urban Growth

Goal: The goal of this policy is to build coherent and attractive urban communities in a way that responds to the market sensitively, builds upon existing community infrastructure through infill, and provides for economical and adequate community infrastructure in conjunction with growth.

Principles:

(a) When redesignating from Suburban to Urban, this shall be done in large enough increments to enable the creation of whole communities based on detailed plans, focus, boundary and serviceability for essential community infrastructure;

(b) Present urban communities should be 75% complete - defined in terms of development capacity of the land - before future urban areas are opened up;

(c) The cost of providing municipal utilities, parks, schools and other community facilities, and the availability of land for these facilities, should be considered in deciding which future

urban areas should be opened up;

(d) When future urban areas are being considered for opening, a community participation process should be undertaken to formulate the detailed plans for the area;

(e) Should special opportunities for new urban areas arise - such as new regional transit facilities, major job centres, comprehensive proposal for a complete community that impose no major cost burden on the Municipality - Council may consider the opening of new urban areas with due regard to the principles of this policy.

The Municipal Manager concurred with the recommendations of the General Manager, Planning & Development.

COMMITTEE RECOMMENDATIONS

A.(a)

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the Future Major Workplace Centre designation for the Elgin Pocket be taken through a public process.

Carried

A.(b)

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the West Newton Pocket be designated as a Future Urban area on the Map, subject to achieving a sense of separation between East and West Newton while maintaining a sense of rural character within the context of the current use.

Carried with Councillors Schrenk and Higginbotham against.

Recommendation 1

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council adopt the Map of Permanent Suburban and Future Urban Areas in Appendix A, as a policy guide when considering future zoning and OCP amendments in the suburban areas, and that the area from 128 Street to 144 Street and 16 Avenue to 32 Avenue being designated as a Special Study Area.

Before the motion was put:

It was Moved by Councillor Ralston

Seconded by Councillor Villeneuve

That the foregoing motion be amended by deleting reference to a Special Study Area.

Before the motion was put:

It was Moved by Councillor Higginbotham

Seconded by Councillor Villeneuve

That Recommendation 1 be tabled for clarification with respect to the delineation of the Special Study Area. .

Carried with Mayor Bose and Councillor Ralston against.

Recommendation 5

It was Moved by Councillor Hunt

Seconded by Councillor Ralston

That Council approve redesignation of the following pockets in Bear Creek, Tynehead and Fleetwood as identified in Appendix A from Suburban to Urban.

Carried

Recommendation 7

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council authorize staff to undertake detailed planning, including fiscal impact analysis in 1993, for the following future urban areas in South Newton, Rosemary Heights, Douglas and West Newton, as identified in Appendix A, and bring forward a recommendation regarding the time frame for opening up these areas within Surrey's Growth Management Strategy to be formulated in 1993, and that planning for West Newton be subject to maintaining a sense of separation between Central Newton and West Newton through the use of open space.

Carried

Recommendation 3

It was Moved by Councillor Hunt

Seconded by Councillor Watkins

That Council incorporate the following Policy on Future Urban Growth in the Official Community Plan:

Policy on Future Urban Growth

Goal: The goal of this policy is to build coherent and attractive urban communities in a way that responds to the market sensitively, builds upon existing community infrastructure through infill, and provides for economical and adequate community infrastructure in conjunction with growth.

Principles:

(a) When redesignating from Suburban to Urban, this shall be done in large enough increments to

enable the creation of whole communities based on detailed plans, focus, boundary and serviceability for essential community infrastructure;

- (b) Present urban communities should be 75% complete - defined in terms of development capacity of the land - before future urban areas are opened up;
- (c) The cost of providing municipal utilities, parks, schools and other community facilities, and the availability of land for these facilities, should be considered in deciding which future urban areas should be opened up;
- (d) When future urban areas are being considered for opening, a community participation process should be undertaken to formulate the detailed plans for the area;
- (e) Should special opportunities for new urban areas arise - such as new regional transit facilities, major job centres, comprehensive proposal for a complete community that impose no major cost burden on the Municipality - Council may consider the opening of new urban areas with due regard to the principles of this policy.

Carried with Councillor Fomich against.

3. Surrey City Centre

Planning & Development to present design boards incorporating Municipal Lands and High Street for discussion.

The Municipal Manager advised that it might be more appropriate to have this presentation following the completion of the Kirkland Study.

COMMITTEE RECOMMENDATION

It was Moved by Mayor Bose

Seconded by Councillor Hunt

That the presentation from Planning & Development regarding Surrey City Centre be referred to the January 11th meeting of Council-in-Committee.

Carried

4. Item C54/C64 South Surrey Youth Centre

File: 0523-065-03/1

The Municipal Manager submitted a report from the General Manager of Parks and Recreation. The General Manager of Parks and Recreation was recommending that:

1. The design, development and construction of the South Surrey Youth Centre be delayed until April 4, 1993.

2. That the Parks and Recreation Department assist the White Rock Youth Advisory Council in obtaining input and feedback from the youth in the South Surrey area in relation to the development of this facility.
3. That the information and input obtained from the youth and any funds raised by the youth and the Semiahmoo Residents Association be incorporated into redesigning the facility.

The Municipal Manager concurred with the recommendations of the General Manager of Parks and Recreation.

The General Manager of Parks and Recreation and the Manager of Recreation Services were present to provide Council with an update of the White Rock Youth Advisory Council's proposal for the development of the South Surrey Youth Centre. They outlined various scenarios for the development of the facility, based upon both input from the youths and their fund-raising efforts.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. The design, development and construction of the South Surrey Youth Centre be delayed until April 4, 1993.
2. That the Parks and Recreation Department assist the White Rock Youth Advisory Council in obtaining input and feedback from the youth in the South Surrey area in relation to the development of this facility.
3. That the information and input obtained from the youth and any funds raised by the youth and the Semiahmoo Residents Association be incorporated into redesigning the facility.

Carried with Councillor Fomich against.

B. MANAGER'S REPORT

1. The Municipal Manager's Report to be considered.

[Item No. C59 Jack Bell Foundation Submission on Air Pollution and Traffic Congestion \(4550-001 & 2450-001\)](#)

The Municipal Manager submitted a report from the Deputy Municipal Engineer advising Council of the objectives of the non-profit Jack Bell Foundation Program and to seek Council's support and endorsement of it.

The Deputy Municipal Engineer was recommending that the Jack Bell Foundation be advised that Surrey Council supports the introduction of a non-profit Vanpool Program within the Municipality, and

will consider further action/commitment within the context of the joint GVRD and Ministry of Transportation & Highways Transport 2021 Project.

The Municipal Manager concurred with the recommendation of the Deputy Municipal Engineer.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Watkins

That the Jack Bell Foundation be advised that Surrey Council supports the introduction of a non-profit Vanpool Program within the Municipality, and will consider further action/commitment within the context of the joint GVRD and Ministry of Transportation & Highways Transport 2021 Project.

Carried

Item No. C60 Local Area Plans for East Newton, West Cloverdale and North Cloverdale (2300-009)

The Municipal Manager submitted a report from the General Manager, Planning & Development concerning local area plans for East Newton, West Cloverdale and North Cloverdale.

The General Manager, Planning & Development was recommending that:

1. That the Draft Local Area Plans for East Newton, West Cloverdale and North Cloverdale as presented in the attached reports be approved in principle.
2. That Council authorize the preparation of Official Community Plan Amendment By-laws for East Newton and West Cloverdale based on the respective Local Area Plan, and that the required By-laws be introduced at a subsequent meeting of Council with a proposed date for Public Hearing.
3. That the Draft Local Area Plan for North Cloverdale be presented to a public meeting for further input and finalization prior to the introduction of the required Official Community Plan Amendment By-law.
4. That Council adopt as a policy for implementing the Local Area Plans that development proponents be given the opportunity to propose means of providing the required utilities and facilities attributed to their developments before any rezoning is to be approved.
5. That the capital requirements for arterial roads, parks and other community facilities as shown in the Implementation section of the respective Local Area Plans for East Newton, West Cloverdale and North Cloverdale be prioritized in the 10 Year Capital Budget relative to the needs of other areas in accordance with the established standards and population thresholds.

The Municipal Manager concurred with the recommendation of the General Manager, Planning & Development.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. The Draft Local Area Plans for East Newton, West Cloverdale and North Cloverdale as presented in the attached reports be approved in principle.
2. That Council authorize the preparation of Official Community Plan Amendment By-laws for East Newton and West Cloverdale based on the respective Local Area Plan, and that the required By-laws be introduced at a subsequent meeting of Council with a proposed date for Public Hearing.
3. That the Draft Local Area Plan for North Cloverdale be presented to a public meeting for further input and finalization prior to the introduction of the required Official Community Plan Amendment By-law.
4. That Council adopt as a policy for implementing the Local Area Plans that development proponents be given the opportunity to propose means of providing the required utilities and facilities attributed to their developments before any rezoning is to be approved.
5. That the capital requirements for arterial roads, parks and other community facilities as shown in the Implementation section of the respective Local Area Plans for East Newton, West Cloverdale and North Cloverdale be prioritized in the 10 Year Capital Budget relative to the needs of other areas in accordance with the established standards and population thresholds.

Discussion took place with respect to the advisability of dividing the resolutions.

Before the motion was put:

It was Moved by Councillor Watkins

Seconded by Councillor Hunt

That the Manager's Recommendations 1 through 5 be dealt with as proposed.

DEFEATED with Councillors Higginbotham, Ralston, Villeneuve, Fomich and Mayor Bose against.

It was Moved by Councillor Watkins

Seconded by Councillor Villeneuve

That the Manager's Recommendations 1 through 5 be treated as separate resolutions.

Carried

It was Moved by Mayor Bose

Seconded by Councillor Villeneuve

That the Draft Local Area Plans for East Newton, West Cloverdale and North Cloverdale be received.

Carried

It was Moved by Mayor Bose

Seconded by Councillor Robinson

That Council convene Public Information Meetings with respect to East Newton and West Cloverdale, prior to any further action on the Plans, and that the Municipal Clerk advise of appropriate dates as soon as possible.

Carried with Councillors Hunt and Higginbotham against.

It was Moved by Councillor Ralston

Seconded by Councillor Hunt

That the Draft Local Area Plan for North Cloverdale be presented to a Public Information Meeting as soon as possible.

Carried

It was Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That Council adopt as a policy for implementing the Local Area Plans that development proponents be given the opportunity to propose means of providing the required utilities and facilities attributed to their developments before any rezoning is to be approved.

Carried with Councillor Schrenk against.

It was Moved by Councillor Ralston

Seconded by Councillor Villeneuve

That the capital requirements for arterial roads, parks and other community facilities as shown in the Implementation section of the respective Local Area Plans for East Newton, West Cloverdale and North Cloverdale be prioritized in the 10 Year Capital Budget relative to the needs of other areas in accordance with the established standards and population thresholds.

Carried

Item No. C61 Commercial Retail Units (CRU) Under Central Station (2122-189)

The Municipal Manager submitted a report from the General Manager, Planning & Development concerning request to Council for approval to retain an architectural firm to design the commercial retail units under Central Station.

The General Manager, Planning & Development was recommending that the administration be authorized to proceed with retaining a consulting architect to design the commercial units (CRU) under Central Station.

The Municipal Manager concurred with the recommendation of the General Manager, Planning & Development

COMMITTEE RECOMMENDATION

It was Moved by Mayor Bose

Seconded by Councillor Hunt

That the administration be authorized to proceed with retaining a consulting architect to design the commercial units (CRU) under Central Station.

Carried with Councillor Fomich against.

Item No. C62 Application Fees Planning & Development Department (5500-001)

The Municipal Manager submitted a report from the General Manager, Planning & Development concerning application fees - Planning & Development Department.

The General Manager, Planning & Development was recommending that:

1. The new application fees to recover 100% of the processing costs as proposed in Table 3 attached to this report be approved.
2. That the application fees be non-refundable, except the Public Hearing portion of the fees and those applications that are withdrawn before processing starts and in the latter case 90% of the fees be refundable.
3. That the new fees be implemented in two stages: 50% of the full increase in January 1993 and the remaining 50% increase in July 1993.
4. That the proposed By-laws to implement the new fees as attached in Appendices I and II of this report be introduced.

The Municipal Manager concurred with the recommendations of the General Manager, Planning & Development.

COMMITTEE RECOMMENDATION

It was Moved by Mayor Bose

Seconded by Councillor Hunt

That:

1. The new application fees to recover 100% of the processing costs as proposed in Table 3 attached to this report be approved.
2. That the application fees be non-refundable, except the Public Hearing portion of the fees and those applications that are withdrawn before processing starts and in the latter case 90% of the fees be refundable.
3. That the new fees be implemented in two stages: 50% of the full increase in January 1993 and the remaining 50% increase in July 1993.

4. That the proposed By-laws to implement the new fees as attached in Appendices I and II of this report be introduced.

Carried with Councillor Schrenk against.

Item No. C63 Community Foundations (0030-001)

The Municipal Manager submitted a report from the Manager of Property Taxation & General Manager, Planning & Development concerning Community Foundation for Surrey and the appropriateness of the involvement of the District of Surrey in its establishment.

The Manager of Property Taxation & General Manager, Planning & Development was recommending that the Social Planning Committee report back to Council with an implementation plan for a Community Foundation, including cost estimates for the first three years of operation and a recommended funding arrangement.

The Municipal Manager concurred with the recommendation of the Manager of Property Taxation & General Manager, Planning & Development

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That the Social Planning Committee report back to Council with an implementation plan for a Community Foundation, including cost estimates for the first three years of operation and a recommended funding arrangement.

Before the motion was put:

It was Moved by Councillor Robinson

Seconded by Councillor Villeneuve

That the foregoing motion be amended by deleting "Social Planning Committee" and inserting "Administration."

The motion, as amended, was then put and

Carried with Councillor Higginbotham against.

C. DELEGATIONS

1. Committee to Save the B.C. Transportation Museum (0065-012/0525-002)

Members of the Committee to Save the B.C. Transportation Museum were present to update Council on their proposal to retain the John Lennon Rolls Royce and a core of between 60 and 70 cars.

The Committee members spoke of the tourist trade such a complex would bring to Surrey and mentioned that presently, there are only two museums in the Northwest displaying a vehicle collection; being the museum in Lyndon, Washington and the B.C. Transportation Museum in Surrey. The Committee indicated that the present location is considered ideal due to its proximity to two major highways; however they have been investigating alternative storage facilities. Should their application to retain a portion of the collection be successful the Committee will require approximately 20,000 sq.ft. to provide adequate storage for the vehicles.

2. Surrey Social Futures (0044-001/0042-073)

Members of Surrey Social Futures were present to provide an update on their activities to date. They apprised Council of the success of meetings concerning such issues as Family Violence and their plans to provide a Multicultural Directory.

The delegation expressed their gratitude to Council and the Social Planning Committee for support provided since the inception of Surrey Social Futures.

D. DELEGATION REQUESTS

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.

The Council-in-Committee meeting adjourned at 6:08 p.m.

CLKMIN 2791