
Monday, January 31, 1994

Committee Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, January 31, 1994
Time: 3.47 p.m.

Present: Acting Mayor Villeneuve, Councillor McCallum, Councillor Lewin, Councillor Higginbotham, Councillor Huot and Councillor McKinnon. Councillors Robinson and Watkins entered as noted in the Minutes.

Also

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

A. CORPORATE REPORTS

2. The following Corporate Reports to be considered:

Item No. C93 Surrey Chamber of Commerce - Withdrawal from the Surrey Promotional Projects Committee

File: 0031-005; 0042-009

The General Manager of Planning & Development submitted a report concerning Surrey Chamber of Commerce's withdrawal from the Surrey Promotion Projects Committee. The report is to advise Council of some background relating to the Promotional Projects Committee and the Chamber of Commerce and their roles in tourism promotion in Surrey.

The General Manager of Planning & Development was recommending that the report be received for information.

COMMITTEE RECOMMENDATION

It was Moved by Councillor McCallum

Seconded by Councillor Higginbotham

That the report be received.

Carried

Item No. C94 North Slope Study

File: 2122-002

The General Manager of Planning & Development submitted a report concerning the North Slope Study, which Council requested in July 1993, in connection with two Rezoning Applications, 5685-0117-00 and 5693-0005-00.

The General Manager of Planning & Development was recommending that:

1. The North Slope Study Report in Appendix I be received and the criteria for cluster housing and the proposed North Slope Plan contained in the report be approved in principle as a basis for guiding development in the area;
2. Staff be authorized to designate the North Slope Area as a Mandatory Development Permit Area for the purposes of protecting the natural environment;
3. Staff be authorized to require restrictive covenants to ensure disclosure to landowners of the potential noise impacts of CN Intermodal and South Fraser Perimeter Road activities and to save harmless CN Railway and the City of Surrey from any liability resulting from those potential noise impacts; and
4. Applications No. 5685-0117-00 and 5693-0005-00 be lifted from table, and the applicant be required to revise their development plans to consider the cluster housing principles described in the report.

The General Manager of Planning and Development and Mr. Richard Zerr, Manager, North Surrey Section, were present and outlined the main findings of a study which encompassed the escarpment area from the Port Mann Bridge to 182A Street, noting that the study area is bordered by the Fraser Heights community to the southwest, Surrey Bend across the CN Railway, and Port Kells Industrial Area to the southeast. The main objectives of the study were to investigate the land use constraints and issues relevant to the north slope area. Alternative housing options were explored and it was noted that cluster housing would provide for a tighter grouping of homes on the most buildable portions of a site, while preserving a substantial portion of the land as open space or retaining it in its natural state. Cluster housing is considered to provide a greater sensitivity and responsiveness to the environment by concentrating dwelling units on the most buildable portion of the site, thereby minimizing disturbance to the natural environment. It is recommended that the maximum density should not exceed five dwelling units per gross hectare (two dwelling units per gross area).

Mr. Zerr advised that all developments will be required to register a restrictive covenant on title, which includes a declaration stating that the subject property is in close proximity to the CN Intermodal Yard and the City's South Fraser Perimeter Road. In addition, the building scheme will require the use of noise reducing building designs and materials to lessen the occurrence of noise interruptions from the Intermodal Yard and other industrial activities in the area.

In response to questions from Council, Mr. Zerr confirmed that green spaces will be dedicated.

Councillor Huot commented on noise levels in the area and suggested this will prevent residents from enjoying a peaceful afternoon in the outdoor area. Further discussion ensued with respect to the noise impacts from CN Railway and Intermodal Yard. It was noted that an acoustical evaluation report has been completed, which predicts noise level at a distance of 130 metres would be 68 decibels. The acceptable CMHC standard in a typical bedroom is 35 decibels.

COMMITTEE RECOMMENDATION

It was Moved by Councillor McCallum

Seconded by Councillor Lewin

That:

1. The North Slope Study Report in Appendix I be received and the criteria for cluster housing and the proposed North Slope Plan contained in the report be approved in principle as a basis for guiding development in the area;
2. Staff be authorized to designate the North Slope Area as a Mandatory Development Permit Area for the purposes of protecting the natural environment;
3. Staff be authorized to require restrictive covenants to ensure disclosure to landowners of the potential noise impacts of CN Intermodal and South Fraser Perimeter Road activities and to save harmless CN Railway and the City of Surrey from any liability resulting from those potential noise impacts; and
4. Applications No. 5685-0117-00 and 5693-0005-00 be lifted from table, and the applicant be required to revise their development plans to consider the cluster housing principles described in the report.

Carried with Councillor Huot against.

1. Outstanding Corporate Report

[Item No. C92 Corporate Advertising/'City Page'](#)

[File: 0812-001](#)

The Manager of Public Affairs submitted a report concerning the design of a "City Page" which will serve to consolidate the City's advertising, thereby reducing costs, while at the same time making advertising more effective. All advertising, other than a small amount specific to marketing units in Parks & Recreation, Economic Development and Human Resources, will now be channeled through one department, Public Affairs.

The Manager of Public Affairs was recommending that the information be received.

The Manager of Public Affairs was present to speak to this report. He commented on the importance of keeping the public informed, and added that the "City Page" has been designed in an attempt to improve effectiveness of advertising and reduce costs.

Copies of the "City Page" which appeared in the weekend edition of the Peace Arch News and the Surrey Now newspapers were circulated to Council. During discussion, members of Council expressed concern that the smaller print being used to advertise Public Hearing Notices could be too small for some members of the community to read.

Discussion ensued with respect to the format layout used by each of the newspapers. Councillors commented that the use of colour printing could be perceived by the public to be extravagant.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Mayor Bose

Seconded by Councillor Higginbotham

That the information be received.

Carried

It was Moved by Councillor Lewin

Seconded by Councillor Higginbotham

That an evaluation report be brought back within 6 months to measure the success of the 'City Page' and indicating cost savings to the City.

Carried

B. ITEMS REFERRED BY COUNCIL

1. Surrey Civic Centre Plans

The Planning & Development Department were in attendance to provide visual displays on the Surrey Civic Centre Plans.

Mr. Walker and Mr. Zerr outlined the history of the Surrey Civic Centre Plan and the background to the design plan adopted by Council.

Mr. Zerr then commented on how the Surrey Civic Centre plans impact on a proposed development which was to be the subject of a Public Hearing later in the evening. The subject property is located in the area of 132A Street and 108 Avenue. It was noted that lands immediately to the east of the subject development are designated for hi-rise multi-family buildings, however this particular area will be used as a density transition from the proposed hi-rises and the nearby single family residences.

Members of Council noted that existing landowners indicate that they would prefer a higher density use for the project. Mr. Walker advised that ultimately a higher density will be achieved, however the lower density proposed, 70 units per acre, is more appropriate at this time.

Councillor Robinson entered the meeting at 5:12 p.m.

Councillor Higginbotham then commented on the amount of litter in the creek. She pointed out that the creek would be an attractive feature of the area and suggested an adequate setback be provided so that the future of the creek is not compromised.

The General Manager of Planning & Development advised that the proposed setback from the creek is 5 metres and added that specific information with respect to this and environmental concerns can be provided prior to final reading of the By-law.

It was Moved by Councillor Huot

Seconded by Councillor Lewin
That the information be received.

Carried

2. Development Variance Permit No. 6993-0291-00

Paul Merrick Architects Ltd.

12047 - 80 Avenue

To relax the height of a principal building from 4 storeys to 10 storeys to permit a 10 storey retail/office building.

See correspondence received from: (attached to the backup)

Kathy Weis & Serg Pesic
Laurine McNeil
Surrey Town Manor Strata Council
Gillian Sigerson
Roland Kincek & Sandy Staite
Mr. & Mrs. W. Girvan
Paula Bird
J.H. Williams
Paula Lippert
Rita Feihel

opposing this application.

At the January 24, 1994 Regular Council meeting, Council tabled and referred this item to Council-In-Committee.

Due to time constraints, this item was not dealt with.

3. Reduced Road Standards: South Surrey

At the January 24, 1994 Regular Council meeting, Council referred this item to the January 31, 1994 Council-in-Committee meeting for discussion.

The Engineering Department were in attendance to make a presentation on the Reduced Road Standards: South Surrey.

Due to time constraints, this item was not dealt with.

C. DELEGATIONS

1. **First Merchant Capital Corporation - Developer**

M. Dossa, P. Seikham, C. & B. Gillis, I. Chohan - Owners of

Property in the Subdivision at 160A Street and 92 Avenue

Brenda Liberto - For Neighbouring Property Owners

(5691-0548-00/09270-16000)

Mr. Mel Reeves, President of First Merchant Capital Corporation, was in attendance to address Council's and the community's concerns with respect to the building scheme for the subdivision located at 160A Street and 92 Avenue; By-law No. 11383.

Mr. Reeves provided a background history of the application, noting that two properties were subdivided into nine lots. He then reviewed the public consultation process undertaken by the Developer, adding that design guidelines were submitted to Planning & Development Department as a result of community input. It was noted that further changes to the Design Guidelines were requested by City staff, which the Developer agreed to; however the Developer was not aware that the community had not been apprised of these changes. Mr. Reeves advised that the main objections from the community are with respect to the proposed roofing materials and stucco finishing.

In response to questions from Council, Mr. Reeves indicated that he is willing to meet with the neighbourhood and the people who have since purchased the lots in an attempt to resolve these disputes.

2. **W. Lodge**

(0065-012 & 2350-001)

Mr. Lodge was in attendance with respect to the Neighbourhood Concept Plan Process.

Mr. Lodge stated that the Neighbourhood Concept Plan as presented has become a source of confusion to the community and will be difficult for communities to implement. He pointed out that the only area where this has been successful is in North Cloverdale. He then went on to discuss the problems associated with trying to obtain 50% approval of landowners, particularly when many are absentee landowners.

Councillor Watkins entered the meeting at 5:25 p.m.

Mr. Lodge suggested that City staff hire a consultant to undertake the Neighbourhood Concept Plan Process on behalf of developers, with the associated costs to be repaid at a later date.

3. **Board of Variance**

Chair - Eian MacLean

(0065-012 & 0043-017)

Eian MacLean was in attendance to express the Board's concerns with respect to Zoning By-law 12000, Part 4, Section H; as well as presenting Council with a brief and an opinion received from their solicitor, the firm of Lidstone Young Anderson, discussing this section of the Zoning By-law.

Prior to Mr. MacLean's presentation, Acting Mayor Villeneuve advised that the section causing concern to the Board of Variance will be removed from Zoning By-law No. 12000.

Mr. MacLean introduced the members of the Board of Variance in attendance. Mr. MacLean pointed out that Section H of Zoning By-law No. 12000 conflicts with the Board of Variance By-law No. 6477, which was approved by Council. He pointed out that the Board of Variance has set up By-law No. 6477 as a precedent for the Board to follow, however Section H of By-law No. 12000 sets up another precedent which is in conflict with By-law No. 6477. Mr. MacLean stated that this puts the City in an awkward position and wanted Council members to be aware of the implications of it.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Robinson

Seconded by Councillor Huot

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

Carried

The Council-in-Committee meeting adjourned at 6:11 p.m.

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