
Monday, June 26, 1995

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Time: 5:35 p.m.

Present: Mayor Bose - Chairperson; Councillor Robinson, Councillor McCallum, Councillor Lewin, Councillor Watkins, Councillor Higginbotham, Councillor Huot, and Councillor McKinnon.

Absent: Councillor Villeneuve

Staff

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

C. DELEGATIONS

1. Jeanne Eddington (0065-012; 2104-012)

Mrs. Eddington was in attendance and indicated her concern regarding the impact of Council approving amendments to the model design control guidelines after fourth reading of a By-law.

Mrs. Eddington made specific reference to the Lally sub division, 6995-0010-00, wherein the applicant is requesting an amendment to the Section 215 Restrictive Covenant in order to allow basement entry homes. Mrs. Eddington pointed out that this is the third such amendment in the West Newton area in less than three months. She expressed the opinion that granting the amendment to the design guidelines will lead to a deluge of similar requests on infill applications.

Mrs. Eddington discussed the circumstances which lead to the requirement for building guidelines, and stated that while many developers voluntarily agree to adhere to design guidelines they are often removed following fourth reading of the By-law. This leaves residents, whose support for the development was based on the guidelines presented, feeling betrayed. She then pointed out that the decision Council makes with respect to Mr. Lally's subdivision will have repercussions on development applications throughout Surrey. She added that while approval may be given for basement entry style homes, this is not an approval for secondary suites.

Mrs. Eddington then made reference to an advertisement which appeared in a recent edition of a local paper, wherein a Realtor advertised new homes in the Fleetwood area with plans that can include unauthorized suites. She commented that there is no need to advertise unauthorized suites as this is covered in the disclosure statement, however, it is factual to advertise 2 kitchens, 9 bedrooms etc. She then referenced the City of White Rock's policy to prosecute illegal suites which are reported through real estate advertisements, using the Real Estate Advisor as a main source.

In the presentation, Mrs. Eddington commented on the Secondary Suite Committee which has recently

been established and requested that Council refrain from considering further amendments to the model design guidelines until that Committee has submitted its' recommendations. Mrs. Eddington advised that she is a representative on the Committee and is optimistic that the Committee will be in a position to deliver recommendations within a six month period.

The General Manager of Planning & Development responded to questions from Council, advising that the Committee was established approximately one month ago to review the issue of secondary suites. It was noted that the concerns of everyone at the first meeting were recorded and will be presented to Council.

Mrs. Eddington submitted a copy of her presentation to the City Clerk.

Due to time constraints, the following items were not dealt with:

A. CORPORATE REPORTS

1. Corporate Reports outstanding from the June 19, 1995 Council-in-Committee meeting:

[Item No. C230 Neighbourhood Concept Plan \(NCP\) North Cloverdale \(West Neighbourhood No. 2\)Stage 1 Report](#)
[File: 2350-002/2](#)

The General Manager of Planning & Development submitted a report providing an overview of the Stage 1 NCP for the west neighbourhood of North Cloverdale.

The General Manager recommended that Council:

1. Approve in principle the attached physical plan component (Stage 1) of the Neighbourhood Concept Plan (NCP) for the west neighbourhood of North Cloverdale (Appendix I).
2. Authorize the NCP participants to commence Stage 2 of the NCP based on the type, size, location and densities of the specific land uses, road hierarchy and locations, subdivision concept, and general servicing concepts contained in the attached Stage 1 NCP Report (Appendix I).

[Item No. C231 Status of City Grants Budget and Grant Application](#)
[File: 0310-095](#)

The Chairman of the Grants Evaluation Committee submitted a report in response to the following resolution adopted by Council at the Special Council meeting of May 15, 1995:

That staff report back to Council on whether or not there are any outstanding grant applications and any grant applications for consideration under the funds set aside for youth initiatives.

The Grants Evaluation Committee submitted the following recommendations:

1. The 1995 approved grant of \$4,000 for the "Colour It Surrey Festival" be reserved for the 1996 Festival due to the cancellation of the 1995 event (Appendix B).
2. That a grant of \$5,400 be approved to Semiahmoo Peninsula Youth Newspaper for the cost of publishing the first edition of the community youth newspaper (Appendix C).
3. That a grant of \$1,000 be approved to the Newton Community Policing Station Mural Competition as a contingency for the cost of equipment, equipment rentals, or supplies (Appendix D).
4. That until a report is received from the Surrey Chamber of Commerce, a grant not be approved for the White Rock & South Surrey Chamber of Commerce (Appendix E).
5. That a grant not be approved for the Visions Dance Company (Appendix F).
6. That a grant not be approved for the Surrey Writers Conference (Appendix G).
7. That Council instruct staff as to who should sign letters notifying grant applicants whether or not a grant has been approved.
8. That Council ratify the recommendations at Regular Council this evening.

[Item No. C232](#) [Surrey Festival of Dance](#)

[File: 8092-020](#)

The General Manager of Parks & Recreation submitted a report concerning several discussions held with the Surrey Festival of Dance by the Arts Centre staff, senior Department staff and the Parks & Recreation Commission during the past twelve months.

The General Manager of Parks & Recreation was recommending:

- That this report be received for information in response to the Surrey Festival of Dance delegation and letter dated March 13, 1995.
- That the delegation be advised that the Parks & Recreation Commission has been delegated a broad mandate to represent the best interests of all of the people of Surrey concerning the delivery of City Leisure Services.
- That the Parks & Recreation Commission will continue to review and revise the rates for these services and programs as required.

[Item No. C233](#) [Ultralight Airfields](#)

[File: 7594-0278-00; 4101-001](#)

The General Manager of Planning & Development submitted a report reviewing the issues raised by delegations before Council-in-Committee regarding Airflow Ultralight Aviation's ultralight airfield and to examine the possibility of alternate sites for this airfield.

The General Manager of Planning & Development was recommending that Council:

1. Deny the non-farm use application to permit an ultralight airfield facility at 4981 King George Highway;
2. Instruct the City Clerk to forward a copy of this report to the applicant and the B.C. Agricultural Land Commission; and
3. Request the applicant to work with staff in finding a suitable ultralight airfield site, based on the locational criteria and the process suggested in this report.

[Item No. C234 Soil Deposition Within the City](#)

[File: 0023-5880](#)

The General Manager of Planning & Development submitted a report presenting Council with a review of soil deposition conducted within the City and providing alternatives for Council to consider to more effectively control soil deposition operations.

The General Manager of Planning & Development was recommending:

1. That the Surrey Soil Deposition By-law No. 5880 be amended to limit the placing of soil for the construction of non-habitable buildings to a depth of 1.0-metres (3 '0 ").
2. That the Planning & Development Department forward a status report to City Council on soil deposition activities within the City every three (3) months.
3. That the City request the B.C. Land Commission to investigate ways to improve the processing time for applications which require consideration by Agricultural Land Commission.
4. That the Surrey Soil Deposition By-law No. 5880 be amended to require the soil deposition permit to be posted at the entry to the property.
5. That the Surrey Soil Deposition By-law No. 5880 be amended to require soil placed on agricultural land without a permit under the provision of the 1,000 cubic metre volume and 1.0 metre maximum height exemption to be equal to or better than the quality soil indigenous to the property.

[Item No. C235 Zoning By-law Amendments Dealing with Large Dwellings on Large Lots](#)

[File: 0023-12000](#)

The General Manager of Planning & Development submitted a report addressing the Zoning By-law regulations for the size of dwellings on large RF-zoned lots, the size of dwellings with basements, and the construction of dwellings on existing undersized RA-zoned lots.

The General Manager of Planning & Development was recommending that Council approve the following amendments to the Surrey Zoning By-law, 1993, No. 12000:

1. In sub-section D.1(b) of Part 16, RF Single Family Residential Zone, delete the word "and" at the end of sub-section D.1(b)i, insert the word "and" at the end of D.1(b)ii and insert the following:

"iii Notwithstanding the above, the maximum floor area permitted is 330 square metres (3,550 sq.ft.)."

2. In Sections D, E, F and H of Part 12, RA One Acre Residential Zone, replace "700 square metres (7,500 sq.ft.)" with "900 square metres (9,685 sq.ft.)" wherever these words occur.

3. That the definition of Density-Floor Area Ratio in Part 1 Definition, be amended by deleting the word "basement" in sub-section (a) and by inserting the following two new sub-sections after the word "calculation" in sub-section (d):

"(e) Where the finished grade slopes an average of less than 20% as measured between opposite building faces, the portion of the basement floor area to be included in the aforesaid floor area ratio calculation shall be equal to the percentage of the basement volume above grade.

(f) Where the finished grade slopes an average of 20% or greater as measured between two opposite building faces, the basement floor area shall be excluded from the floor area ratio calculation providing one of the opposing foundation walls is 80% below finished grade."

2. Corporate Report under date of June 26, 1995.

[Item No. C236 East Elgin Stormwater Detention Pond Status Report](#)
[File: 4895-601](#)

The General Manager of Engineering submitted a report informing Council on the status of drainage and stormwater detention pond planning and the related comments on development applications within the Anderson Creek catchment.

The General Manager of Engineering indicated Anderson Creek is located between the Elgin and Barbara Creek catchments in South Surrey, all of which drain from south to north to the Nicomekl River. The Ministry has identified Anderson Creek as supporting significant fish habitat.

The General Manager of Engineering was recommending that the information be received.

B. ITEMS REFERRED BY COUNCIL

C. DELEGATIONS

1. Jeanne Eddington (0065-012; 2104-012)

This item was dealt with earlier in the agenda.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Robinson

Seconded by Councillor Lewin

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

Carried

The Council-in-Committee meeting adjourned at 6:02 p.m.

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