
Tuesday, December 10, 1996

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.

Tuesday, December 10, 1996

Time: 4:04 p.m.

Present: Absent: Staff Present:

Acting Mayor Lewin - Chair Councillor City Manager
Mayor McCallum Robinson City Clerk
Councillor Eddington Councillor J. Turner, Administrative Assistant
Councillor Watts Higginbotham
Councillor Hunt

Councillors Entering

Meeting During

Progress:

Councillor
Villeneuve
Councillor Caissie

A. CORPORATE REPORTS

1. The following Corporate Report to be considered:

[Item No. R1041 Zoning Amendment By-law No. 12862 - RA \(By-law No. 12000\) to RM-30 \(By-law No. 12000\) - 10254 & 10284 - 146 Street: Sunningdale Apts. Ltd](#)

. File: 7995-0081-00

The General Manager, Planning & Development submitted a report in response to Council's request at the July 22, 1996 Regular Council meeting for staff to review road configuration, traffic circulation, and existing plans for the area.

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

Ms. J. Robertson, North Surrey Section Manager, spoke to the report noting the proposal is consistent with the OCP and its treatment of transitions between single family and higher density to the north. Public Hearing concerns included the road alignment of the future 103 Avenue collector, the impact on Hjorth Road Park and land use and density.

Councillor Villeneuve and Councillor Caissie entered the meeting at 4:07 p.m.

The North Surrey Section Manager noted 103 Avenue was intended to provide relief from the traffic

along 104 Avenue. Engineering completed new traffic projections and it was determined that 103 Avenue may not be essential to support 104 Avenue. Therefore, new road alignments have been examined. Four options were considered and were spoken to briefly by the North Surrey Section Manager. This was followed by a comparison of plans.

Councillor Eddington asked that copies of Public Hearing minutes be included with materials submitted to Council. In response to her question as to whether tandem parking is necessary, the North Surrey Section Manager advised the design of the units requires tandem parking. If tandem parking were not to be included, this design would have to be re-examined.

Councillor Hunt enquired into the original assumptions about population density and whether these are higher than the OCP. The General Manager of Planning and Development commented that Surrey's number was significantly lower than the GVRD figures.

Councillor Caissie expressed concern with whether Option 3 is an improvement over Option 1. He asked if the change is sufficiently substantial to warrant the change. Bob Chaboyer, Roads & Transportation Planning Manager, referred to the map noting distances required for roads in the development.

Mayor McCallum referred to the Public Hearing concerns over density and the road. He observed that Option 3 satisfies the traffic concerns and stated he does not object to the density proposed.

Councillor Villeneuve concurred that Option 3 seems reasonable. She expressed concern with the recommendation for granting third reading before presenting the revised plan to the public and whether further public input at such a presentation might prejudice the Public Hearing. Acting Mayor Lewin referred to previous practice in terms of public consultation and staff reports.

The City Clerk responded to Acting Mayor Lewin's question concerning appropriate next steps for this report.

It was Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That this report be referred back to the December 16, 1996 Regular Council meeting for consideration.

Carried

2. The Corporate Report under date of December 10, 1996, was considered and dealt with as follows:

[Item No. C329 Averaging or Phasing Options - 1997 Taxation](#)

File: 0584-001

The General Manager, Finance submitted a report concerning the averaging or phasing options for 1997 taxation.

The General Manager, Finance was recommending that Council not pursue the options of averaging or phasing-in land assessments, as allowed by Section 275.1 of the *Municipal Act*, in setting the 1997 general tax rates.

COMMITTEE RECOMMENDATION

It was Moved by Mayor McCallum

Seconded by Councillor Hunt

That Council not pursue the options of averaging or phasing-in land assessments, as allowed by Section 275.1 of the *Municipal Act*, in setting the 1997 general tax rates.

Carried

Councillor Watts declared a conflict of interest as she resides in the area and left the Council Chambers at 4:26 p.m.

[Item No. C330 Delegation from "Kensington Village" to Expand the North Grandview Heights Modified Neighbourhood Concept Plan Area](#)

File: 2350-010

The General Manager, Planning & Development and the General Manager, Engineering submitted a report concerning a delegation from "Kensington Village" to expand the North Grandview Heights Modified Neighbourhood Concept Plan Area.

The General Manager, Planning & Development and the General Manager, Engineering were recommending that Council:

1. Receive this report as information.
2. Re-confirm the study area and plan area boundaries as outlined in Corporate Report R1014.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That Council:

1. Receive this report as information.
2. Re-confirm the study area and plan area boundaries as outlined in Corporate Report R1014.

Carried

Councillor Watts rejoined the meeting at 4:27 p.m.

[Item No. C331 Proposed Rezoning from "General Agricultural Zone \(A-1\)" to "Comprehensive Development Zone \(CD\)" at 19492 Fraser Highway to Permit a Small Lot Residential Subdivision.](#)

File: 7996-0030-00

The General Manager, Planning & Development submitted a report concerning the proposed rezoning from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" at 19492 Fraser Highway to permit a small lot residential subdivision.

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

1. Rescind Resolution 96-3027 of Regular Council of October 21, 1996, "That in order to address concerns raised at the Public Hearing on October 7, 1996, 62 Avenue be a cul-de-sac arrangement rather than a through road";
2. Endorse the P-loop road pattern as illustrated in Appendix I;
3. Instruct staff to ensure the developer provide adequate and acceptable traffic calming devices for 61 & 62 Avenues immediately east of 194 Street; and
4. Instruct the Parks & Recreation Department to initiate a public consultation process to determine appropriate recreational amenities, once the cash-in-lieu of open space contribution has been received.

Ms. J. Robertson, North Surrey Section Manager, reviewed the report. She noted that following third reading, staff was asked to look at the road configuration at 61 and 62 Avenues. She observed that the issue with the neighbours to the west was the safety of their children, who have been accustomed to playing on a dead end street. They felt a cul-de-sac would be a solution to their traffic concerns. The developer, however, is concerned with cul-de-sac schemes which increase the difficulty in building on pie shaped lots. Although studies showed the cul-de-sacs schemes would increase traffic, it was noted that the increased traffic would be minor as the project calls for only 30 lots.

Solutions to the traffic on 61 and 62 Avenue included the building of amenity space for children to play. The developer expressed preference to locate any additional recreational facilities to the south where play facilities already exist.

In summary, the original layout was recommended with consultation to follow regarding amenities and the inclusion of traffic calming devices.

Councillor Hunt expressed doubt that speed bumps are allowed in Surrey. He also doubted that narrowing roads is a satisfactory solution. The North Surrey Section Manager noted the neighbourhood is interested in traffic calming and Planning and Development feels this should be examined. Bob Chaboyer, Roads & Transportation Planning Manager, noted Engineering does not fully support traffic calming measures.

Councillor Villeneuve also asked about traffic calming measures. The North Surrey Section Manager commented that Planning & Planning Development is seeking to achieve balance in these matters and added the traffic is not expected to be excessive.

Councillor Caissie commented upon the submission of reports which offer solutions that may not be carried out.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Mayor McCallum

That Council:

1. Rescind Resolution 96-3027 of Regular Council of October 21, 1996, "That in order to address concerns raised at the Public Hearing on October 7, 1996, 62 Avenue be a cul-de-sac arrangement rather than a through road";
2. Endorse the P-loop road pattern as illustrated in Appendix I;
3. Instruct staff to ensure the developer provide adequate and acceptable traffic calming devices for 61 & 62 Avenues immediately east of 194 Street; and
4. Instruct the Parks & Recreation Department to initiate a public consultation process to determine appropriate recreational amenities, once the cash-in-lieu of open space contribution has been received.

Carried with Councillor Villeneuve, Councillor Eddington, and Acting Mayor Lewin against the motion.

At 4:38 p.m. Acting Mayor Lewin called a recess until 5:00 p.m. when there are scheduled delegations to appear before Council.

B. ITEMS REFERRED BY COUNCIL

Acting Mayor Lewin called the meeting back to order at 5:00 p.m. with all members of Council in attendance as noted earlier except Councillor Watts.

C. DELEGATIONS

1. Joanne Saundry

File: 0065-012; 0023-001

Joanne Saundry appeared before Council to provide insight on the damage cats are capable of and the frustration non-cat owners endure. Ms. Saundry requested that regulations be introduced to provide taxpayers with a means of protection from the actions of cats and negligent owners.

Ms. Saundry noted that cats have been domesticated for hundreds of years and it has become accepted practice to allow cats to roam free. Their destructive behaviour includes defecation and urination in all places, spraying doorways to mark territory, and digging in garbage, etc. Ms. Saundry pointed out cats also limit the feeding of wild birds in back yards. Public safety is an additional issue in connection with common feline diseases and by biting cats. Roaming cats have been known to attack a sleeping baby within the child's own home.

Councillor Watts entered the meeting at 5:07 p.m.

Ms. Saundry observed that cats are also victims to inclement weather, to being struck by vehicles, to road and pesticides, and to antifreeze. Their population is controlled by 1,100 euthanizations of cats

yearly in Surrey by the S.P.C.A.

Ms. Saundry then noted that cats can be controlled and even trained to walk on a leash.

Ms. Saundry concluded by proposing that by-laws be established to restrict the freedom of cats and measures introduced to enforce the by-law.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Ms. Saundrys written submission be received.

Carried

In further discussion, the Manager stated there are no by-laws in Canadian cities which regulate felines. Councillor Caissie questioned this and was advised of an extremely strong lobby by cat lovers.

It was Moved by Councillor Eddington
Seconded by Councillor Caissie
That the City Manager provide Council with background information in this regard and that the resulting report be provided to Ms. Saundry.

Carried

**2. Cynthia Lewis
Sukhi Sandhu
Co-chairpersons for the Post Secondary Education Showcase
School District 36 Surrey
Curriculum & Instructional Services Centre
File: 0065-012**

Cynthia Lewis, Co-chairperson for the Post Secondary Education Showcase for School District 36 Surrey, appeared before Council to make a presentation with respect to the first Surrey Post Secondary Showcase scheduled for February 26 & 27, 1997.

Ms. Lewis distributed packages to Council and introduced members of the Post Secondary Committee. She recognized the efforts of all those who contributed to the project.

It was Moved by Mayor McCallum
Seconded by Councillor Caissie
That the information package submitted by Ms. Lewis be received.

Carried

Ms. Lewis recognized Mr. Sandhu for his idea of planning a Showcase in Surrey to be attended by institutions from across Canada and the United States on the topic of pursuing post-secondary education. Over 100 accredited post-secondary institutions have been invited to present the programs and facilities available. The goal of the group is to provide an opportunity to every Grade 10 student in Surrey to attend this Showcase.

Mr. Howell of the Post Secondary Committee advised the group has taken the steps to register the Society properly as they are seeking sponsorship from a number of levels. Their primary objective is to raise funds from all sources. They have begun soliciting assistance from large corporations and are offering incentives.

Donna Bradley of the Committee addressed Council as a small business owner whose role will be to urge small businesses to participate in the event to showcase their businesses. She expressed the feeling that the event will be an exceptional opportunity for students and parents to enable them to assess goals for a post secondary path to pursue.

Ms. Lewis concluded by thanking Council for the opportunity to make the presentation.

Councillor Hunt spoke of career days which were formerly held in schools to inform students of opportunities. He asked if Surrey's private schools will be included in the event. Ms. Lewis noted the Showcase is open to the public and agreed it would be desirable to advise other schools in Surrey of the event.

Councillor Villeneuve spoke of the difficulty to young people in making these major decisions. She expressed support for the concept of the Showcase to enlarge student understanding of their options. As well, she pointed out it is useful to be aware of the transferability of credits between institutions.

Councillor Eddington asked that the Learning Disabled Association be included. She noted these children need help and can be successful with assistance.

Councillor Caissie commended the corporate sponsorship proposal and the work of the Society.

Councillor Watts quoted from the program which speaks of Special Needs children. Ms. Lewis concurred that these needs must also be met.

Acting Mayor Lewin expressed appreciation for the increased understanding this program will provide to students of our community.

**3. Len H. Hayton, Manager, Solid Waste
Greater Vancouver Regional District
Port Mann Landfill Closure/New Surrey Transfer Station
File: 4600-010; 4605-001**

Len H. Hayton, Manager, Solid Waste - Greater Vancouver Regional District appeared before Council to present the Transfer Station siting options and obtain Council's direction on this matter.

Mr. Hayton introduced the members of his delegation and thanked Council for the opportunity to make a presentation.

Mr. Hayton noted his purpose is to review the solid waste plan and the provision of waste transfer facilities. The Plan was noted to have been developed over a 3 - 1/2 year period. The District will provide waste transfer facilities to meet Surrey's needs when the landfill closes. He noted a closure date beyond the November 30th closure date would oblige the GVRD to reconvene the advisory committees.

Mr. Hayton advised waste enters a transfer station and is ultimately sent onward. It provides a convenient drop-off to residents. A key factor in the station will be minimizing travel distance for residents and other traffic. This will minimize illegal dumping which tends to occur otherwise. The two station scheme returns a net gain to the residents of the community.

Mr. Hayton noted that anything which can be recovered from the waste would be collected and recycled. All these activities will take place indoors. A rendering of the typical building was displayed.

In terms of site selection, issues include transportation costs, traffic impact, zoning and environmental impact. Numerous studies have been conducted of the services and capital which would be needed.

The Newton site provides the highest level of service to the community. Two other options exist - East Surrey and the Stokes Pit site. The Newton site is currently IH zoned and allows for waste transfer use. Property owners in the area have been canvassed. Council was advised the contractor has purchased a site in Newton which is geotechnically stable. A facility could be put in place in this location by November 30, 1997.

The East Surrey site was then discussed. The site contains clay soils and would require pre-loading. As well, a creek runs through the site creating some constraints. Apart from the pre-load, Mr. Hayton observed this site would make an excellent second site.

Mr. Hayton then spoke of Stokes Pit as an excellent site, noting, however it would require zoning and is environmentally sensitive. Servicing would also be required. It is, however, probably the most costly site and could not be developed by November 30, 1997.

Mr. Hayton then commented that a site in Newton which is in the heart of the community, coupled with a site in East Surrey or Stokes Pit would provide the optimum level of service required.

The issue of waste from other sources was considered. It is assumed by GVRD that a small amount of commercial waste will come from the Langleys. All other transfer stations in the District were noted to serve more than one municipality.

With respect to traffic impact, studies indicate the increase is not significant, although not to be minimized.

Mr. Hayton commented that if the two stations cannot be built in the 1990s, they will not be built in the new century due to costs.

Mr. Hayton then spoke of debt retirement, advising that the solid waste function can be debt free by 2002. The current rate is \$65 a ton which includes debt retirement factor.

Ms. Barbara Troughton spoke of the public consultation process and its purpose to share information with residents and stakeholders, to identify issues, and to work with the public to mitigate their concerns. The result will become advice to the GVRD with decisions being made by elected officials.

Councillor Watts sought clarification on the site purchase made. It was confirmed that a Newton site has been purchased by the contractor. Councillor Watts then asked about the number of vehicles expected and was advised that in 2006 the vehicle count is projected to be 300 vehicles per day plus 13

transfer vehicles. In response to a question concerning the ability of the infrastructure to handle this volume, Mr. Hayton referred to the handouts distributed to Council. Mr. Hayton noted the 300 vehicles includes small personally owned vehicles.

Councillor Watts suggested placing the two stations at Stokes Pit and East Surrey. Mr. Hayton pointed out this proposal would be costly in terms of losses in economies of scale and would provide no significant financial benefit.

Councillor Watts asked whether soil testing will be done at the landfill site after closure and was advised that a groundwater monitoring program is in place for after closure.

Councillor Eddington observed that it appears that a decision has already been made in favour of Newton. She asked what streets will be used for all three sites. Mr. Hayton pointed out 132 Street, 80 Avenue and 76 Avenue for Newton; 192 Street, 24 Avenue from the south, and Pacific Highway for Stokes Pit; and 56 Avenue for East Surrey.

Councillor Eddington asked that background information be provided to Council.

Mayor McCallum objected to the Newton site for the transfer station and to the GVRD process which appears to have the effect of delaying Surrey Councils decisions. He stated the process is flawed and appears to force the Newton site. He noted that access to that site is through residential development which will suffer with traffic and related noises. He commented on the wear and tear on Surrey roads and asked for information concerning the costs relating to outgoing waste. He stated that other locations must be examined.

Councillor Villeneuve sought clarification regarding taxation for operating costs. Mr. Hayton noted the transfer facility is a Regional District cost. The GVRD costs will be recovered by user fees.

In response to Mayor McCallum, Mr. Hayton stated the GVRD would be pleased to examine other sites in Surrey and asked for Councils direction in this regard. As well, Mr. Hayton sought direction from Council on where to carry out the public consultation efforts.

Councillor Caissie felt the issue is being viewed simplistically and questioned whether the impact on residents has been considered and why, in terms of process, the contractor purchased a site in Newton. Mr. Hayton agreed the impact on residents is of concern. He advised that the contractor purchased the site independently from the GVRD. However, the Newton site provides the best service to the community.

In response to Acting Mayor Lewin, Council expressed a preference for delaying a decision at this time to enable a thorough review. Acting Mayor Lewin asked that staff provide the appropriate documentation to new Councillors on this matter. She then advised Mr. Hayton the GVRD would be hearing shortly from Council following a further review.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the Council-in-Committee meeting do now adjourn.

Carried

The Council-in-Committee meeting adjourned at 6:14 p.m.