
Tuesday, December 2, 1997

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Tuesday, December 2, 1997
Time: 3:33 p.m.

Present: Absent: Staff Present:

Acting Mayor Eddington - Councillor City Manager
Chairperson Higginbotham City Clerk
Councillor Villeneuve Councillor Robinson__General Manager, Engineering
Councillor Lewin __Department
Councillor Caissie **Councillors Entering Meeting**__Manager, Area Planning & Development
Councillor Hunt **During Progress:** C. Bonneville, Administrative Assistant
Mayor McCallum
Councillor Watts

A. CORPORATE REPORTS

1. The Corporate Reports under date of December 2, 1997, were considered and dealt with as follows:

PLANNING & DEVELOPMENT

Item No. C375 Farm Community Questionnaire Results

File: 0044-085

The General Manager, Planning & Development submitted a report to inform Council of the results of the Farm Community Plan Questionnaire and the next steps in preparing the Farm Community Plan.

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

It was Moved by Councillor Villeneuve

Seconded by Councillor Cassie

That Council receive the Corporate Report C375 with respect to the Farm Community Plan Questionnaire for information.

Carried

Councillor Watts entered the meeting in progress at 3:39 p.m.

The Manager, Area Planning & Development, advised responses will be received from a broad base of citizens, stakeholders (i.e., the development industry) and farmers in preparing the Farm Community

Plan.

Mayor McCallum entered the meeting in progress at 3:41 p.m. but did not assume the Chair.

The Manager, Area Planning & Development, advised that the Agriculture Land Reserve (ALR) and the Farm Protection Act, concerning a more economic use of non-agriculture land within the ALR, will be considered when preparing the Farm Community Plan. He confirmed that Terms of Reference will be forwarded to Council.

The Manager, Area Planning & Development, advised of a typo on Page 3 of the Corporate Report, and suggested 60% of the agricultural land is actively farmed. He advised that he will provide an Inter-Office Memo with respect to what percent of the agriculture land may be vacant, held off shore, and receiving the benefit of the agricultural taxes.

[Item No. C376 Stage 2 Final Report East Newton South Neighbourhood Concept Plan](#)

File: 2350-003/2

The Chair advised that Corporate Reports C376 & C378 and C377 & C379 would be dealt with concurrently.

The General Manager, Planning & Development submitted a Stage 2 Final Report East Newton South Neighbourhood Concept Plan.

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

The Manager, Area Planning & Development advised, of the nine NCPs approved by Council by resolution.

Mr. Jorgen Johansen, NCP Project Manager, advised they are reviewing the alternative of installing a pump station, however, the dyking system is the best alternative when looking at long term solutions. He advised it is unlikely that a detention pond of adequate size can be installed.

Mr. Johansen advised the \$815,000 is pertaining to a deficit of DCCs overall. There are other NCP that have excess DCCs, on this particular NCP there is a deficit.

Mr. Johansen advised that three phase hydro poles will be above ground. Council expressed a need for more information with respect to the installation of two phase and three phase hydro installations and the costs involved.

Mr. Lai from the Planning & Development Department advised that T.E. Scott School is ready to relocate, however, there is no approval from the Ministry. The Parks and Recreation Department had considered acquisition of the land but there is no commitment from the School Board to receive the transfer of the site. There is an on going discussion with respect to the recommendations from Task Force on Funding New Schools.

Mr. Johansen advised that a 72 Avenue upgrade is not part of the program, however, it is proposed to be in the program from 148 Street to 152 Street and funding will be from the City-wide DCCs.

Mr. Lai, from the Planning & Development Department, clarified that with respect to land acquisition he was commenting on the school site options discussions that had no conclusion. The school site was determined through the planning process, to be the most appropriate.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt
Seconded by Councillor Cassie
That Council:

1. Approve the final and complete Neighbourhood Concept Plan (NCP) for East Newton South (Appendix I);
2. Approve the arrangements, terms and conditions specified in the East Newton South Neighbourhood Concept Plan as a means of managing the development and general provision of services, amenities, and facilities for this new neighbourhood;
3. Amend the East Newton Local Area Plan to reflect the recommendations contained in the East Newton South Neighbourhood Concept Plan;
4. Authorize staff to draft the following by-laws to implement the provisions of the East Newton South Neighbourhood Concept Plan:
 - a. An amendment to Zoning By-law, 1993, No. 12000, as amended, to enact the approved bonus density provision for the East Newton South Neighbourhood Concept Plan area;
 - b. An amendment to the City of Surrey Land Use and Development Application Fees Imposition By-law, 1993, No. 11631, as amended to authorize the payment of additional application fees to recover the costs of preparing the East Newton South Neighbourhood Concept Plan; and
 - c. A by-law to adopt the East Newton South Neighbourhood Concept Plan as an Official Community Plan By-law.

Before the motion was put:

It was Moved by Councillor Caissie
Seconded by Mayor McCallum
That the foregoing motion be amended by deleting Section 4.c.

Carried

The main motion, as amended, was then put and

Carried

ENGINEERING

Item No. C378 East Newton South Neighbourhood Concept Plan South of 72 Avenue - Stage 2 Report

File: 2350-003

The General Manager, Engineering submitted an East Newton South Neighbourhood Concept Plan South of 72 Avenue - Stage 2 Report.

The General Manager, Engineering was recommending approval of the recommendations contained in the report.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Watts

That the Stage 2 Report for the East Newton South NCP be adopted subject to the following:

- That the community detention pond sites within each of the two catchment areas be acquired or protected to the City's satisfaction by the developers before development within each catchment area can proceed.
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- That the dyke improvements and the floodbox construction be provided by the developers at the time of approval of the first development application within that catchment area.
-
- That from a development phasing perspective, development be allowed to proceed within each drainage catchment area independently provided the developers can fund the necessary infrastructure without assistance from the City other than by DCCs payable by the developers within the NCP.
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- That DCC drainage works that cannot be funded by the NCP, be funded in the future by the City only when excess City wide collected DCC funds are available and the works have become City priorities. This may delay some developments.
-
- That approvals for the proposed drainage system be received from Ministry of the Environment and the Department of Fisheries and Oceans.
-
- That developments follow the servicing and road layouts as proposed in the Stage 2 Report or as revised by the applicant subject to the City's approval.
-
- That it is understood that the report is based upon the best information currently available and costs estimated based upon this information. As such, solutions and costs may change as more details become available leading to revisions to the report.
-
- That financing of the NCP infrastructure will be provided by the developers with no funds being provided by the City other than Development Cost Charges collected from developers of benefiting properties.
-
- Council amend the 10 Year Servicing Plan to include the proposed additional works.
-

Carried

- All developments must comply with all City By-laws, Standards, Specifications and Policies.

PLANNING & DEVELOPMENT

Item No. C377 West Cloverdale North Neighbourhood Concept Plan (NCP) Stage 2 - Final Report

(Also See Item No. C379)

The General Manager, Planning & Development submitted a West Cloverdale North Neighbourhood Concept Plan (NCP) Stage 2 - Final Report.

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

Mr. Johansen, NCP Project Manager, advised that cable installation of NCPs are consistent with the current subdivision by-laws. All of BC Tel installations are underground and the City will not incur any further cost, as they are BC Tel facilities.

Mr. Johansen advised that the all drainage issues have been resolved, the area does not have detention ponds, there are three separate catchment areas directed to the Serpentine River. Mr. Ham, Manager, Engineering Planning, further advised that the NCP is responsible for getting the water to the rivers, and there is a larger study being done by the City on flood control, all the drainage from the NCPs will influence the correct height of the dykes, and timelines and funding are yet to be discussed.

The General Manager, Engineering, advised of contractual arrangements and the drainage schemes. The developers will be obligated to follow the conditions and standards of the NCP.

Mr. Johansen advised of the systems into the Bear Creek and the systems into the Serpentine River with the intent being to get the water to the main bodies of water. There is no benefit to installing a detention pond in the West Cloverdale NCP.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That Council:

1. Approve the final and complete Neighbourhood Concept Plan (NCP) for West Cloverdale North Neighbourhood (Appendix I);
2. Approve the arrangements, terms and conditions specified in the West Cloverdale North Neighbourhood Concept Plan as a means of managing the development and general provision of services, amenities and facilities for this new neighbourhood;
3. Amend the West Cloverdale Local Area Plan (Appendix VII) to reflect the recommendations

contained in the West Cloverdale North Neighbourhood Concept Plan;

4. Authorize staff to draft the following by-laws to implement the provisions of the Neighbourhood Concept Plan:

- a. an amendment to Surrey Zoning By-law, 1993, No. 12000, as amended, to enact the approved bonus density provision for the West Cloverdale North Neighbourhood Concept Plan area; and
- b. an amendment to the City of Surrey Land Use and Development Application Fees Imposition By-law, 1993, No. 11631, as amended, to authorize the payment of additional application fees to recover the costs of preparing the West Cloverdale North Neighbourhood Concept Plan.

Carried

ENGINEERING

Item No. C379 West Cloverdale North Neighbourhood Concept Plan North of 60 Avenue - Stage 2 Report

File: 2350-005

The General Manager, Engineering submitted the West Cloverdale North Neighbourhood Concept Plan North of 60 Avenue - Stage 2 Report.

The General Manager, Engineering was recommending approval of the recommendations contained in the report.

Council reiterated the same concerns stated with respect to Corporate Reports C376 and C377.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Watts

That the Stage 2 Report for the West Cloverdale North NCP be adopted subject to the following:

- A group of developers front ending the construction of an estimated \$3.1 million of services, being all the DCC funded sanitary and storm sewer services required to open up the NCP.
-
- That full payment of Drainage and Sanitary Sewer DCCs be made at the time of servicing agreement.
-
- That development follow the Phasing as proposed in the Stage 2 Report or the developer prepare a revised phasing plan to the City's approval.
-
- That developments follow the servicing and road layouts as proposed in the Stage 2 Report or as

revised by the applicant to meet with the City's approval.

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- That it is understood that the report is based upon the best information currently available and costs estimated based upon this information. As such, solutions and costs may change as more details become available leading to revisions to Stage 2 report.
-
- That financing of the NCP infrastructure will be provided by the developers with no funds being provided by the City other than Development Cost Charges collected from developers of benefiting properties.
-
- Council modify the 10 Year Servicing Plan by the proposed additions to the Arterial Road program and the adjustments to the drainage program.
-
- All developments must comply with all City By-laws, Standards, Specifications and Policies.

Carried

Item No. C380 Development on 145 Street Between 72A Avenue and 74 Avenue

File: 7997-0062-00

The General Manager, Engineering requested the withdrawal of the report on accommodating vehicular and pedestrian traffic from developments on the west side of 145 Street between 72A Avenue and 74 Avenue.

Staff advised there was an assumption made by the Engineering staff that an agreement was in place between the developer and their neighbouring property with respect to interim access into the development, however, a condition offered within the agreement was outside of City Policy. Therefore, the agreement was not complete and the recommendations of this report invalid.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Lewin

That Corporate Report C380 be deferred to the Tuesday, December 16, 1997 Council-in-Committee meeting pending completion of the agreement.

Carried

Acting Mayor Eddington left the meeting at 5:33 p.m., and Mayor McCallum assumed the Chair.

B. ITEMS REFERRED BY COUNCIL

Item No. R1369 Land Acquisition for Road Right-of-Way - 114B Avenue Extension

File: 1795-310

Mr. Ham, Manager, Engineering Planning, and staff from the Engineering Department, were in attendance to give a brief presentation with respect to the acquisition of PID No.: 003-327-451 (11496 - 132A Street) for road purposes.

Maps of the South Fraser Perimeter were presented and reviewed.

Staff from the Engineering Department advised of the reasons for acquisition of 11496 - 132A Street as follows:

- Eliminates direct access to South Fraser Perimeter Road (SFPR) in future.
- Provide direct access to Surrey Bridgeview Industrial Lands from SFPR.
- Provides drainage outlet to Bolivar Creek for Surrey Bridgeview Lands.
- Shortens a long Industrial cul-de-sac (132A Street).
- Provides direct access to future Active Park (former Whalley Golf Centre).
- Time of Essence before current owner applies for Building Permit (existing serviced lot).

Discussion ensued and it was agreed to consider Corporate Report R1369 at this evening's Council meeting.

C. DELEGATIONS

1. T. Suzuki

File: 0065-012; 2152-14450

T. Suzuki was in attendance to persuade Council not to reverse its decision of July 29, 1997 to reaffirm the decision to partially close 144A Street at King George Highway.

Acting Mayor Eddington returned and assumed the Chair at 5:39 p.m.

Mr. Suzuki advised Council that there are safety concerns of the residents regarding the use of 144A as a short-cut road. He stated that the Fire Department, the Engineering Department, and the Ministry of Transportation & Highways, supports the closure of 144A Street. He is requesting Council to reaffirm the previous decision of the closure.

Councillor Hunt left the meeting at 5:41 p.m.

In response to queries from Council, the delegation stated he believes he is representing both himself and the majority of the neighbours in the area. As he is the individual who had submitted the petition signed and forwarded to Council at the December 18, 1988 Council meeting.

Councillor Hunt returned to the meeting at 5:44 p.m.

In response to queries from Council, the General Manager, Engineering, advised that there was not a median on King George Highway when the proposal for road closure was before Council at the 1988 Council meeting. The median has slowed traffic on 144A Street.

The delegation stated that he had submitted a letter to the Engineering Department suggesting several traffic calming measures. He stated that his main safety concern is the speed of vehicles travelling around the corner that has a blind spot. He further stated that this road is designated as a local road and cannot handle the amount of traffic using it.

The delegation was advised that a report will come forward from the Engineering Department.

2. **Morgan Chen**

Executive Director & General Manager
Canada Asian Centre Developments Inc.
File: 0065-012; 5503-001

Morgan Chen, Executive Director & General Manager, Canada Asian Centre Developments Inc. and Mr. Lee Tan, Consultant, were in attendance to explain their situation in greater detail regarding the Asian Centre - Phase 1 project with respect to Development Cost Charges. A written submission was circulated to Council.

Mr. Chen advised of the long-term vision for the Asian Centre to build a multi-phase Asian Centre for the total investment of \$120 million. The latest estimate for building Phase 1 is \$28.5 million, the DCCs to be charged by the City are \$1.6 million.

Mr. Tan stated the following:

- The DCC By-law in Surrey stipulates that charges payable for commercial buildings will be assessed at \$6,310 per 1,000 square feet of floor area in the building.
- The floor area includes areas that do not generate any revenue.
- A multi-use building such as the Asian Centre requires numerous staircases, elevators, and wide corridors which add to the total floor area that is included in the DCC assessment.
- He presented four floor plans of Phase 1 of the Asian Centre and pointed out the non-revenue spaces.
- Gross total of floor area is 265,890 square feet and the non-revenue producing areas total 82,561 square feet.
- The DCCs if assessed on the gross floor area will amount to \$1,677,766 and if assessed on the net leaseable area, will amount to \$1,156,812, the difference being \$520,954.
- Council recently reviewed Surrey City Centre buildings and has decided to reduce the DCCs by 40%. The Asian Centre is providing a bulk of its parking on two levels of underground concrete structure.
- The Asian Centre will have used top quality building material.
- The Asian Centre will generate 1,500 direct jobs with an annual payroll of \$60 million.
- The annual revenue generated is approximately \$500,000 in City taxes.
- The Asian Centre has been promoting Surrey already in China, Taiwan and other Asian Centres.

Mr. Tan requested that Council consider that all buildings of City Centre calibre and quality should be considered for the same treatment of buildings in the City Centre, provided they meet certain criteria.

He further requested that the recommendations contained in the submission be considered by Council,

namely, that:

Council review the merits of this submission and authorize the DCC By-law to be amended to reduce the rates by the same amount as in the City Centre location for all comprehensive commercial buildings which meeting the following criteria:

1. The project involves the redevelopment of an entire City block.
2. The building is of City Centre quality and calibre.
3. The building is built of steel or concrete or a combination of the tow.
4. The building provides the bulk of its parking in underground parkade.
5. The building provides some public amenities to the satisfaction of the City.
6. The building has sufficient architectural merit to become a landmark.

In response to Council's queries, the delegation stated:

- The properties have been acquired for Phases 2 and 3.
- The team behind the vision has changed with a majority of investors from the Asian market.
- Great Wall's shares were purchased by a Taiwan investor, Mr. Lin of Taipei.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

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

Carried

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