
Tuesday, April 20, 1999

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

Tuesday, April 20, 1999

Time: 4:04 p.m.

Present:

Acting Mayor Steele - Chair
Mayor McCallum
Councillor Villeneuve
Councillor Eddington
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Robinson
Councillor Caissie
Councillor Watts

Staff Present:

City Manager
City Clerk
M. Hamod, Administrative Assistant

A. CORPORATE REPORTS

1. The outstanding Corporate Reports under date of March 22, 1999, were considered and dealt with as follows:

Item No. C413 Crescent Beach Erosion Protection

File: 4898-717

The Manager, Utilities & Construction, Engineering Department submitted a report to advise Council of the results of the strategic study of the erosion and flood control requirements for the Crescent Beach Foreshore area and seek approval to proceed with an implementation plan.

The Manager, Utilities & Construction, Engineering Department was recommending approval of the recommendations outlined in his report.

Ms. Carrie Baron, Senior Drainage Systems Engineer, explained the issue of erosion at Crescent Beach and that it has always been present. She presented the historical context of Crescent Beach from 1914 to date. Erosion protection is needed to safeguard properties and maintain the beach amenity. Three erosion protection alternatives were presented:

1. Placement of a riprap revetment on the existing dyke face, to stabilize and protect the dyke and walkway against wave attack; (\$400,000).
2. Upgrading and reconstruction of several groynes within the existing groyne field, with placement of additional beach fill. Replenishment of beach sands will be required every 1-20 years due to storm surge erosion; (\$950,000)
3. Upgrading and reconstruction of several groynes within the existing groyne field, with placement of additional beach fill underlain with riprap to protect the edge of the dyke. Replenishment of beach sands will be required after 10 - 20 years due to erosion from storm surges; (\$1,300,000).

Under all of the alternatives, the sand beach will continue to erode over time due to storm surges.

Upgraded groyne structures would reduce the rate of erosion; however, even with alternatives 2 and 3, which add a considerable amount of beach material, beach replenishment would still be required in 10 - 20 years.

Councillor Villeneuve questioned if the City will have difficulty getting approval from other government agencies and Ms. Baron advised that negotiations would be necessary.

The Mayor was concerned that the works would not be undertaken until next year, as Crescent Beach may have to endure a number of severe storms. He questioned if the process could begin earlier and was advised by Ms. Baron that it would be difficult as there are no detailed designs at this time.

The Mayor suggested that more public meetings be held to deal with the issue of the height of the dyke.

Councillor Higginbotham was concerned that maintenance and upkeep had not been factored in to the report and suggested that future updates include that information.

The Chair thanked the delegation for their detailed presentation

COMMITTEE RECOMMENDATION

It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That:

1. The Crescent Beach erosion protection works, Alternative 3, be included in the City's capital ranking selection process for funding consideration in 2000.
2. That the City seek cost assistance for this work through the Provincial Flood Protection Assistance Fund.
3. That preliminary design work for Alternative 3 be undertaken.

Carried

[Item No. C416 Fleetwood Town Centre NCP Stage 1 Report](#)
File: 2350-0013

The General Manager, Planning & Development submitted a report

1. To provide an overview of the Stage 1 Neighbourhood Concept Plan (NCP) for the Fleetwood Town Centre, including a summary of the planning process and the components of the plan.
2. To recommend approval in principle of the land use plan component of the NCP in order to permit staff to proceed with more detailed engineering and financial analyses (Stage 2) and to allow the processing up to Third Reading of OCP amendment applications which are consistent with the land use plan.
3. To provide Council with a summary of issues that need to be addressed during the Stage 2 NCP process.

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

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the petition from the affected property owners requesting Commercial designation, be received.

Carried

It was Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That Council:

1. Approve in principle the proposed land use plan component (Stage 1) of the Neighbourhood Concept Plan (NCP) for the Fleetwood Town Centre (Appendix I);
2. Approve a policy limiting the height of any structures in the Fleetwood Town Centre to a maximum of 4 storeys or 15 metres (50 feet);
3. Instruct staff to commence Stage 2 of the NCP based upon the type, location and densities of the specific land uses and roads indicated in the attached land use plan, and general engineering servicing concepts described in this report;
4. Instruct staff to prepare a comprehensive financial plan that will demonstrate the funding requirements and provisions for infrastructure, community facilities and amenities;
5. Instruct staff to develop Urban Design Guidelines and a Pedestrian and Bicycle Network Plan for the Fleetwood Town Centre during Stage 2 of the Neighbourhood Concept Plan process;
6. Instruct staff to process all multiple residential rezoning applications (with or without Official Community Plan amendments) and all commercial rezoning applications that require an OCP amendment and which are consistent with the proposed land use plan for the Fleetwood Town Centre up to Third Reading based on the land use plan and servicing concepts attached to this report; and
7. Instruct staff to process all single family residential and commercial rezoning applications in the Fleetwood Town Centre which comply with current OCP designations and are consistent with the proposed land use plan up to Final Adoption based on the land use plan and servicing concepts attached to this report.

Carried

[Item No. C418 Proposed Fire Limits By-law Amendment to Expand the Use of Fire Sprinkler Systems](#)

File: 0023-001

The Fire Chief submitted a report concerning the proposed Fire Limits By-law Amendment to expand the use of fire sprinkler systems.

The Fire Chief was recommending approval of the recommendations as outlined in his report.

It was Moved by Mayor McCallum

Seconded by Councillor Villeneuve

That Corporate Report C418 be deferred to a date in the spring of 2000, as requested by the Fire

Chief.

Carried

Item No. C420 Electronic Communications Policy

File: 0566-000

The General Manager, Finance & Technology submitted a report regarding the Electronic Communications Policy.

The General Manager, Finance & Technology was recommending that this report be received as information.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Corporate Report No. C420 be received for information.

Carried

2. The Corporate Report which was deferred at the Monday, March 22, 1999 Regular Council meeting, was considered and dealt with as follows:

Item No. R1803 Regulation of Temporary Homeless Shelters

File: 8008-001

The General Manager, Planning & Development submitted a report in response to Council's direction at Regular Council meeting of January 11, 1999, on the steps necessary to accommodate temporary homeless shelters on an annual basis from November 15th to March 1st of each winter season.

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

1. Adopt Option 1 - "Regulate Temporary Homeless Shelters Through Comprehensive Development Zoning and Business Licensing" and related policy all as described in this report as the basis for accommodating temporary homeless shelters in the City;
2. Approve amendments to the proposed Business License By-law, 1999, No. 13680, as contained in Appendix 3, to regulate the operation of temporary homeless shelters;
3. Instruct the City Clerk to introduce the necessary amendment by-laws for the required readings; and
4. Authorize staff to forward a copy of this Report to the BC Ministry of Human Resources along with a letter recommending that in addition to providing funding for the operation of temporary homeless shelters, the Ministry provide sufficient funding for any necessary building upgrades required by the BC Building Code.

Councillor Villeneuve did not believe that Option 1, which suggests regulation through Comprehensive Development zoning and business licensing, would ensure that no temporary shelter would operate in Surrey due to the associated cost.

Councillor Higginbotham left the meeting at 4:59 p.m.

She felt Option 2, which would regulate through business licensing and would entails going through a public process, would be more appropriate.

Councillor Higginbotham returned to the meeting at 5:03 p.m.

Councillor Higginbotham stated that the issue of temporary homeless shelters is a matter for the provincial government.

Councillor Villeneuve questioned the General Manager, Planning & Development if affordable housing projects could be fast-tracked and was advised the department would work with the applicant, working within the City's guidelines, to ensure timely facilitation of applications.

The General Manager, Planning & Development responded to Councillor Eddington's query regarding grants and was advised that even with a grant, organizations would still have to provide upgrading to the building.

COMMITTEE RECOMMENDATION

It was Moved by Councillor Villeneuve
Seconded by Mayor McCallum

That Corporate Report **R1803** be referred to the Regular Council meeting of May 3, 1999.

Carried

3. The Corporate Report under date of April 20, 1999 was considered and dealt with as follows:

Item No. C421 Crescent Beach Land Use Study

File: 2126-303

The General Manager, Planning & Development submitted a report concerning the Crescent Beach Land Use Study.

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

Councillor Villeneuve stated the community was concerned that signage would destroy the village character and stated that future signs should be well thought out and consistent. She noted that parking can pose a major safety concern and may ruin the pedestrian oriented feeling of Crescent Beach.

Councillor Villeneuve requested clarification on home design guidelines and if the City has any legal authority to regulate the cottage look of the village. Staff advised that property owners could be persuaded to conform to that guideline.

Staff confirmed the Planning & Development Department will continue to work with the community with respect to zoning.

Councillors agreed it was an excellent process for the community and was very positive.

Councillor Higginbotham questioned if relocation of the railroad had been considered and was advised by staff that the long-term plan is to make the area a greenway.

COMMITTEE RECOMMENDATION

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

1. Approve the proposed Crescent Beach Land Use Plan, Urban Design Guidelines and Implementation Measures as presented in Appendix I.
2. Amend the Semiahmoo Peninsula Local Area Plan by adopting the Land Use Designation Map and Policies as contained in the Crescent Beach Land Use Plan (Appendix I).
3. Authorize staff to draft and introduce the appropriate by-laws to amend:
 - (a) The Official Community Plan to designate the City-owned and privately-owned portions of the Wickson Lands to Conservation and Urban respectively;
 - (b) The Official Community Plan to redesignate the northern corner of the Arpeg Farm property from Urban to Conservation;
 - (c) The Official Community Plan to incorporate the Crescent Beach Commercial Area Design Guidelines as supplemental Development Permit Area Guidelines;
 - (d) The Sign By-law in order to respond to the design guidelines on signs for the Crescent Beach Commercial Area; and
 - (e) The Surrey Subdivision and Development By-law in order to permit the existing semi-rural road standards to be maintained.
4. Approve the Beecher Street Beautification Scheme (Appendix II) and authorize staff from the Parks, Recreation and Culture Department and Engineering Department to identify funding sources and seek funding approval for its implementation.
5. Authorize staff of the Planning & Development Department to assist the Crescent Beach Property Owners Association to prepare a publication on the Crescent Beach Neighbourhood Residential Character as outlined in Appendix I to increase public awareness about the architectural and landscaping elements that are characteristic of the area.
6. Authorize staff of the Planning & Development Department to review the following issues and Zoning By-law provisions as they relate to Crescent Beach as follow-up actions from the Land Use Study:
 - (a) Residential building height and massing;
 - (b) Integrated home/business units in the Beecher Street Commercial Area; and
 - (c) Coach houses as accessory uses to single family dwellings.

Carried

B. ITEMS REFERRED BY COUNCIL

C. DELEGATIONS

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

1. Internal Memo

Acting City Manager

File: 0421-100

The Chair noted that the General Manager, Parks, Recreation & Culture would be the Acting City Manager during the Council meetings on April 26, 1999.

G. ADJOURNMENT

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

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

Carried

The Council-in-Committee meeting adjourned at 5:54 p.m.