



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 4, 2002
Time: 3:32 p.m.

Present:

Acting Chair - Councillor Higginbotham
Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Hunt

Absent:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
General Manager, Engineering
City Solicitor

A. DELEGATIONS

1. **Sandra Bramall** **File: 0550-20-10**

Sandra Bramall had advised, in writing, that she would not be in attendance due to unforeseen circumstances.

2. **Shirley Stonier, Coordinator, OPALS Project** **Ocean Park Community Association (OPCA)** **File: 0550-20-10; 0250-20 (OPCA)**

Shirley Stonier, Coordinator, OPALS Project, Ocean Park Community Association (OPCA) was in attendance to present the Ocean Park Area Livability Study report, which was designed to elicit community response regarding the "livability" of the area, including commercial and services needs of residents, general issues of residential preference and secondary suite approval, safety matters - including traffic matters, ability to move around the area and perceived sense of safety with regard to police and fire protection.

Shirley Stonier was in attendance and reported the following:

- Ms. Stonier introduced two members of the OPCA: Lipa Meroniuk and Mary Ellen Martinez.
- That OPCA was formed in July 2001.
- That OPCA mailed 5300 surveys to all homes in the V4H postal code zone, covering the area from Crescent Heights in the north to the most southwesterly area of Surrey.
- That OPCA received 519 completed surveys, representing a 10% response rate.
- That the survey captures a sense of community life in the area.

- That Ocean Park has a small town atmosphere, featuring a natural environment, green spaces, trees, close proximity to beaches, and a variety of small businesses.
- That 93% of the respondents ranked the Ocean Park area as having a good livability.
- That some detractions were listed such as: increased traffic, speeding, unsafe crosswalks, increased population density, loss of green space, youth issues, vandalism graffiti, no police presence, and increased criminal activity.
- That teens have no recreational opportunities in the area.
- That information with respect to goods and services provided in the area would be provided to the Ocean Park Business Association as well as to Council.
- That 39% of the respondents felt that they would not wish to see the expansion of the shopping center, but if necessary, the first choice would be to expand up – not out.
- That a country rustic or craftsman theme for the shopping center area would be desirable.
- That parking in the shopping center area was felt to be adequate but 62% of the respondents requested traffic calming measures, 30 km/h speed zones, and crosswalks in the village area.
- That some residents had reported that sidewalks in the parkway areas were poorly maintained and that they had concerns with respect to the lack of street lights in some areas.

Councillor Bose entered the meeting at 3:39 p.m.

- That 27% of the respondents requested increases in police patrols, better emergency response times, better street lighting, and crosswalks.
- That 84% of the respondents would like road-ends kept for public use; gated, underbrush cleared, and designated as city parkland. The statement was then made that many road-ends have wonderful views.
- That Camp Kwomais be kept as a community asset.
- That should the private properties in the areas of 120 Street and 15 Avenue, 128 Street and 17 Avenue, and 128 Street and 20 Avenue and 136 Street and 16 Avenue be re-developed, it would be desirable to have single family homes and townhouses with consideration given to height size, view protection, and secondary suite regulations.
- That 66% of the respondents would like to see a community recreation center with a gym, senior citizens center, children's playground, and expanded library.
- That some respondents would also like to see a neighbourhood pub in the area.
- That some seniors requested better and more flexible transportation.
- That the Ocean Park Community Association will initiate a number of task forces to study the findings in more detail, cross reference comments, and determine the best methods and actions to develop a higher quality of life in Ocean Park.

- That the Ocean Park Community Association would request the assistance of city staff in the provision of expertise and experience in dealing with these issues and look forward to special grant applications.

It was

Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the Executive Report submitted by

Ms. Stonier be received.

Carried

**3. Tom Pangalia, Owner/Operator
Lagoon Café & Catering
File: 0550-20-10; 3900-30**

Tom Pangalia, Owner/Operator, Lagoon Café & Catering was in attendance to present his case with respect to the serving of alcohol in his establishment.

Mr. Pangalia introduced his representative Mr. Ted Paxton, who reported the following:

- That the purpose of this delegation appearance was to ask council to re-examine the impact of Industrial Zone regulation B.10(a) “Accessory Uses” including: coffee shops should not exceed 35 seats.
- That the Lagoon Café features 35 seats, with the hours and days of operation being 9:00 a.m. to 10:00 p.m., Monday to Saturday.
- That he is requesting to serve liquor at the Lagoon Café after 5:00 p.m.
- That a request had been forwarded to the City for allowing alcohol to be served, the response from the Planning & Development Department was in the negative, stating that the regulations were put in originally to encourage safe working habits within the city and not to encourage workers to consume alcoholic beverages during working hours.
- That Mr. Pangalia does not agree with those thoughts for the following reasons:
 - the Liquor Act is being modified tremendously and a lot of those of those aspects will be effective November 29, 2002.
 - liquor drinking habits have changed in the last several years and people are not going out for drinking lunches.
- That the suggestion was made to move the restaurant to the Newton or Scott Road area and it was pointed out that smaller restaurants are most viable and doing well.
- That the current location is quiet at night with little traffic and lots of parking.
- That the owner had invested \$500,000 in the project and has a catering branch, which is doing extremely well.
- That the Lagoon Café is the first authentic Fijian restaurant in the Lower Mainland and employs 5 part-time employees who could be full-time employees if he were allowed to serve liquor at night.

- That the Lagoon Café has a good reputation and loyal patrons.
- That the Liquor Control Board has approved Mr. Pangalia's application to serve liquor at his restaurant.

It was

Moved by Councillor Steele

Seconded by Councillor Watts

That the letter submitted by Mr. Pangalia be

received.

Carried

4. Ad hoc Task Force Representatives

File: 0550-20-10; 3900-30

Mr. Ahdmi was in attendance and reported, on behalf of the Ad Hoc Task Force Representatives, the unlawful use of by-laws on the 128 Street Corridor.

- That there is unlawful use of by-laws in the area along the 128 Street Corridor.
- That the investors along the Scott Road corridor paid high prices for their initial investments.
- That Council has allowed illegal usages in commercial areas and created an economic disadvantage for business owners along the Scott Road issues.
- That the City does not enforce the by-laws.
- That if immediate action is not taken, the problems will increase.
- That the suggestion was made to amend the by-law to plug any loopholes and not to rezone commercial.
- That information should be provided to citizens in the local newspapers, including the local Indo-Canadian newspapers, with respect to this issue.
- That the City should enforce the City by-laws by sending out notices to all those involved in illegal uses in this area, outlining penalties and legal recourses.
- That he is aware of at least 60 illegal uses and he suggested a committee be established to investigate the issue in the area.

Mr. Terry Mattu was also in attendance and provided the following comments:

- That he first developed commercial property known as Scott 94, which will have a \$14 Million value when finished.
- That the Khalsa Business Centre is in place after two zoning changes to Comprehensive Development and the zoning is still not correct.
- That the Khalsa Business Centre is not legal and there are abuses in the uses at the York Business Centre.
- That another shopping centre is being developed at 80 Avenue and 132 Street, which does not have sufficient space for vehicles entering the site to service the industrial units. He also added there are apartments along the front of this centre.

- That there are signage abuses on 120 Street.
- That everyone is affected by having vacancies in commercial real estate.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee meeting adjourned at 4:25 p.m.

Chairperson