



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 3, 2003
Time: 3:31 p.m.

Present:

Acting Mayor - Councillor Bose
Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Watts

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance, Technology & HR

A. DELEGATIONS

1. Larry Ramsell, Frank Canil, Rob Way & Dennis Woods Elgin Creek Community Volunteer Stewardship Group (RESCUE) File: 0550-20-10; 5280-01

Larry Ramsell, Frank Canil, Rob Way, Susan Wingate, Bob Scanlon and Dennis Woods, Elgin Creek Community Volunteer Stewardship Group (RESCUE), were in attendance to make a presentation regarding their activities which have contributed to the ongoing restoration of Elgin Creek as a salmon habitat and hatchery, and future plans.

Mr. Woods provided the following information:

- That members of RESCUE raise salmon fry for the Department of Fisheries and Oceans (DFO).
- That the salmon fry are transferred into Morgan and Elgin Creeks, which flow into the Nicomekl River.
- That salmon are an integral part of life in B.C. and RESCUE works to enhance salmon habitat in Elgin Creek.
- That he wished to address the critically low water levels in Elgin Creek and the use of culverts to improve the access for fish.
- That Sunnyside Forest is the location of the headwaters for Elgin Creek and there are two old wells situated therein, which may be reactivated.
- That there is potential with the DFO to drill a new well. Elgin Creek would require only 200 gallons per minute during the summer months to sustain the salmon.
- That there is a second well, which runs sandy, but could be dedicated to run into Elgin Creek.
- That there is a possibility to drill a new well, that the DFO may be interested in cost-sharing and that the best location would be where Elgin Creek crosses 24 Avenue.
- That Chantrell Creek has a high enough water level in the summer to keep some salmon fry alive.

- That there are plans for development for Heritage Park, which is connected to Chantrell Creek.
- That Elgin Creek flows through the property and forms two ponds, and the DFO could block the Creek off and turn it into a salmon rearing site.
- That this proposal would include a lot of wetland area, which would also attract chum.
- That the problem with Chantrell Creek is that there is no culvert crossing and salmon cannot make it up the incline, creating a blockage for fish.
- That presently RESCUE members catch fish in buckets, drive them further upstream and return the fry to the creek.
- That there have been plans to baffle the Creek to slow down the flow of water, but the preference would be the production of a culvert across Crescent Road.
- That there are concerns regarding increased residential and commercial development, which would adversely affect drainage in the area.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Reports, under date of March 3, 2003, were considered and dealt with as follows:

Item No. C004 South Westminster Neighbourhood Concept Plan
File: 6520-20 (South Westminster)

The General Manager, Planning & Development submitted a report to provide Council with an overall review of the planning process, to date, and the land uses proposed in the Neighbourhood Concept Plan for the South Westminster area; to seek Council approval, in principle, of the proposed Land Use Plan for the NCP; and to seek Council direction with respect to proceeding with a final Public Open House meeting and finalization of the engineering servicing and financial strategies for the subject plan.

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

A presentation regarding the South Westminster Neighbourhood Concept Plan was provided.

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That Council:

1. Approve, in principle, the proposed Land Use Plan for the South Westminster area (Appendix 1);

3. Full payment of sanitary sewer, arterial and collector road Development Cost Charges (DCCs) at the time of the Servicing Agreement.

The question was called and it was:-

Carried

The Chair then advised that the following part of the motion was before Council:

4. Use of a specified area levy as outlined in this report, (in the section on Financing) to assist in funding arterial and collector roads and authorize staff to initiate the required public notification and counter petition process.

Before the question was called:

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council direct Item 2 be referred to
staff to:

5. Refine the issue surrounding the four lane roads;
6. Receive public input regarding the financing;
7. Contact TransLink with respect to the roads, in particular, the proposed four lane roads, as to whether the project would qualify for Major Road Network funding; and
8. Review comparisons of the proposed levy with the Port Kells and Campbell Heights area levies.

Carried with Mayor McCallum against.

Item No. C006 East Clayton Neighbourhood Concept Plan
File: 6520-20 (East Clayton)

The General Manager, Planning & Development submitted a report to advise Council about and obtain Council approval for the complete and final NCP for the East Clayton area; the adjustments made to the approved Stage 1 Land Use Plan; the funding mechanisms for amenities proposed for the East Clayton NCP area and the associated Zoning By-law amendment; and a process for subsequent OCP amendments needed to implement the East Clayton NCP.

A report, under separate cover, from the Engineering Department describes the servicing and infrastructure funding arrangements associated with the development concept contained in this report.

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

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

1. Approve the Neighbourhood Concept Plan (the "NCP") for East Clayton as contained in Appendix I (Appendix I was forwarded in a separate package);
2. Approve the arrangements, performance standards and design guidelines specified in the NCP for managing the development of and for providing services, amenities and facilities for East Clayton;
3. Instruct the Acting City Clerk to introduce the necessary by-law to amend Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), as documented in Appendix VII, to include amenity contributions for the East Clayton area, based upon the density bonus concept;
4. Instruct staff to bring forward any required amendments to the Official Community Plan (the "OCP") concurrently with applicable rezoning applications in East Clayton;
5. Instruct staff to bring forward an amendment to the Surrey Sign By-law, 1999, No. 13656 (the "Sign By-law") to incorporate restrictions on the heights of signs on 188 Street, Fraser Highway and 64 Avenue, in the commercial and business park areas in East Clayton, in accordance with the provisions of the proposed East Clayton NCP; and
6. Instruct staff to establish a City Project Team to guide implementation of the East Clayton NCP.

Carried

Note: See By-law 14948, Item H.6 of the Regular Council agenda.

Item No. C007 East Clayton Neighbourhood Concept Plan (NCP) Stage 2 -
Engineering Servicing Plan
File: 6520-20 (EC)

The General Manager, Engineering submitted a report to provide Council with an overview of the engineering servicing and financial strategy for East Clayton Neighbourhood Concept Plan (NCP) Study Area; and seek Council support for one of the sustainability strategies presented in this report.

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

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

1. Council adopt the engineering servicing and financial strategies as outlined in this report and as specified in East Clayton NCP as the means of managing engineering services for this neighbourhood;
2. Council adopt a staged approach to sustainability by requiring all development in East Clayton to provide the base level of sustainability as described in this report; and
3. all development in East Clayton NCP be required to provide the enhanced level of sustainability as described in this report until grant funding for the on-lot infiltration devices is exhausted.

Carried

Item No. C008 Grandview Heights/Highway 99 Corridor - Status Report
File: 6520-20 (Grandview Hwy 99)

The General Manager, Planning & Development submitted a report to provide Council with a status report on the Grandview Heights/Highway 99 Corridor Study (the "Study"), on the results of the public consultation process undertaken to date, on the opportunities and issues that need to be addressed in the final plan for the Corridor and to seek Council endorsement regarding a proposed process and timeline to complete the Study.

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

A presentation was provided regarding the Grandview Heights/Highway 99 Corridor.

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

1. receive this report as information;
2. authorize staff to proceed to a Public Open House to present a draft final Land Use Plan for the Grandview Heights/Highway 99 Corridor incorporating recommendations contained within the text of this report; and
3. endorse the revised work program/schedule to complete the Plan preparation process for the Grandview Heights/Highway 99 Corridor (the "Corridor"), as documented in Appendix VII.

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Councillor Hunt
Seconded by Councillor Higginbotham
That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:30 p.m.

Chairperson