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**Monday, May 29, 1995**

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
Time: 4:50 p.m.

Present: Mayor Bose - Chairperson; Councillor McCallum, Councillor Lewin, Councillor Huot, and Councillor McKinnon. Councillor Robinson, Councillor Watkins and Councillor Higginbotham entered the meeting as noted in the minutes.

Absent: Councillor Villeneuve.

Staff

Present: City Manager, City Clerk, and W. Hyndman - Administrative Assistant.

## **A. CORPORATE REPORTS**

1. The following Corporate Reports were not dealt with at the May 15, 1995 Council-in-Committee meeting:

Item No. C215 Delegation - Mr. Simpson of the Greater Vancouver Home Builders Association and Building Inspections during the CUPE Strike  
File: 2141-001

The General Manager, Planning and Development, submitted a report outlining how building inspections will be carried out during the C.U.P.E. Local 402 strike. The report responds to a request from Mr. Peter Simpson, Greater Vancouver Home Builders Association, to appear as a delegation to discuss the impact the strike is having on the home building industry.

The General Manager, Planning and Development reported that an administrative decision was made to accept, on an interim basis, inspection reports from qualified Professional Architects or Engineers who are experienced in residential construction. The General Manager, Planning and Development further reported that his Department is currently looking at alternate ways in assisting builders and home owners to obtain final approvals of dwellings.

### **COMMITTEE RECOMMENDATION**

It was Moved by Councillor Huot

Seconded by Councillor McKinnon

That the information be received.

**Carried**

Item No. C216 Sewer User Charges for Commercial and Industrial Users  
File: 0023-2240

The General Manager, Engineering, submitted a report concerning sewer user charges for commercial and industrial users. The General Manager, Engineering, reported that the intent of the Corporate Report is to amend the current method of assessing sewer user charges to reflect where possible, a "pay-by-flow" approach.

The report discussed how the annual user charges for commercial and industrial properties are currently assessed, and pointed out that an extensive review on possible options to most fairly reflect a "user pay" approach has been undertaken. The report also discussed the impact of the proposed change. The report addressed the billing process resulting from the proposed change.

The General Manager, Engineering, was recommending changes to the billing process as outlined in the report.

Councillor Higginbotham entered the meeting at 4:51 p.m.

**COMMITTEE RECOMMENDATION**

It was Moved by Councillor McCallum

Seconded by Councillor McKinnon

That:

1. Council agree in principle, that for commercial and industrial properties with water meters, the current 'fixture-unit' component of their sewer charge be replaced with a charge that reflects the volume of sewage discharged from their respective properties and ascertained as a set percentage of the recorded water consumption; and
2. Subject to Council's approval of the above recommendation, administration staff be authorized to:
  - (a) Inform, ahead of time, all commercial and industrial sanitary sewer users on water meters, that commencing January 1, 1996, the volume of sewage flow generated and discharged from their properties, will be determined from the water consumption recorded for their respective properties and will form the basis of their respective sewer user charge; and
  - (b) Bring forth an amendment to the Sewer By-law to reflect the changes.

**Carried**

Item No. C217 Official Community Plan Amendment at Highway #10, 58 Avenue and King George Highway  
File: 2393-0479-00

The General Manager, Planning and Development, submitted a report concerning an Official Community Plan amendment at Highway #10, 58 Avenue and King George Highway.

The General Manager, Planning and Development, reported that Application 2393-0479-00 was tabled by Council to work with the applicant to produce an "equitable solution". The report indicated that a development concept has been developed that meets the needs of the applicant and the City, and pointed out that this will form the basis for the processing and review of subsequent rezoning and development permit applications.

The General Manager, Planning and Development, was recommending that the application be lifted from the table and that the Development Concept Plan be approved in principle as a basis for the review of future rezoning and development permit applications.

The General Manager, Planning & Development advised that this matter will be addressed at the Regular Council meeting dealing with Land Use issues on Tuesday May 30, 1995 and does not require consideration at Council-in-Committee.

[Item No. C218 Chantrell Creek Drainage Study](#)  
[File: 4895-705](#)

The General Manager of Engineering submitted a report providing Council with the Engineering presentation on the Chantrell Creek watershed, including an assessment of the existing detention pond in Chantrell Park and residents' concerns regarding flows along the creek.

Councillor Robinson entered the meeting at 4:55 p.m.

Mr. Steil and Mr. Vatagodakumbura, from the I.D. Group Consultants, were in attendance and made an extensive presentation to Council regarding their review of the Chantrell detention ponds.

Councillor Watkins entered the meeting at 4:57 p.m.

Mr. Steil circulated a report in response to concerns raised regarding the impact development has had on the Chantrell Creek drainage pond. The delegation explained that a sophisticated computer model was used to simulate how the creek and drainage pond would function, following a series of modifications, under similar conditions to those recorded during the heaving rainfall on February 18, 1995.

It was subsequently concluded that improvements should be made to reduce the rate at which water leaves the detention pond. Other modifications include Channel improvements between 24 - 26 Ave, channel erosion protection between 26 - 27 Ave and facilitation of fish movement by repairing/replacing culverts. Mr. Steil summarized Options for modifications to the creek and pond as follows:

1. Recognizing that the west channel is deeper and a wider pipe should be installed thereby diverting some of the flows. This would be a short route diversion with an approximate cost of \$165,000;
2. Divert water along 136 Street, prior to entering the pond. This is a longer diversion route.
3. Similar in terms of improvements to the creek but a longer diversion route with a more significant cost impact, being approximately \$600,000 more than Option 1.

The delegation continued by adding that the creek improvements require considerable consultation with nearby residents and Ministry officials. He added that the critical improvements should be undertaken without delay in order to be completed within this year's "construction season." Mr. Steils commented that there is no reason to delay rezoning applications already in stream; however, should the improvements not be carried out then development should not be approved unless alternative flow control measures are in place.

In conclusion, the delegation offered the following suggestions:

1. Continue dialogue with stakeholders to identify a preferred improvement plan;
2. Develop a detailed hydraulic and hydrological plan of the pond;
3. Develop and implement a comprehensive creek protection plan;
4. Update city standards and sizing criteria for the pond, with the most critical modifications to be made during the present construction season;
5. Complete a watershed drainage plan in conjunction with land use planning.

Councillor Huot left the meeting at 5:25 p.m.

In response to questions from Council it was noted that the detention pond would be fully drained within a 24 hour period. As well, the top portion of the two level detention would have increased storage capacity if the weir in the top portion were to be removed.

Councillor Robinson left the meeting at 5:28 p.m.

The delegation added that the retention/detention pond system used in Surrey is good; however, the long term performance should be reviewed in light of changing weather patterns.

Councillor Huot returned to the meeting at 5:35 p.m.

Councillor Lewin expressed her appreciation at having the I.D. Group in attendance to make a presentation in conjunction with their report.

Councillor Robinson returned to the meeting; and  
Councillor Watkins left the meeting at 5:40 p.m.

Mayor Bose commented that he would like an opportunity to ask questions of the I.D. Group at a future date. He then welcomed the I.D. Group to remain for the scheduled delegation by Mr. J. Bekei.

[Item No. C220](#)   [Surrey Foundation](#)  
[File: 0030-001](#)

The Manager of Special Studies submitted a report providing Council with a brief history, the current

status and future direction of the Surrey Foundation. The Surrey Foundation was incorporated on May 24, 1994. Eleven members of the original fifteen-person steering committee formed the Founding Board of Directors and began implementing the elements of a strategic plan for the Foundation. These elements include a full marketing plan complete with an information video, newspaper articles, television and scheduled presentations to community groups through a speaker's bureau.

The marketing campaign is intended to generate broad interest in the Surrey Foundation and clarify the Foundation's role in serving the community. The marketing campaign is proposed to be capped with a black-tie, formal celebration the evening of October 5th at the Northview Golf & Country Club, and will be the first of an annual event.

Due to time constraints, this item was not dealt with.

[Item No. C223 Development Permit and Development Variance Permit Applications at 10926 Scott Road](#)

[File: 6794-0402-00; 6994-0402-00](#)

The General Manager of Planning & Development submitted a report concerning a Development Permit application for the construction of a small auto body shop at 10926 Scott Road and a request for a Development Variance Permit to relax the parking requirement and front setback.

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

1. Consider the Planning Report for Development Permit 6794-0402-00 and Development Variance Permit 6994-0402-00 as attached; and
2. Approve the recommendations put forward in the attached Planning Report.

The General Manager, Planning & Development advised that this matter will be addressed at the Regular Council meeting dealing with Land Use issues on Tuesday May 30, 1995 and does not require consideration at Council-in-Committee.

[Item No. C224 Neighbourhood Concept Plan Process](#)

[File: 2350-001](#)

The General Manager of Planning & Development submitted a report concerning the Neighbourhood Concept Plan process based on the experience of the past year.

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

1. Approve the combined LAP/NCP process for new NCP areas and future urban areas as described in the report;
2. Instruct the City Clerk to introduce an Official Community Plan amendment by-law as described in Appendix 1 to implement the revised process proposed in this report;

3. Approve the zoning by-law approach to replace the current amenity agreement approach and authorize staff to introduce the necessary Zoning By-law amendments to implement the revised approach in due course; and
4. Authorize staff to introduce the necessary by-law to establish Neighbourhood Concept Plan Capital Works Reserve Funds, as described in this report.

Due to time constraints, this item was not dealt with.

2. The Corporate Report dated May 29, 1995 was submitted for consideration as follows:

Item No. C226 Chantrell Drainage Study  
File: 4895-705

The General Manager of Engineering submitted a report providing the Engineering Department's comment and action plan following the presentation of the Chantrell Drainage Study by the I.D. Group.

The General Manager of Engineering was recommending that:

1. The interim report on drainage in Chantrell Creek be received for information.
2. That approval be given to proceed with the design and construction of the proposed 1995 modifications to the Chantrell Park detention pond and creek erosion protection works for a projected cost of \$260,000, details of which are summarized in the section on financing.
3. That a further report will be submitted upon finalization of the remainder of the scope of works by the consultant.

Due to time constraints, this item was not dealt with.

## **B. ITEMS REFERRED BY COUNCIL**

## **C. DELEGATIONS**

1. J.G. Bekei (0065-012; 4863-001; 2152-13800; 4894-605)

Mr. J.G. Bekei and Mrs. S. Bramall appeared before Council to illustrate the damage incurred and increased flow levels at the creek behind their homes as a result of heavy rain on February 18, 1995. A visual presentation was made, using a video and colour photograph display.

Mrs. Bramall referenced a drainage study report conducted by Hunter Laird which is now being used as a basis for other Consultants compiling drainage studies. Mrs. Bramall commented that the Hunter Laird report poses a conflict of interest as it was commissioned by developers for the purpose of facilitating development.

Mr. Bekei spoke to the need for improvements to the creek and commented on the I.D. Group findings

that there is no need to delay rezoning applications pending modifications to the creek. He questioned whether sufficient time is available in which to implement the improvements to the creek and obtain the necessary approvals from the Ministry of the Environment. Mr. Bekei stressed that protective work must be carried out in order to prevent further damage.

Two documents detailing the presentation were provided to each member of Council and the City Clerk.

**D. DELEGATION REQUESTS**

**E. COUNCIL MEMBERS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**

It was Moved by Councillor Huot

Seconded by Councillor Lewin

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

**Carried**

The Council-in-Committee meeting adjourned at 6:19 p.m.

CLKMIN 4366