

**Tuesday, September 23, 1997**

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
Tuesday, September 23, 1997  
Time: 4:01 p.m.

**Present:   Absent:   Staff Present:**

Mayor McCallum - Councillor Lewin\_\_City Manager  
Chairperson \_\_City Clerk  
Councillor Villeneuve   **Councillors Entering Meeting**\_\_C. Bonneville, Administrative Assistant  
Councillor Caissie   **During Progress:**  
Councillor Eddington   Councillor Watts  
Councillor Hunt   Councillor Robinson  
Councillor Higginbotham

**A. CORPORATE REPORTS**

1. Corporate Reports under date of September 23, 1997, were considered and dealt with as follows:

**PARKS & RECREATION**

**Item No. C368   Mound Farm Park Master Plan**

File: 0525-004

The General Manager, Parks & Recreation submitted a report requesting Council adopt a resolution endorsing the Mound Farm Park Master Plan and forward the Master Plan to the Agricultural Land Commission.

It was   Moved by Councillor Hunt

Seconded by Councillor Caissie

That Corporate Report C368 be postponed until the delegation under C.4 of the today's agenda has been heard.

**Carried**

Councillor Watts entered the meeting at 4:03 p.m.

**PLANNING & DEVELOPMENT**

**Item No. C369   Proposed Zoning By-law Amendments - Secondhand Stores and Pawnshops**

File: 0023-001

The General Manager, Planning & Development submitted a report to propose means of regulating the

concentration and location of new secondhand stores and pawnshops, and to set forth locational guidelines for Council's consideration which may be used when reviewing a rezoning application for these types of businesses.

A Council member expressed appreciation for receiving the completed Corporate Report.

The General Manager, Planning & Development was requesting approval of the recommendations.

In response to questions from Council, the Manager, North Surrey Section, advised Council that the proposed change to B.8(g) is "Damaged goods and used clothing stores or flea markets, provided that the operation is contained within a building" be changed to "Used clothing stores or flea markets, provided that the operation is contained within a building". She further commented that current CHI zoning requires that flea markets be inside a building, and that the Cloverdale flea market may not be within a CHI zoning.

With respect to clarification of second hand stores, the Manager, North Surrey Section, stated a second hand store is defined as "a place of business using more than 2.5 square meters (27 square feet) of floor area of a building for the purchase and sale of the following secondhand goods or merchandise:

1. electronic equipment, including but not limited to audio and video equipment and accessories, computers, printers and fax machines; or
2. two or more of the following: bicycles, sports equipment, luggage, jewelry, cameras, musical equipment and tools."

This would exclude goods such as furniture from a second hand store definition. A second hand store that is larger than 27 square feet and sells jewelry is considered a second hand store.

## COMMITTEE RECOMMENDATION

It was Moved by Councillor Caissie

Seconded by Councillor Hunt

That:

1. The definitions for "Secondhand Store", "Pawnshop", and "Purchase" in Appendix 1 of this Report be approved as amendments to Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000;
2. The creation of a Community Commercial B Zone (C-8B) to accommodate and regulate secondhand stores and pawnshops, as outlined in Appendix 2 of this report, be approved as amendments to Surrey Zoning By-law, 1993, No. 12000;
3. The exclusion of secondhand stores and pawnshops from the Permitted Uses section of Neighbourhood Commercial (C-5); Community Commercial (C-8); Community Commercial A (C-8A); Town Centre Commercial (C-15); Downtown Commercial (C-35); and Highway Commercial Industrial (CHI) Zones, as outlined in Appendix 3 of this report be approved as amendments to Surrey Zoning By-law, 1993, No. 12000;
4. The removal of retail stores selling damaged goods from the Permitted Uses section of the Highway Commercial Industrial (CHI) Zone, as outlined in Appendix 4 of this report, be approved as amendments to Zoning By-law, 1993, No. 12000;
5. The minor text amendments to the Index of Permitted Uses, Index, and Part 3 Zones to facilitate

the creation of a new C-8B Zone, as outlined in Appendix 5 of this report, be approved as amendments to Zoning By-law, 1993, No. 12000;

6. The necessary supplemental amendments to the Subdivision and Development By-law (By-law No. 8830), the Development Cost Charge By-law (By-law No. 11951), and the Surrey Land Use and Development Application Fees Imposition By-law (By-law No. 11631) as outlined in Appendix 6 of this report be approved;

7. The locational guidelines for secondhand stores and pawnshops, as outlined in Appendix 7, be adopted as Council policy; and

8. The City Clerk be instructed to introduce the necessary amendment by-laws.

Carried

#### Item No. C370 Zoning By-law Bonus Density Provisions for Neighbourhood Concept Plans

File: 2350-001 (Amenities)

The General Manager, Planning & Development submitted a report concerning Zoning By-law Bonus Density Provisions for Neighbourhood Concept Plan.

The General Manager, Planning & Development was recommending that Council instruct the City Clerk to advance "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1997, No. 13155" and set a Public Hearing date.

The Manager, North Surrey Section, reviewed the background stating:

- Bill 57, to amend the *Municipal Act*, was passed into law on July 20, 1993.
- Bill 57 provides for Municipalities to grant bonus density to developers in exchange for amenities, affordable housing and special needs housing.
- To implement, appropriate provisions must be incorporated into the Zoning By-law.

She advised how Surrey makes use of Bill 57:

- the RF and RM-15 Zones have been amended to implement amenity requirements with the approved NCP areas.
- a provision has been incorporated in the OCP allowing increased density in Urban and Multiple Residential Designations to implement density bonusing.
- City-wide provisions are currently being investigated.

She further advised on the status of Bill 57 implementation:

- Zoning By-law amendment was adopted in June 1996 to implement amenity requirements within approved NCP areas, for the RF and RM-15 Zones.
- Corporate Report C309 was approved in July 1996 to implement City-wide density bonusing provisions for amenity contributions and affordable housing.
- Corporate Report C348 was approved on June 3, 1997 for specific Zoning By-law amendments for NCP areas and City-wide.
- In accordance with Corporate Report C348 a Public Information Meeting was held on June 17, 1997.

- Concerns expressed from the development industry mainly on City-wide applications.
- The City-wide proposal was referred to the Development Advisory Committee for further discussion, this is on-going.
- The NCP-related Zoning By-law amendment (By-law No. 13155) was introduced on July 29, 1997, but it was referred to Council-in-Committee for a staff presentation.

She summarized the zoning by-law amendment for NCP areas:

- RF and RM-15 Zone amendments are already in place.
- This amendment affects residential, commercial, industrial and institutional zones likely to be used in NCP areas.
- A base density is imposed in all these zones and the density may be increased to a specified maximum, if amenities are provided in accordance with Schedule G.
- When a new NCP is approved by Council, Schedule G will be amended to include the specific amenity requirements.
- Amenity contributions are then payable before subdivision approval for single family developments, or before building permit issuance for other land uses.

She summarized the report stating it is referring to By-law No. 13155, Zoning By-law amendment to allow bonus density in exchange for amenity contributions in NCP areas.

The Manager, North Surrey Section, advised Council that Schedule G specifies the exact contributions. There are lands identified in the NCP that are suitable for affordable housing, but Surrey cannot require that the lands be developed in such a way. The City Manager advised the Social Planning Committee and the Development Advisory Committee are addressing the issues of affordable housing.

The City Manager advised Item No. C348 was referred to the Development Advisory Committee and a report will come forward to Council within the next two months with specified recommendations from staff and the Development Advisory Committee. Council advised the City Manager consider an exception to small areas that have taken such a major density from affordable housing.

The City Manager advised Council that there are two options with respect to cash-in-lieu of contributions. The first option is for the funds to only be used in the applicable area, and the second option is to have the funds received as general revenue to the City.

Council expressed concern regarding institutional zones, specifically with respect to special care housing and zoning for churches. The Manager, North Surrey Section, advised Council that the community developing the NCP may decide not to have institutional zones contribute, she pointed this out on Schedule G under the column of 'contributions for all other land uses'.

Councillor Higginbotham entered the meeting at 4:26 p.m.

The Manager, North Surrey Section, advised that Council will make the final decision and approval of Schedule G. She clarified the definition of amenities contributions as expenditures of the City, she stated examples as library materials and policing.

### COMMITTEE RECOMMENDATION

It was Moved by Councillor Higginbotham

Seconded by Councillor Watts

That Corporate Report C370 be referred to the next Council-in-Committee meeting of October 7, 1997 for further discussion.

Carried

## B. ITEMS REFERRED BY COUNCIL

1. At the September 8, 1997 Regular Council meeting, Council referred the following Corporate Reports to Council-in-Committee:

Item No. R1304 Claims Settlement Policy

File: 0011-000

The General Manager, Finance & Technology submitted a report concerning Claims Settlement Policy.

The General Manager, Finance & Technology was recommending that Council approve the Claims Settlement policies outlined in the report and to be included in the Corporate Policy Manual.

Due to time constraints this item was not dealt with.

## C. DELEGATIONS

1. **Chuck Keeling, General Manager, Fraser Downs**

File: 0065-012

Chuck Keeling, General Manager, Fraser Downs, was in attendance to discuss the expanded gaming initiatives launched by the provincial government earlier this year and their implications for Fraser Downs.

It was Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the delegation's documents be received.

Carried

Mr. Keeling, General Manager of Fraser Downs introduced Mr. Richard Craig, President of the BC Standardbred Association who was present to represent all people that race horses at the Cloverdale Race Track.

Mr. Keeling gave a brief history on the gaming industry, he noted that Fraser Downs formerly Cloverdale Raceway, has been in existence for 23 years. Horse racing had previously monopolized the gaming industry, it is now competing with lotteries, government lotteries, charitable casinos, bingos and Indian casinos.

Mr. Keeling stated there are negative implications being stated from other jurisdictions with the impact of the government allowing slot machines into the gaming industry. He stated the concerns regarding

competing against other forms of gaming as:

- horse racing doesn't have the rapid turn over like other forms of gaming;
- horse racing is labour intensive, unlike automated machines; and
- a lot of money and time is invested in breeding and maintaining horses.

Mr. Keeling advised on the economic impact, stating that there are 1,400 people directly and indirectly employed and associated with Fraser Downs and the direct expenditures of Cloverdale Raceway are approximately \$15 million per year.

Mr. Keeling commented on the money invested into the race track, \$2.4 million in track extension and \$600,000 in capital upgrades. There is a concern the investment into the race track would be lost if not able to competitively do business.

Council was advised of the Horse Racing Alliance of B.C. being formed which has spoken to various levels of government. The provincial government is willing to give slot machines to four race tracks in B.C. Presently the Horse Racing Alliance of B.C. is still in negotiations with the provincial government. Mr. Keeling felt he would have to request City Council's approval for slot machines at his race track.

In response to a question of Council, the delegation stated that the City of Vancouver will not discuss the issue and are firm that there will not be slot machines entering their jurisdiction. Mayor McCallum advised the delegation that there is a Notice of Motion to be discussed at the Monday meeting of Council to discuss gaming in the City of Surrey.

The delegation clarified that they are asking for the expansion to be allowed at the race track so that they can compete in the gaming industry.

Mr. Keeling stated presently a lot of charitable work is done by the race track. It is proposed that a portion of slot machines revenue would be given to charity and/or the City and this issue has been discussed with the Board.

In response to a question from Council, Mr. Keeling stated that the installation of slot machines at other locations will draw away race track attendees, slot machines at the race track would allow them to still compete in the gaming industry, and maintain race track attendees.

The City Solicitor advised Council that a Corporate Report will be coming forward to the next Special Council with respect to the gaming industry, the installation of slot machines, and gaming facilities expansions.

Mr. Keeling commented that time for protesting against the installation of slot machines has passed. Installation of slot machines may start as early as next month. He advised Council that he would be supportive of stopping the installation of slot machines in the City of Surrey.

The delegation circulated to Council an invitation to opening night at Fraser Downs, for the upcoming Saturday evening.

## **2. John Reader**

**For the Morgan View Study Area Owner's Association**

File: 0065-012; 2350-010

John Reader, a representative for the Morgan View Study Area Owner's Association, was in attendance to express strong opposition to Council's adoption of Corporate Report C355 - North Grandview Heights Neighbourhood Concept Plan - Stage 1 Report, showing a one lot per acre designation for North Grandview Heights.

Mayor McCallum explained the confusion of Mr. Reader previously not being approved as a delegation.

It was Moved by Councillor Caissie

Seconded by Councillor Hunt

That the request of Mr. Reader to be heard as a delegation this evening, be approved.

**Carried**

Councillor Higginbotham left the meeting at 5:04 p.m.

Mr. Reader stated his concern is of the process of the NCP in his area and the type of development being proposed. A larger group of people have expressed their concern to him and he is present to express the concerns of the residents in the area of 158 Street to 168 Street, and from 32 Avenue up the southerly hill, an area consisting of 275 acres.

Mr. Reader expressed the concerns of the residents as follows:

- the residents object to Plan C355 showing one lot per acre designation for North Grandview Heights. Specifically they oppose one-acre development in favour of higher densities
- people within the area were not consulted
- C355 does not have economic viability and does not access market needs
- this is pressure on the agriculture area.

Councillor Higginbotham returned to the meeting at 5:14 p.m.

The delegation was asking Council to allow them to speak with the community and address the issues and develop a plan, and they further encouraged staff and Council to attend their planning meetings.

The delegation was advised that Council has reviewed and discussed a previous staff report and has approved a planning mechanism for the area. Council further advised that a staff report will be forwarded to Council with respect to the delegation's concerns and the Owner's Association is welcome to submit a proposed plan for the area.

**4. Jean Lamontagne  
Parks & Recreation Department  
Mound Farm Master Plan**

Jean Lamontagne, Planner, Parks & Recreation Department, was in attendance to make a 15 minute presentation regarding the Mound Farm Master Plan.

The City Planner advised that the consultants will be presenting the Mound Farm Master Plan.

Mr. Lamontagne introduced Mr. John Steil, Stanley Consulting. Mr. Steil stated that he did the Engineering component of the Plan. He noted the three components as:

1. the preservation aspect;
2. enhancement of the area; and
3. community consensus and support.

He highlighted the process stating there were three public meetings with approximately 40 people in attendance; there was a site tour, and a series of consultations with the Steering Committee. He presented the three alternative concepts. He further advised a fair amount of time was spent with the Agriculture Advisory Committee, the Heritage Advisory Committee, various other groups and the recommended concept was endorsed by the Parks & Recreation Commission.

Councillor Villeneuve left the meeting at 5:24 p.m. and returned to the meeting at 5:26 p.m.

Mr. Lamontagne reviewed the preferred option, he presented Page 29 of the Plan, and reviewed the landscaping and preservation of the area. He stated that the southeast corner is based around horse activities, the existing farm buildings will be used and there are proposed riding rinks. The west side of the site will incorporate marginal agriculture land and the parking area will be developed in this area. The Agriculture Advisory Committee is willing to work with the Parks & Recreation Department to develop a long-term leasing program for the benefit of the farmers and the City. The new dyke being built on 168 Street will incorporate a pathway for pedestrians.

Councillor Robinson entered the meeting at 5:29 p.m.

With regard to the building, the delegation stated that they are working with Surrey Heritage Advisory Committee, and have applied for \$25,000 funding in 1998 to have the buildings assessed. The buildings are an asset to the plan and should be retained.

In response to a question from Council, Mr. Lamontagne advised the riding stables will be used by 4H Clubs, Scouts and Girl Guides.

Mr. Lamontagne stated the lake was excluded from the plan, because there is a concern that birds will infest the area. It was stated by a Council member that including a lake in the development should be reviewed again.

Council was advised the next step would be developing the detail design which would be brought forward at a Parks & Recreation Commission meeting.

The members of the Steering Committee were commended by Council for the amount of work given to the project.

Mr. Lamontagne responded to a Council enquiry and stated the proposed hunting club will promote English type of hunting in which there would be no shooting, and hounds would be hunting for smell, not wildlife.



Councillor Robinson expressed his support of installing a water feature in the plan. The delegation stated that a water feature will reduce the agricultural area, and the issue of installing a water feature was discussed with the Agriculture Advisory Committee.

## **A. CORPORATE REPORTS (CONT'D.)**

1. Corporate Reports under date of September 23, 1997, were considered and dealt with as follows:

### **PARKS & RECREATION**

**Item No. C368 Mound Farm Park Master Plan**

File: 0525-004

### **COMMITTEE RECOMMENDATION**

It was Moved by Councillor Robinson

Seconded by Councillor Watts

That Council endorse the Mound Farm Park Master Plan, in principle, and forward the Master Plan to the Agricultural Land Commission.

**Carried**

The General Manager, Parks & Recreation, advised that there is sufficient parking to support the needs of the Park.

Council members expressed their concern of the immediate preservation of the heritage buildings on the site.

## **C. DELEGATIONS (CONT'D.)**

3. **Bing Thom Architects**  
**Dr. John O'Brien-Bell, Chair**  
**Performing Arts Committee**  
**Surrey Centre for the Performing Arts**  
File: 0065-012; 0043-092; 8097-001

Mr. Bing Thom, Architect, and Dr. John O'Brien-Bell, Chair of the Performing Arts Committee for Surrey Centre for the Performing Arts, were in attendance to present the Feasibility Study to Council.

Mr. OBrien introduced Mr. Thom of Bing Thom Architects. Mr. Thom reviewed his report for Council and stated there are only two theatres in the world, in UK and California, such as the one being proposed. He referenced the design of the building and the different modes the building can conform to. He reviewed the floor plans for the Council, and advised of how the individual spaces will be utilized, and pointed out they are proposing as many revenue generating spaces as possible.

Mr. Thom advised approximately \$52 million is required to build the facility and that the operating cost

will be \$600,000-\$900,000 per annum. He further advised the location should be at City Centre, and 2.1 acres would be required; this would exclude parking area. The next steps would be to keep the momentum and start fund-raising.

In response to Council, Mr. Thom advised consulting work with the GVRD was done. GVRD suggestion was each community should have their own theatre of 700-800 seats. The Performing Arts Committee suggests that Surrey should build larger, as they would outgrow a facility of 700-800 seats too quickly. The City Manager advised Council that the GVRD's Stage I report will be presented to RAC tomorrow, and should the Province support it, they will commission a Stage II report.

The delegation stated there may be a unique opportunity available with Tech BC for requesting support through joint funding.

The Mayor welcomed to the Council meeting, Sue Hammell, MLA, present in the audience.

In response to questions from Council, Mr. Thom advised the areas that will utilize the facility are Richmond, Coquitlam and the American market. He further advised there will be no competition, because this proposed unique hall will be one of its kind in Canada.

Dr. O'Brien-Bell stated that a world-class theatre is feasible if located at City Centre, even more feasible if the synergy is present between Tech BC and the City. He commended Council for the work done on behalf of the Surrey Performing Arts Committee. He requested the City ensure that the Community and people of Surrey see this as a positive development.

Dr. O'Brien-Bell requested that Council be prepared to support one appointed staff person as a link between the Performing Arts Committee and the City to address Terms of Reference, job description and cost of such a person.

Dr. O'Brien-Bell clarified the eligibility for receiving Federal Government infrastructure money, stating the facility would require to be a significant presence within the City Centre. It was suggested inclusion of City Hall and the Library into the facility would assist in this defined presence.

Dr. O'Brien-Bell advised that over the last three years, Sue Hammell, MLA and Penny Priddy, MLA, have been supportive of the Performing Arts Committee. He stated the Committee has previously met with the Honourable Heddy Fry, MP, and will be meeting again to advise of updates in late October or November.

It was suggested that a representative from the Asian and Indo-Canadian, Philippine, Korean Communities become part of the Performing Arts Committee.

Mayor McCallum commended the delegation for their presentation and work involved in the project.

A Council member requested that Parks & Recreation report back regarding Phase II - Feasibility Study to Council with respect to the Performing Arts Committee for Surrey Centre for the Performing Arts.

#### **D. DELEGATION REQUESTS**

**E. COUNCIL MEMBERS REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**

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

Carried

The Council-in-Committee adjourned at 6:26 p.m.