



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JANUARY 17, 2000  
Time: 7:00 p.m.

#### Present:

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Eddington  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### Councillors Entering the Meeting in Progress:

Councillor Watts

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Parks, Recreation & Culture  
Manager, Facilities & Realty Division  
Manager, Area Planning & Development  
Division, Planning & Development  
Manager, South Surrey Section, Planning & Development  
Manager, North Surrey Section, Planning & Development  
Land Development Engineer  
City Solicitor

## A. ADOPTION OF MINUTES

### 1. Council-in-Committee - January 17, 2000

**Item No. C001** Simplified Procedural Guidelines for Amendments to Approved Neighbourhood Concept Plan (NCPs)  
File: 2350-000

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council approve the modified procedural guidelines described in this report (and specifically in Appendix A) as a means of reviewing and approving proposed amendments to approved Neighbourhood Concept Plans (NCPs).

RES.R00-73

Carried

**Item No. C002** Proposed Small Lot Residential Zones  
File: 0665-002

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

1. Endorse the following small lot residential zones and authorize staff to review and process proposals for small lot residential developments based on these zones (which are more specifically described in Appendix 1):

- Single Family Residential (12) Zone (RF-12);
  - Single Family Residential (9) Zone (RF-9);
  - Semi-Detached Residential Zone (RF-SD); and
  - Multiple Residential 19 Zone (RM-19).
2. Adopt the proposed General and Zone Specific Small Lot Policies as described in Appendix 2 as the basis for reviewing development proposals with respect to the proposed new zones;
  3. Instruct the Engineering Department to incorporate the proposed new zones in the current review of the Development Cost Charge By-law; and
  4. Authorize staff to bring forward consequential amendments to the Official Community Plan, Zoning By-law and other City By-laws concurrently with the first rezoning project to proceed to By-law Introduction for each proposed new zone.

RES.R00-74

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That the Planning & Development

Department prepare a policy to implement the recommendations contained in the report.

RES.R00-75

Carried with the Mayor against.

**B. DELEGATIONS**

**1. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 24 Amendment By-law, 1999, No. 13906**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13907**

Rezoning Application No. 7999-0190-00

ADDRESS:

**CIVIC/LEGAL**  
**7500 - 120 Street (formerly known as 7475 -  
120 A Street)**  
PID: 024-634-204, Parcel 1, Sec. 19, Tp. 2, NWD Plan  
LMP44000

APPLICANT:

Highwood Enterprises Ltd  
c/o Maciej Dembek, Elbe Lock Walls & Associates  
# 202, 12448 - 82 Avenue, Surrey, B.C. V3W 3E9

PROPOSAL: To amend the Official Community Plan to redesignate the property from "Multiple Residential (RM)" to "Commercial (COM)".

To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The rezoning is to permit the development of a retail commercial centre.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 13907**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping centre.

**PERMITTED USES:**

*Land and structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding the following:
  - (a) *adult entertainment stores*;
  - (b) *auction house*; and
  - (c) *secondhand stores and pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Neighbourhood pub*.
5. *Office uses* excluding *social escort services*.
6. *General service uses* excluding *funeral parlours, drive-through banks and vehicle rentals*.
7. *Community services*.
8. *Child care centres*.
9. *One dwelling unit* provided that the *dwelling unit* is:
  - (a) *Contained within the principal building*; and



- (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the correspondence on table from the Corporation of Delta opposing the proposed OCP amendment and rezoning application be received.

RES.R00-76

Carried

There were no objections to the proposed rezoning.

**2. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13923**

Rezoning Application No. 7999-0131-00

ADDRESS: **CIVIC/LEGAL**  
**13122 - 80 Avenue**/PID: 006-709-966, Lot 26, Sec. 20,  
Tp. 2, NWD Plan 31985

APPLICANT: Charanjit & Jagvinder Kang, Charanjit & Manjit  
Randhawa, Paramjit & Bhupinder Kang and Kuldip &  
Rohni Sandhu  
c/o Gerry Blonski Architect  
Suite 1A, 12468 - 82 Avenue, Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the property from "One-Acre Residential Zone  
(RA)" to "Light Impact Industrial Zone (IL)"

The rezoning is to permit the development of a truck parking facility.

**Development Variance Permit**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 48, Section F & A1(b) as follows:

- (a) The west side yard setback of a principle building is reduced from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.) and the east side yard of an accessory buildings is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).



- (b) The requirements for the on-site paved surface to be surfaced with an asphalt, concrete or similar pavement is relaxed to allow a gravel surface.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the correspondence on table from the  
Owners of Strata Council LMS 2255 expressing concerns with the development  
application be received.

RES.R00-77

Carried

There were no objections to the proposed rezoning.

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13926**

Rezoning Application No. 7999-0212-00

ADDRESS: CIVIC/LEGAL  
12070 - 76 Avenue/PID: 017-964-113, Lot 5, Sec. 19 Tp. 2  
NWD Plan LMP5880

APPLICANT: Balwinder Dosanjh  
c/o Bob Cheema  
# 1, 5730 Carnarvon Street, Vancouver, B.C. V6N 4E7

PROPOSAL: To rezone the property from "Single Family Residential  
Zone (RF)" to "Comprehensive Development Zone (CD)".

The rezoning is to permit the development of  
approximately 12 townhouse units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 13926**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings, ground-oriented, multiple residential unit buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

**PERMITTED USES:**

*Lands and structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Multiple unit residential buildings* or *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such *child care centres*:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no objections to the proposed rezoning.

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13897**

Rezoning Application No. 7999-0033-00

ADDRESS: **CIVIC/LEGAL**  
**13865 - 27 Avenue/PID: 008-031-894, Lot 3 Section 21**  
Township 1 New Westminster District Plan 75185

APPLICANT: Fred and June Buchamer  
c/o Clarence Arychuk/Hunter Laird Engineering Ltd.  
#300, 65 Richmond Street, New Westminster, BC  
V3L 5P5

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)".

The rezoning is to permit the development of a phased subdivision of 15 Half-Acre Gross Density lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That the correspondence received from G & S Kenney, R. Stanbridge, B & H VanHatlem, H & S Macholz, Ana & Gunnar Erhardt, Sing-Mel & Pietro Gagliardi, B & C Collett, P & J Ferris, H & B Horsburgh and J & E Schindel expressing concerns with various aspects of the development proposal; and the correspondence from Terry Alleyn, John Myring, Ken Hsi Tsai & Tai Lien Chiang J. DePalma, Dr. A.J. Walter and Susan Shumka in support of the development proposal, be received.

RES.R00-78 Carried

Mayor McCallum noted the following persons who had indicated in writing, their support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>
Pat Ferris		X
Lucrecia De Polama		X
Brent Horsburgh		X
Andy Lindsay	X	
Gord Keller	X	
John Dickon	X	
K.J. Redman	X	

Ms. Barbara Collett of 2588 - 138A Street was present to comment on the proposed rezoning. Ms. Collett spoke in opposition to the proposed rezoning, pointing out that she has three major concerns. The concerns include the intersection at 26 Avenue and 138A Street, the park, and the construction vehicles using the park to access the development. Ms. Collett also expressed concern that their driveways may be blocked during construction. Ms. Collett suggested that the road be constructed to the north rather than to the south, as indicated in the original concept plan.

Mr. Fred Buchamer of 13865 - 27 Avenue was present to comment on the proposed rezoning. Mr. Buchamer submitted a petition containing 17 signatures supporting the proposed rezoning.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Villeneuve  
 That the petition containing 17 signatures supporting the proposed rezoning be received.

RES.R00-79 Carried

Mr. Buchamer advised that they have owned this property for over 30 years, but pointed out that he and his wife are no longer able to maintain the property. Mr. Buchamer noted that it has taken eleven months to get the application to this stage. Mr. Buchamer then pointed out that they have met all requirements of the city, including tree retention and drainage. Mr. Buchamer commented that this



application will have a minimal impact on the traffic in the area. Mr. Buchamer concluded his comments by pointing out that they will enter into a covenant to ensure the retention of the trees.

Mr. Gunnar Erhardt of 13868 - 28 Avenue was present to comment on the proposed rezoning. Mr. Erhardt requested that the trees be retained.

Mr. Gerry Nelson of 13722 - 27 Avenue was present to comment on the proposed rezoning. Mr. Nelson advised that a cul-de-sac on 27 Avenue would take care of any concerns he has with the proposed rezoning, but pointed out that he has heard some rumors that 27 Avenue will become a through street.

Mr. Lai, Manager, North Surrey Section pointed out that a cul-de-sac is proposed, and pointed out on the map where 27 Avenue would terminate.

Ms. Sing-Mei of 13912 -28 Avenue was present to comment on the proposed rezoning. Ms.Sing-Mei highlighted her concerns including retention of trees, the connecting road, total lots for phase 2, park dedication, sewer and drainage, storm drainage, and the tree buffer that the drainage will run off into. Ms. Sing-Mei pointed out that their concerns have been addressed, and advised that if they are carried out as they have been advised, then she has no concerns.

It was Moved by Councillor Eddington  
 Seconded by Councillor Hunt  
 That the list of concerns and the proposed solutions submitted by Ms. Sing-Mei be received.

RES.R00-80

Carried

Ms. Ana Erhardt of 13868 - 28 Avenue was present to comment on the proposed rezoning. Ms. Erhardt thanked staff and the applicant for working with the residents in the area. Ms. Erhardt asked that they be assured that the project be restricted to 4 lots in phase 2, drainage be addressed as proposed by Engineering, and the 30 metre buffer be provided.

Councillor Watts entered the Public Hearing at 7:30 p.m.

Ms. Erhardt pointed out on a drawing the cul-de-sacs on 27 Avenue and the linear park. Ms. Erhardt highlighted the importance of the tree retention to her family.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That the information submitted by Ms. Erhardt outlining the solutions proposed to address their concerns be received.

RES.R00-81

Carried

Mr. Ken Sulley of 2489 - 138 Street was present to comment on the proposed rezoning. Mr. Sulley spoke in support of the proposed rezoning, pointing out that

the layout is the only feasible layout. Mr. Sulley then read a letter from Mr. Ken Johnson of 2555 - 138A Street supporting the proposed rezoning.

It was Moved by Councillor Eddington  
Seconded by Councillor Hunt  
That the letter from Mr. Ken Johnson  
supporting the proposed rezoning be received.

RES.R00-82

Carried

A resident of 2577 - 138A Street was present to comment on the proposed rezoning. He raised concern with the safety at the corner of 26 Avenue and 138A Street, pointing out that it is a blind corner, with a very short sight line. He commented that this intersection is a danger to both drivers and pedestrians, and pointed out that safety has to take precedence over environmental concerns. He then requested that Council consider the concerns of the residents of Peninsula Park with respect to the intersection. He also expressed concern with continual construction in the area, and noted that when he moved into the area, he was told that the opportunity to develop this property had been lost.

Mr. Declan Rooney of 1625 Lytton Drive, North Vancouver, was present on behalf of the applicant to comment on the proposed rezoning. Mr. Rooney discussed the ditch, pointing out that the Ministry indicated that a road cannot be built over the ditch due to environmental concerns. Mr. Rooney then commented on the intersection, pointing out that it will meet all by-law requirements.

Mr. John Myring of 2636 - 139A Street was present to comment on the proposed rezoning. Mr. Myring requested and received confirmation that his and other letters were received by Council.

Mr. Dave Foley of 2655 - 139A Street was present to comment on the proposed rezoning. Mr. Foley spoke in support of the proposed rezoning.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13922**

Rezoning Application No. 7999-0191-00

ADDRESS: CIVIC/LEGAL  
2790 Gordon Avenue (also shown as 2788 Gordon Avenue)  
PID: 012-721-131, Lot 7, Block 10, District Lot 52,  
Group 2, NWD Plan 2482

APPLICANT: John & Sarah Stewart  
2788 Gordon Avenue, Surrey, B.C. V4A 3J4

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The rezoning is to accommodate an existing information technology store.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 13922**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate an information technology store in a residential area.

PERMITTED USES:

The *Lands* and *structures* shall be used for the following uses only:

1. *Information technology store; OR*
2. *One single family dwelling.*

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no objections to the proposed rezoning.

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13925**

Rezoning Application No. 7999-0146-00

ADDRESS: **CIVIC/LEGAL**  
**3002 O'Hara Lane/** PID: 003-986-217, Lot "C", District  
Lot 52, Group 2, NWD Plan 21035

APPLICANT: Richard & Jacqueline Nelson  
c/o Steven Zibin Architect  
1662 W. 75th Avenue, Vancouver, B.C. V6P 6G2

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The rezoning is to allow an addition to an existing single family two-storey dwelling.



**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 13925**

**INTENT:**

This Comprehensive Development Zone is intended to allow single family housing in existing urban areas.

**PERMITTED USES:**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.
2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law; 1993, No. 12000, as amended; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no objections to the proposed rezoning.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13924**

Rezoning Application No. 7999-0174-00

**ADDRESS:**                   **CIVIC/LEGAL**  
**15820 - 106 Avenue/PID:** 012-386-332, Lot 2, Block 19,  
 Sec. 22, B5N, R1W, NWD Plan 1832  
**15830 - 106 Avenue/PID:** 012-386-359, Lot 3, Block 19,  
 Sec. 22, B5N, R1W, NWD Plan 1832

**APPLICANT:**               City of Surrey, Council Initiative  
 14245 - 56 Avenue, Surrey, B.C. V3X 3A2

PROPOSAL: To rezone the properties from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" (By-law No. 12000).

The rezoning is to achieve conforming zoning for 2 existing lots.

The Notice of the Public Hearing, except the legal description, was read by the City Clerk. The location of the properties was indicated to the Public Hearing.

There were no objections to the proposed rezoning.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 1999, No. 13915**

APPLICANT: City of Surrey, Council Initiative  
14245 - 56 Avenue, Surrey, B.C. V3X 3A2

PROPOSAL: To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:  
Part 1 Definitions is amended by replacing the definition "Accessory Use"; and inserting new definition "Replacement Single Family Dwelling".  
These amendments will allow a property owner to obtain a building permit for construction of a replacement dwelling on a lot while living in the existing dwelling on the same lot for the duration of the construction period.

The Notice of the Public Hearing was read by the City Clerk.

There were no objections to the proposed Text Amendment.

**C. COMMITTEE REPORTS**

There were no Committee Reports.

**D. BOARD/COMMISSION REPORTS****1. Surrey Heritage Advisory Commission - December 15, 1999**

RES.R00-83 (a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the minutes of the Surrey Heritage  
Advisory Commission held on December 15, 1999, be received.  
Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

**Demolition of Heritage Building  
Sullivan Station House/Schofield House**  
File: 0525-203; 2152-064000; 524-009/9

RES.R00-84 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That if a Building Permit is issued for the  
property at 15238 - 64 Avenue, that the maximum penalty, under Building  
By-law, 1987, No. 9011, as amended, be applied.  
Carried

RES.R00-85 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the owner/developer of the property at  
15238 - 64 Avenue work with the Heritage Advisory Commission to  
research and develop a commemorative cairn documenting the heritage of  
Sullivan, to be placed in a prominent location on their property at their  
expense.  
Carried

RES.R00-86 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the documentation of the Sullivan  
Station House/Schofield House be transferred and kept in the Museum and  
Archives; and

That the Sullivan Station House/Schofield  
House be removed from the Heritage Register.

RES.R00-86 Carried





**E. MAYOR'S REPORT**

**1. ICSC Conference - Whistler**

Mayor McCallum advised that he attended the ICSC Conference at Whistler, which was a conference of all developers in North America that construct shopping centres. Mayor McCallum noted that future of Regional Shopping Centres is dim in light of new technology and changing shopping trends.

**2. African Childrens' Choir**

Mayor McCallum advised that he had the pleasure of attending the African Childrens' Choir performance, and spoke to the remarkable way they presented their culture.

**3. Horse Races - Fraser Downs**

Mayor McCallum advised that he attended Horse Racing at Fraser Downs, and commented that this was a very exciting day. Mayor McCallum advised that residents may wish to take advantage of attending a race and enjoying a meal at the race track, adding that this "trotter track" is the one open at this time of the year.

**4. Press Release - Regulatory Commission**

Councillor Bose questioned the authority of the Mayor to strike a Regulatory Commission.

Mayor McCallum indicated that this will be a Committee to look at red tape in City Hall. Mayor McCallum advised that he will be bringing information on this Committee before Council shortly for approval.

**F. COUNCILLORS' REPORTS**

**1. Youth Park Meeting - Guildford**

Councillor Steele advised that last Thursday she attended the Youth Park Meeting for the Park in Guildford, and noted that there were a large number of youth that had volunteered.

**2. 2001 Seniors Games**

Councillor Steele advised she attended the announcement meeting concerning the 2001 Seniors Games, and pointed out that there are many residents already willing to volunteer to assist with the games.

Councillor Villeneuve noted the success of the last games held in Surrey, and reiterated the need for a huge number of volunteers.

**3. Press Release - Regulatory Commission**

Councillor Villeneuve added her concerns to the concerns raised by Councillor Bose under the Mayor's Report with respect to his press release concerning a Commission to deal with red tape.

**4. 2001 Seniors Games**

Councillor Higginbotham noted that she attended the announcement of Surrey hosting the 2001 Seniors Games, and briefly commented on Surrey's success in getting large numbers of volunteers to participate.

**5. Friends of Heritage**

Councillor Higginbotham reminded everyone that Friends of Heritage are looking for nominations for heritage awards, and highlighted the numerous categories and items that are eligible for nomination. Councillor Higginbotham noted that nominations close on February 4, 2000.

**G. CORPORATE REPORTS**

1. The Corporate Reports under date of January 17, 2000, were considered and dealt with as follows:

**Item No. R007**      Surrey Transportation Plan  
File: 4000-500

The Manager, Land Development & Transportation, Engineering Department submitted a report providing a summary of the comments received from the public on the draft final Surrey Transportation Plan. To obtain Council's adoption of the final Surrey Transportation Plan.

The Manager, Land Development & Transportation, Engineering Department was recommending approval of the recommendations outlined in his report.



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

1. Council receive this report for information.
2. Subject to the plan being adjusted by removing the east/west connector, the final Surrey Transportation Plan be formally adopted as the guide for the development of Surrey's future transportation systems.
3. Staff continue with the initiatives outlined in the Implementation component of the Plan.

RES.R00-91

Carried

**Item No. R008** Acting City Manager  
 File: 0410-001

The City Manager submitted a report concerning the appointment of an Acting City Manager for the period January 24 to 28, 2000.

The City Manager was recommending approval of the recommendation outlined in his report.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Murray Dinwoodie be appointed  
 Acting City Manager for the period January 24 to 28, 2000.

RES.R00-92

Carried

**Item No. R009** Parks, Recreation and Culture Commission By-law -  
 Eligibility to Serve as Chair and Deputy Chair  
 File: 0023-13932; 0042-071

The General Manager, Parks, Recreation and Culture submitted a report concerning the December 1999 appointment by the Mayor of a Councillor as the Council Liaison to the Parks, Recreation and Culture Department. To this end, we have reviewed the existing Commission By-law with respect to any limitations that it might impose on the new Council Liaison position. The intent of this report is to recommend changes to the Commission By-law in this regard.

The General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the Parks, Recreation  
and Culture Commission By-law No. 13663 in Section 8, Paragraph 1 to allow all  
members of the Commission to be eligible to serve as chair and deputy chair, as  
outlined in Option 3 in this report, namely, that the Council appoints the Chair  
and the Chair appoints the Deputy Chair.

RES.R00-93 Carried with Councillors Villeneuve,  
Eddington, Bose and Watts against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council instruct the City Clerk to  
introduce an amending By-law to allow Recommendation 1.(above) to proceed.

RES.R00-94 Carried with Councillors Villeneuve,  
Eddington, Bose and Watts against.

**Item No. R010** Application for Demolition of the  
Baron von Mackensen House  
File: 0525-001; 7999-0153-00

The General Manager, Planning and Development submitted a report concerning  
an application for demolition of the Baron von Mackensen House.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council receive this report as  
information.

RES.R00-95 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council pass the following resolution  
to order a temporary protection of the Baron von Mackensen House and the  
subject property:

"Whereas the property located at 9564 - 192 Street contains an existing  
house known as the Baron von Mackensen House which is considered to  
have significant heritage value and is worthy of preservation, and whereas  
the current owner of the property has submitted an application to demolish  
the said House, now therefore the Council of the City of Surrey hereby  
orders that this property at 9564 - 192 Street, Surrey, and the Baron von  
Mackensen House thereon with its approximate location as identified on  
the attached Appendix A be temporarily protected for a period of 60 days  
pursuant to Sections 962 and 965 of the Municipal Act."

RES.R00-96 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council instruct staff to draft a  
 Heritage Designation By-law under Section 967 of the Municipal Act to protect  
 the Baron von Mackensen House and an appropriate portion of the subject site.

RES.R00-97 Carried with Councillor Hunt against.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council instruct the Planning and  
 Development Department to report on and recommend a course of action to  
 achieve continuing heritage protection of the Baron von Mackensen House on the  
 subject property.

RES.R00-98 Carried with Councillor Hunt against.

## H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 24 Amendment  
 By-law, 1999, No. 13906"

7999-0190-00 - Highwood Enterprises Ltd.  
 c/o Maciej Dembek, Elbe Lock Walls & Associates

To authorize the redesignation of 7500 - 120 Street (formerly known as  
 7475 - 120A Street) from "Multiple Residential (RM)" to "Commercial (COM)".

Approved by Council: November 29, 1999

This By-law is proceeding in conjunction with By-law 13907.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 24 Amendment By-law, 1999, No. 13906" pass its  
 third reading.

RES.R00-99 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13907"

7999-0190-00 - Highwood Enterprises Ltd.  
 c/o Maciej Dembek, Elbe Lock Walls & Associates



RA (BL 12000) to CD (BL 12000) - 7500 - 120 Street (formerly known as 7475 - 120A Street) - to permit the development of a retail commercial centre.

Approved by Council: November 29, 1999

This By-law is proceeding in conjunction with By-law 13906.

RES.R00-100	It was	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13907". pass its third reading. <u>Carried</u>
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- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13923"

7999-0131-00 Charanjit and Jagvinder Kang; Charanjit and Manjit Randhawa; Paramjit and Bhupinder Kang; Kuldeep and Rohni Sandhu  
c/o Gerry Blonski Architect

RA (BL 12000) to IL (BL 12000) - 13122 - 80 Avenue - to permit the development of a truck parking facility.

Approved by Council: December 13, 1999

RES.R00-101	It was	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13923" pass its third reading. <u>Carried</u>
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RES.R00-102	It was	Moved by Councillor Eddington Seconded by Councillor Watts That prior to final adoption, the concerns raised by the Strata Council with respect to the fence and the exit blockage be addressed. <u>Carried</u>
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- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13926"

7999-0212-00 - Balwinder Dosanjh  
c/o Bob Cheema

RF (BL 12000) to CD (BL 12000) - 12070 - 76 Avenue - to permit the development of approximately 12 townhouse units.

Approved by Council: December 13, 1999

RES.R00-103	<p>It was</p> <p>No. 12000, Amendment By-law, 1999, No. 13926" pass its third reading.</p> <p><u>Carried</u></p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Watts</p> <p>That "Surrey Zoning By-law, 1993,</p>
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4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13897"

7999-0033-00 - Fred and June Buchamer  
c/o Clarence Arychuk/Hunter Laird Engineering Ltd.

RA (BL 12000) to RH-G (BL 12000) - 13865 - 27 Avenue - to permit a  
phased development of 15 Half-Acre Gross Density lots.

Approved by Council: November 15, 1999

RES.R00-104	<p>It was</p> <p>No. 12000, Amendment By-law, 1999, No. 13897" pass its third reading.</p> <p><u>Carried</u></p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Watts</p> <p>That "Surrey Zoning By-law, 1993,</p>
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RES.R00-105	<p>It was</p> <p>intersection be referred to the Engineering Department to work with the residents in the area for possible traffic calming measures.</p> <p><u>Carried</u></p>	<p>Moved by Councillor Villeneuve</p> <p>Seconded by Councillor Eddington</p> <p>That the issue of the blind corner and</p>
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5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13922"

7999-0191-00 - John and Sarah Stewart

RF (BL 12000) to CD (BL 12000) - 2790 Gordon Avenue (also known as  
2788 Gordon Avenue) - to accommodate an existing information  
technology store.

Approved by Council: December 13, 1999







10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13289"

7997-0096-00 - Pritam Singh Samra, c/o Creekside Architects/ H.Y. Engineering

RS (BL 5942) to CD (BL 12000) - 12550 - 66 Avenue - to permit the development of approximately 24 multiple residential units

Approved by Council: November 18, 1997

- \* Planning & Development advise that (reference memorandum dated January 10, 2000 in by-law back-up) By-law No. 13289 should be filed as the applicant has requested the file be closed. The application has been replaced by a new application.

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13289" be filed.

RES.R00-111

Carried

FINAL ADOPTION

11. "Land Purchase By-law, 2000, No. 13927"

0023-13927/0550-022/B - Geraldine Maga

A by-law to authorize the purchase of land at 17674 - 62 Avenue for pleasure, recreation or community uses by the City of Surrey. This acquisition will provide for future expansion of the Cloverdale Fairgrounds.

Compensation: \$187,000

Approved by Council: December 13/99  
Corporate Report Item R2100

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Land Purchase By-law, 2000,  
No. 13927" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-112

Carried

12. "Land Purchase By-law, 2000, No. 13929"

0023-13929/8380-256/B - Roy and Lori Pilkey

A by-law to authorize the purchase of a portion of the land at 18175 - 64 Avenue for pleasure, recreation or community uses by the City of Surrey. This acquisition will complete the park assembly at this location.

Compensation: \$16,100.00

Approved by Council: January 10, 2000.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Land Purchase By-law, 2000,  
No. 13929" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-113

Carried

## INTRODUCTIONS

13. "Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 11 Amendment By-law, 2000, No. 13930"

0023-13930/2300-003/001 - Council Initiative

To authorize housekeeping amendments to the "Surrey Official Community Plan By-law, 1996, No. 12900," as follows:

- (1) Redesignations

The following lands are to be redesignated:

- I) Suburban (SUB) to Urban (URB)  
12248, 12256, 12266, 12272, 12280, 12282 (City Park), 12288,  
12292, 12298, 12330, 12338 - 58 Avenue, 5850 - 123 Street,  
5849 - 123A Street (formerly 12258 58A Avenue);  
13918 - 58 Avenue, 5777 King George Highway,  
13907 Highway #10 - 56 Avenue and 13977 -  
Highway #10 - 58 Avenue (formerly 13975 Hwy #10).

- (2) Housekeeping Amendments

- (a) Amend Schedule C. Development Permit Area Guidelines under the heading Designated Development Permit Areas by inserting new paragraph 3 which will state "Despite the foregoing, a Development Permit is required where the said industrial development occurs on a parcel which abuts lands within any non-Industrial OCP Land Use Designation (Suburban, Urban, Multiple Residential, City Centre, Town Centre, Commercial, Industrial,



Rural, Agricultural, Conservation, Indian Reserve), or is to be used for a business/industrial park;

- (b) Amend Schedule C. Development Permit Areas Guidelines under the heading Specific Guidelines by inserting new paragraph C.1.3.c) which will rectify a typographical error in the guideline that states the maximum width of a driveway for a duplex be 18 metres rather than 6 meters;
- (c) Amend Part 3. Land Use Strategy under the heading Descriptions of Land Use Designations by replacing the definition for Indian Reserve (IR);
- (d) Amend Part 4. Supplemental Land Use Strategy by replacing the existing Figure 4-10: Heritage and Archaeological Sites Map.

Approved by Council: September 13, 1999  
Corporate Report Item C434

It was Moved by Councillor Eddington  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 11 Amendment By-law, 2000, No. 13930"  
pass its first reading.

RES.R00-114

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 11 Amendment By-law, 2000, No. 13930"  
pass its second reading.

RES.R00-115

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 11 Amendment By-law,  
2000, No. 13930" be held at the City Hall on February 21, 2000, at 7:00 p.m.

RES.R00-116

Carried

14. "Land Purchase By-law, 2000, No. 13931"

0023-13931/8380-109/F - Metro and Dora Romanchuk

To authorize the purchase of land at 10615 - 140 Street for pleasure, recreation or community uses by the City of Surrey. The property has been identified for inclusion in the land assembly for park portion of the park/school site that will replace the existing Grosvenor Road Elementary School. This acquisition will complete the acquisition of properties on the 140 Street side of the proposed park.

Compensation: \$322,000.00

Approved by Council: January 10, 2000  
Corporate Report Item R002

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Land Purchase By-law, 2000,  
No. 13931" pass its first reading.

RES.R00-117

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Land Purchase By-law, 2000,  
No. 13931" pass its second reading.

RES.R00-118

Carried

The said By-law was then read for the third time.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Land Purchase By-law, 2000,  
No. 13931" pass its third reading.

RES.R00-119

Carried

15. "Surrey Parks, Recreation and Culture Commission By-law, 1999, No. 13663, Amendment By-law, 2000, No. 13932"

0023-13932 - Regulatory By-law Text Amendment

To amend "Surrey Parks, Recreation and Culture Commission By-law, 1999, No. 13663," by replacing Section 8. (1). This amendment is necessary to reflect that Council appoint the position of Chair and that the Chair appoint the position of Vice-Chair.

Approved by Council: To be approved

**Note:** This By-law requires an affirmative vote of at least 2/3rds of all Council members.

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R009 of this Agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Parks, Recreation and Culture  
Commission By-law, 1999, No. 13663, Amendment By-law, 2000, No. 13932"  
pass its first reading.

RES.R00-120 Carried with Councillors Villeneuve,  
Eddington and Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Parks, Recreation and Culture  
Commission By-law, 1999, No. 13663, Amendment By-law, 2000, No. 13932"  
pass its second reading.

RES.R00-121 Carried with Councillors Villeneuve,  
Eddington and Bose against.

The said By-law was then read for the third time.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Parks, Recreation and Culture  
Commission By-law, 1999, No. 13663, Amendment By-law, 2000, No. 13932"  
pass its third reading.

RES.R00-122 Carried with Councillors Villeneuve,  
Eddington and Bose against.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7999-0131-00**  
**Charanjit & Jagvinder Kang, Charanjit & Manjit Randhawa,**  
**Paramjit & Bhupinder Kang and Kuldip & Rohni Sandhu**  
**c/o Gerry Blonski Architect**  
13122 - 80 Avenue



To vary "Surrey Zoning By-law, 1993, No. 12000", Part 48, Section F & A1(b) as follows:

- (a) The west side yard setback of a principle building is reduced from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.) and the east side yard of an accessory buildings is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.); and
- (b) The requirements for the on-site paved surface to be surfaced with an asphalt, concrete or similar pavement is relaxed to allow a gravel surface,

to permit the development of a truck parking facility.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7999-0131-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R00-123

Carried

**2. Delegation Requests**

- (a) **Jack Marsland, President  
Semiahmoo Fish & Game Club**  
File: 0065-012

Requesting to appear before Council to discuss the preservation of the Little Campbell River Watershed.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Jack Marsland, President, Semiahmoo  
 Fish & Game Club be heard as a delegation at Council-in-Committee.

RES.R00-124

Carried

**3. Tag Days**

- (a) **Bob Karman, Campaign Coordinator  
Fraser Valley Region  
Canadian Cancer Society**  
File: 0861-001

Requesting permission to hold their annual "Do it for a Friend" door-to-door fundraising drive during the month of April to assist the Canadian Cancer Society in providing ongoing research, emotional support, and education programs.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That permission be granted to Bob Karman, Campaign Coordinator, Fraser Valley Region, Canadian Cancer Society to hold their annual "Do it for a Friend" door-to-door fundraising drive during the month of April to assist the Canadian Cancer Society in providing ongoing research, emotional support, and education programs.

RES.R00-125

Carried

**4. White Rock & South Surrey  
Chamber of Commerce  
ATHENA and the APOLLO Award Gala**  
File: 0012-001; 0031-005

Council is requested to pass a resolution authorizing all members of Council to attend the ATHENA and the APOLLO Award Gala to be held January 20, 2000, in Surrey, and that expenses be paid in accordance with Council policy.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That all members of Council attend the ATHENA and the APOLLO Award Gala to be held January 20, 2000, in Surrey, and that expenses be paid in accordance with Council policy.

RES.R00-126

Carried

**5. 2000 BC Tourism Industry Conference - February 16 - 18, 2000**  
File: 0012-001; 0031-005

Council is requested to pass a resolution authorizing Councillor Higginbotham to attend the 2000 BC Tourism Industry Conference, to be held February 16 - 18, 2000, in Vancouver, BC, and that expenses be paid in accordance with Council policy.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That Councillor Higginbotham attend the 2000 BC Tourism Industry Conference, to be held February 16 - 18, 2000, in Vancouver, BC, and that expenses be paid in accordance with Council policy.

RES.R00-127

Carried

**6. Surrey Chamber of Commerce Luncheon - January 19, 2000**

Councillor Bose requested that Council authorize all members of Council to attend the Chamber of Commerce Luncheon to be held on January 19, 2000.

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That all members of Council be authorized  
to attend the Surrey Chamber of Commerce Luncheon to be held on  
January 19, 2000, and that expenses be paid in accordance with Council policy.

RES.R00-128

Carried

**J. CORRESPONDENCE**

**CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS**

**ACTION ITEMS**

- 1.** Letter, dated January 6, 2000, from **Linda Mitchell, Executive Director, Literacy BC**, advising that January 27, 2000 is "Family Literacy Day", inviting Council to contact local family literacy programs to find out what they are planning to raise awareness, and enclosing background materials for review.  
File: 0864-001; 0003-001

**Note:** The "Family Literacy Day" proclamation will appear on a future agenda.

It was Moved by Councillor Watts  
Seconded by Councillor Higginbotham  
That the letter dated January 6, 2000 from  
Linda Mitchell, Executive Director, Literacy BC be received.

RES.R00-129

Carried

**K. NOTICE OF MOTION**

**L. ANY OTHER COMPETENT BUSINESS**

- 1. Pedestrian Overpass - Crescent Beach Area**

Councillor Villeneuve commented that she was shocked at the heavy impact of the recently constructed overpass at Crescent Beach, pointing out that it is a blight on the environment.





**6. Colebrook Road & King George Highway**

Councillor Watts asked when Council could expect to have a report on the issue discussed at Council-in-Committee held earlier in the day concerning Colebrook Road and King George Highway.

**7. Closed Meeting**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That Council go into a closed meeting  
pursuant to Section 242.2(1)(h) of the Municipal Act, to discuss a report from the  
City Solicitor.

RES.R00-135


Carried

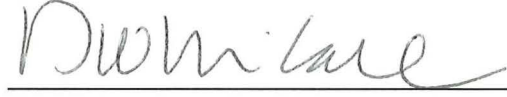
**M. ADJOURNMENT**

The Chair declared the Regular Council - Public Hearing meeting adjourned and that the next Regular Council meeting be held on Monday, January 24, 2000, at 7:00 p.m.

The Regular Council - Public Hearing meeting adjourned at 9:44 p.m.

Certified correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor