



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 21, 2000
Time: 7:00 p.m.

Present:

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

Staff Present:

City Clerk
General Manager, Planning & Development
Manager, Area Planning & Development
Division, Planning & Development
Manager, South Surrey Section, Planning &
Development
Manager, North Surrey Section, Planning &
Development
Land Development Engineer

A. ADOPTION OF MINUTES

B. DELEGATIONS

Councillor Higginbotham advised that she and her husband are members of the Hazelmere Golf & Country Club, and added that her husband has done some work for the applicant, and left the meeting at 7:01 p.m. due to a potential conflict of interest.

1. **Surrey Official Community Plan By-law, 1996, No. 12900, No. 27 Amendment By-law, 2000, No. 13951**

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13952

Rezoning Application No. 5693-0230-00

ADDRESS: **CIVIC/LEGAL**
18076 - 8 Avenue/PID: 006-972-411, the West Half of Lot
1, Except: Part Subdivided By Plan 24564, Sec. 27, B1N,
R1E, NWD Plan 4059
Portion of 18150 - 8 Avenue/PID: 006-946-046, Lot 6,
Sec. 27, B1N, R1E, NWD Plan 24564

APPLICANT: Hazelmere Golf and Tennis Club Ltd.
c/o Alvin Schellenberg, Trademark
#200 - 6245 - 136 Street
Surrey, B.C. V3X 1H3

PROPOSAL: To amend the Official Community Plan to redesignate the properties from Agricultural to Urban.
To rezone the properties from "Recreational Zone (P-R) (By-law No. 5942) to "Comprehensive Development Zone (CD)".

The rezoning of the properties is to permit the development of a 42-unit townhouse development.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13952**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate *ground-oriented, low density* housing which is to be developed in accordance with a comprehensive design.

The *Lands* are divided into Blocks A and B as shown on Schedule A which is attached hereto and forms part of this By-law.

PERMITTED USES:

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

1. Block A
 - (a) *Open space.*
2. Block B
 - (a) *Ground-oriented multiple unit residential buildings.*
 - (b) *Child care centres*, provided that such centres:
 - i. Do not constitute a singular use on the *lot*; and
 - ii. 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 properties was indicated to the Public Hearing.

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

	<u>FOR</u>	<u>AGAINST</u>
Jim Taylor	X	
Michael Stuart	X	
John Sproule	X	
Ross Gray	X	
Troy Peverley	X	
Greg Cosens	X	
Bob Willems	X	
Debora Dent	X	
Shane Dent	X	
Anne Conte	X	
Ruby Kuhn	X	
Wayne Coates	X	
Murray Weisenberger		X

Mr. Gordon Cameron of Trademark Properties Ltd., was in attendance on behalf of the applicant and submitted a petition with signatures supporting the proposed rezoning.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the petition containing 90 signatures
 supporting the proposed rezoning be received.

RES.R00-382

Carried

Mr. Cameron noted that their project will not impact on the Little Campbell River and advised Council that they have an Environmental Consultant in attendance to discuss environmental issues.

Mr. Otto Rulofs of 18216 - 8 Avenue was present to comment on the proposed rezoning. Mr. Rulofs advised that he lives immediately to the east of the proposal and is opposed to the proposed rezoning. He advised that they have lived at this property since 1968. Mr. Rulofs questioned the wisdom of having an urban development in an agricultural area. He also questioned the impact on the Little Campbell River. Mr. Rulofs questioned the water supply available for this project. Mr. Rulofs discussed the history of how the property was removed from the Agricultural Land Reserve and how various components of the golf course were developed. He referenced a development proposal for a village at Hazelmere that did not proceed to completion. Mr. Rulofs went on to point out that this current proposal commenced going through the process in 1995. Mr. Rulofs requested that the project not be approved. Mr. Rulofs then discussed traffic on 8 Avenue, and noted it would increase significantly, and put children accessing the school at risk. Mr. Rulofs also pointed out that parking is inadequate for the golf course, and people park their cars along 8 Avenue.

Mr. Rulofs referenced the site plan for the development, noting that the Little Campbell River is to the left, and went on to describe how the floodplain has been altered. He then commented on the adverse impact vehicles in the area will have on the habitat. Mr. Rulofs then commented on how the runoff from the golf course negatively impacts his property, and felt that this development will only add to the problem. Mr. Rulofs did not understand why the City wants to take over the existing sewer system designed for only Hazelmere use and indicated that there may be some liability issues. He also noted that there is no indication of where the water supply is going to come from, and asked if it would impact on the water supply of the existing residents in the area. Mr. Rulofs urged Council to deny the rezoning.

Ms. Gail Wool of 22736 - 8 Avenue, Langley, was present on behalf of the Little Campbell River Watershed Society to comment on the proposed rezoning. Ms. Wool expressed concern with the impact this project will have on the watershed. She noted that alteration along the river will increase runoff, and there is less time for water to soak into the vegetation along the river. Ms. Wool discussed reasons why streams become unproductive for fish habitat. Ms. Wool felt that there is an opportunity to mitigate any problems and suggested steps that can be taken to preserve the watershed, such as putting a cap of 5% on the Effective Impervious Area (EIA). Ms. Wool discussed the importance of developing a master plan for the Little Campbell Watershed to preserve it for the future. Ms. Wool suggested that consideration of this application be postponed until steps have been taken as they have suggested.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the brief submitted by Ms. Wool be

received.

RES.R00-383

Carried

Mr. Art Wahl of 1284 - 184 Street was in attendance on behalf of the Semiahmoo Fish & Game Club to comment on the proposed rezoning. Mr. Wahl noted that there are three things that they object to, namely, the pond, which if it is for fish in high water, will be a trap in low water. Mr. Wahl asked that no work be done in the high water area. He noted that the canary grass can act as a filter for material floating down the river. Mr. Wahl advised that the second thing they are opposed to is the storm interceptor, and questioned how it would work, and felt that it would not address their concerns. Mr. Wahl then discussed the months that the Little Campbell River is very low, and toxins will impact on this small stream and do irreparable damage to the fish in the stream. Mr. Wahl questioned who will maintain the storm interceptor. Mr. Wahl stated that their third concern is that this development is the thin edge of the wedge, and highlighted various development proposals that have been rejected for the area. Mr. Wahl felt that this application will be precedent setting for this area and it will be difficult for future Councils to turn down development proposals for the area. Mr. Wahl requested that Council reject the proposed rezoning.

Mr. Murray Weisenberger of 12785 Crescent Road was present to comment on the proposed rezoning. Mr. Weisenberger spoke in opposition to the proposed rezoning, expressing concern with the sewer, the encroachment of urban development in the farmland, and the impact on the fire services.

Mr. Paul Christie, Environmental Consultant, was present on behalf of the applicant to comment on the proposed rezoning. Mr. Christie advised that they are working with the Ministry of the Environment and the Department of Fisheries and Oceans with respect to this application. Mr. Christie then read from a letter from the Ministry of the Environment advising that they have no objection to the concept and looked forward to receiving more detail. He then read from a letter from the Department of Fisheries and Oceans stating that they did not object to the concept, and noted that they required detailed information prior to approval of the application. Mr. Christie then highlighted various environmental aspects of the area, noting that approximately 5 acres will have a Restrictive Covenant registered on the property protecting the environment. Mr. Christie then discussed the floodplain, and pointed out that it has not yet been decided if it will be connected up to the Little Campbell River. Mr. Christie pointed out that three wetland ponds will be developed, and noted that some of the existing culverting on the golf course will be removed.

Councillor Higginbotham returned to the meeting at 8:19 p.m.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13934**

Rezoning Application No. 7999-0145-00

ADDRESS: **CIVIC/LEGAL**
12038 - 90 Avenue/PID: 004-882-130, Lot 1, Sec. 31,
Tp. 2, NWD Plan 9763
12050 - 90 Avenue/PID: 002-030-454, Lot 2, Sec. 31,
Tp. 2, NWD Plan 9763

APPLICANT: Ajit & Amarjit Gill and Dalbagh & Swarnjeet Gill
c/o Gerry Blonski
1A - 12468 - 82 Avenue,
Surrey, B.C. V3W 3E9

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

The rezoning is to consolidate the properties to permit the expansion of an existing industrial building.

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.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13948**

Rezoning Application No. 7999-0173-00

ADDRESS: **CIVIC/LEGAL**
16738 - 104 Avenue/PID: 003-887-324, Lot 3, Except:
Firstly: West 100 Feet, Secondly: Parcel "F," (Explanatory
Plan 13601), Sec. 25, B5N, R1W, NWD Plan 5921
16766 - 104 Avenue/PID: 009-769-935, Lot "D", Sec. 25,
B5N, R1W, NWD Plan 13094
10283 - 168 Street (also shown as 10287 - 168 Street)/
PID: 011-183-721, Parcel "F", (Explanatory Plan 13601)
Lot 3, Plan 5921, and of lot 4, Plan 12182, Sec. 25, B5N,
R1W, NWD

APPLICANT: City of Surrey, Pelican Rose Holding Ltd. and L. &
M. Onotera
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: To rezone the properties from "One-Acre Residential Zone
(RA)" to "Single Family Residential Zone (RF)".

The rezoning is to permit a subdivision of the properties
and the property at 10261 - 168 Street (which is already
zoned "Single Family Residential Zone (RF)" and forms
part of the subdivision layout) into approximately 32 single
family 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.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the correspondence on table from
Cathy expressing concerns with respect to traffic issues be received.

RES.R00-384

Carried

Mr. Blaine Ursel of 10335 - 168 Street was present to comment on the proposed
rezoning. Mr. Ursel expressed concern with drainage and how it would affect his
property, and also questioned how the hedge along his property would be
protected.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13949**

Rezoning Application No. 7999-0209-00

ADDRESS: **CIVIC/LEGAL**
15825 - 111 Avenue/PID: 012-235-431, Lot 5, Expect:
Firstly: The South 33 Feet Secondly: The North 297 Feet;
Sec. 15, B5N, R1W, NWD Plan 1571
15865 - 111 Avenue/PID: 002-287-269, Lot 65, Sec. 15,
B5N, R1W, NWD Plan 63636

APPLICANT: 592939 B.C. Ltd. and Yu-Sen Liu & Tsai-Kuang Wu
c/o H.Y. Engineering Ltd.
#4, 15243 - 91 Avenue,
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The rezoning is to permit a subdivision of approximately 19 single family 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.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13935**

Rezoning Application No. 7999-0108-00

ADDRESS: **CIVIC/LEGAL**
12543 - 61A Avenue/PID: 018-336-337, Lot 1, Sec. 7,
Tp. 2, NWD Plan LMP11204

APPLICANT: Delores F. M. Fry
c/o Michael Fry
12543 - 61A Avenue
Surrey, B.C. V3X 2E2

PROPOSAL: To rezone from "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)".

The rezoning is to allow the subdivision into four single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13935**

INTENT:

This Comprehensive Development Zone is intended exclusively for single family housing on large *urban lots* 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.

Prior to hearing speakers on Item No. 6, a resident submitted a package of information to Council for consideration, including:

- original letter of objection;
- memo to Councillor Eddington from General Manager, Planning & Development;
- new letter from two residents directly negatively affected by the proposal;
- copy of Planning & Development Department report, including Appendices II, VI, VII;
- Dear Neighbour letters signed January 6, 2000; and
- property evaluation for property comparison purposes.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13947**

Rezoning Application No. 7999-0104-00

ADDRESS: CIVIC/LEGAL
7870 - 120 Street/PID: 006-238-483, Lot 1, Sec. 19, Tp. 2, NWD Plan 73324
7910 - 120 Street/PID: 014-922-304, Lot 1, Sec. 19, Tp. 2, NWD Plan 82872
12038 - 80 Ave./PID: 009-535-951, Lot 3 Except: Firstly: The West 136 Feet Secondly: The East 73 Feet (Explanatory Plan 14900) Thirdly: Parcel "A" (Reference Plan 16482); Sec. 19, Tp. 2, NWD Plan 11489
12046 - 80 Avenue/PID: 009-535-900, Parcel "B", (Reference Plan 16769) West 136 Feet Lot 3, Sec. 19, Tp. 2, NWD Plan 11489
12052 - 80 Avenue/PID: 009-535-781, West 136 Feet Lot 3, Except: Parcel "B" (Reference Plan 16769); Sec. 19, Tp. 2, NWD Plan 11489
12062 - 80 Avenue/PID: 009-535-837, Parcel "A" (Reference Plan 16482) Lot 3, Except Part Bylaw Plan 83128, Sec. 19, Tp. 2, NWD Plan 11489

APPLICANT: Dayhu Investments Ltd. and D & B Development Corporation
c/o Carter Property Consultants Inc.
206 - 20641 Logan Avenue
Langley, B.C. V3A 7R3

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)", "Community Commercial Zone (C-8)", "Comprehensive Development Zone (CD)" (By-law No. 9634) and "Comprehensive Development Zone (CD)" (By-law No. 8737) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

The rezoning is to permit an approximately 9,460 square metres (101,840 sq. ft.) Wal-Mart retail store and an additional free-standing building with approximately 418 square metres (4,500 sq. ft.) of retail/office space.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13947**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of a large scale retail outlet requiring a large *lot* and exposure to a major *highway* and additional retail, office and service uses.

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*; and
 - (b) *second-hand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. Beverage container return centres provided that:
 - (a) the use is confined to an enclosed *building*; and
 - (b) the *building* is a maximum of 279 square metres [3,003 sq.ft.].
5. *Eating establishments* excluding *drive-through*.
6. *Neighbourhood pubs*.
7. Office uses excluding *social escort services*.
8. Garden supply stores.
9. *Parking facilities*.
10. *Automotive service uses* of *vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.*, provided that such use is associated with a use permitted under Section B.1 of this Zone.
11. Indoor *recreational facilities*.
12. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
13. *Assembly halls*.
14. *Community services*.

- 15. *Child care centres.*
- 16. One *dwelling unit* per *lot* 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 properties was indicated to the Public Hearing.

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That the correspondence on table from Barbara LaGreca, K & H Smith, B.C. Wildlife Federation, Marlene Foley, Donald J. Thon, B. Crawford, Terry & Madeline Peer, Nancy Hiew and Mr. P. Taylor supporting the proposed rezoning, and the petition containing 1350 signatures in opposition, and the correspondence from Irene Hilton, Cathy & Brian McCashin, and a petition circulated by Matthew C. Stewart in opposition, and the revised plans from Carter Property Consultants be received.

RES.R00-385

Carried

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

	<u>FOR</u>	<u>AGAINST</u>
Davinder Basra	X	
Narinder Basra	X	
Noreen Holmes		X
Maria Van Betuw	X	
P. Schouten	X	
C. Jeanette Bergen		X
Flora Stowell		X
F. Silva		X
Les Nagy	X	
Christina Neigel		X
Walter Shopka		X
Betty Achtemichuk		X
Kal Bains	X	
Helen West		X
Maureen Joa		X
Edson daSilva		X
Roberta Speitelsbach		X
Marguerite Speitelsbach		X
Lisa Lambert		X
Rich Poole		X
Harvey Cook		X

	<u>FOR</u>	<u>AGAINST</u>
Joan Cook		X
David Boettcher		X
Patricia Dyck		X
Hazel Boettcher		X
Jonathan Russell		X
Leslie Brooks		X
Irene Dowling		X
Murray Weisenbezz		X
Colleen Sheridan		X
Bob Sheridan		X
Lavern Richards		X
Bob Dhaliwal	X	
Steven Rosenthal		X
Spriggs		X
Shawn Lammers		X
Shelley Finley		X
Sharon Marks		X
Bill Marks		X
Donna Gilchrist		X
Troy Taylor		X
Robert D' Aoust		X
Mark Dalla-Vicenza		X
Dajiang Yang		X
Yaojin Zhang		X
Richard Garcia	X	
Mario Silva		X
Elsa Menendez		X
Alma Godoy		X
Bruce Michelson		X
Roslyn Joseph		X
Jennifer John		X
Douglas Mercer		X
Sandy Kincer		X
Roland Kincer		X

Mr. Arthur Kube of 16646 - 84A Avenue was present to comment on the proposed rezoning. Mr. Kube requested that Council deny the proposed rezoning, pointing out that box stores are not aesthetically pleasing, are not user friendly, will increase traffic substantially, and will put undue pressure on the residential area. Mr. Kube discussed the shopping traits of seniors, pointing out that they need a lot of places to sit down and rest and this type of store does not afford that opportunity. He suggested that shopping centres with common areas and a variety of stores are most receptive to seniors. Mr. Kube felt that big box stores are an eyesore and do tremendous damage to town centres. He noted that there is already a Wal-Mart store at the Guildford shopping centre. Mr. Kube suggested that City Council try and do something to improve the aesthetics of existing box stores.

Mr. Kube did not feel that the service provided by Wal-Mart was worth the negative impact on traffic circulation in Surrey.

Mr. Dave Mitchell of DMG Landscape Architects was in attendance on behalf of the applicant to comment on the proposed rezoning. Mr. Mitchell discussed design changes that have been undertaken to address concerns raised at the public meeting. Mr. Mitchell advised that they took the residential interface into consideration, and will fill the gaps in the existing vegetation along the residential area. He pointed out that on south east corner they have agreed to do additional landscaping in this area to address the concerns of the residents. Mr. Mitchell noted at the north east corner of the site there will be a plaza with some seating. Mr. Mitchell then discussed lighting and how it would be handled to lessen the impact on the residential area. Mr. Mitchell commented on the loading zone, noting that it will be an isolated area along Scott Road, and will be separated from pedestrian ways. He also pointed out that the loading zone will be very well buffered from Scott Road with landscaping.

Councillor Watts left the meeting at 8:44 p.m.

Mr. Andrew Pottinger of 4432 Stone Crescent, West Vancouver, was present as a Community Consultant to comment on the proposed rezoning.

Councillor Watts returned to the meeting at 8:48 p.m.

Mr. Pottinger discussed public opinion on this proposal, referencing a letter from the Surrey Chamber of Commerce commenting on the project, with respect to employment opportunities, increased tax base and consumer choice.

It was
Moved by Councillor Eddington
Seconded by Councillor Villeneuve
That the letter from the Surrey Chamber of
Commerce commenting on the proposed rezoning be received.

RES.R00-386

Carried

Mr. Pottinger then submitted a petition containing 1,079 signatures supporting the proposed rezoning, with 848 signatures being Surrey residents.

It was
Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the petition supporting the proposed
rezoning be received.

RES.R00-387

Carried

Mr. Pottinger then discussed the statistical public opinion research done in November, noting that two surveys had been done, both by the same company. Mr. Pottinger then articulated the questions asked on the telephone survey. He pointed out that the first survey covered 200 adults, and the second survey covered the Scott Road Corridor, and noted that 64% of the people were leaning towards

supporting the Wal-Mart proposal. Mr. Pottinger then advised that following the presentation to Regular Council Land Use, they surveyed Surrey residents in the immediate area, making 1,000 calls, and noted that this resulted in a 75% of residents leaning towards supporting the proposal.

Councillor Tymoschuk left the meeting at 8:55 p.m.

Ms. Ragvir Basra of 14313 Hawkstream Drive was present to comment on the proposed rezoning. Ms. Basra spoke in support of the proposed rezoning, noting that it will provide employment opportunities and increase the tax base.

Councillor Tymoschuk returned to the meeting at 8:59 p.m.

Mr. Monty Strandberg of #35, 7790 King George Highway was present to comment on the proposed rezoning. Mr. Strandberg spoke in support of the proposed rezoning.

Councillor Steele left the meeting at 9:00 p.m.

Mr. Strandberg advised that they enjoy shopping at Wal-Mart, and spoke to the increase in the tax base and the increased employment opportunities afforded by Wal-Mart.

Mr. Laird Howard of 6263 Boundary Drive West was present to comment on the proposed rezoning. Mr. Howard noted that if approved, this application will result in 7.5 acres of parking lot along Scott Road. Mr. Howard suggested that higher density residential development would be more favourable along Scott Road. He noted that this project will increase traffic by one vehicle every six seconds. Mr. Howard commented on the unpleasant aesthetics of a big box store, and the negative impact on property values in the area. Mr. Howard noted that due to development, he had to move from a previous home to protect his quality of life at a cost to himself of \$80,000.

Councillor Steele returned to the meeting at 9:04 p.m.

Mr. Howard requested that the rezoning application be rejected.

Ms. Cathy McCashin of #49 - 7875 - 122 Street was present to comment on the proposed rezoning. Ms. McCashin advised that she is opposed to the proposed rezoning, and advised that they would never purchase a home behind a Wal-Mart. Ms. McCashin also advised that they looked into what could be constructed on the vacant land prior to purchasing their unit. Ms. McCashin advised that their quality of life will be adversely impacted and changed forever. Ms. McCashin pointed out that they currently live in a very quiet area, and this will change significantly. Ms. McCashin felt that their identity is one that the proposed development must meet, not degrade. Ms. McCashin felt that it could take them from 2 - 8 years to move out of the area if they cannot stand living behind a big box store. Ms. McCashin pointed out that a huge parking lot, lighting and a big

box cannot be mitigated by concessions by the developer. Ms. McCashin believed that big box developments should be removed from permitted uses in the commercial designation, and be put into a high impact designation.

Ms. McCashin noted that there are various sites near the Pattullo Bridge that have opened up that would be a suitable site for this development. Ms. McCashin then commented on the public meetings, and pointed out that the first notice did not state that the development was for a Wal-Mart store. She pointed out that with respect to the second public meeting, many did not receive notice of the meeting, and the ones that did receive notices, only received them a few days before the meeting. Ms. McCashin felt that neighbourhood commercial would not bring as much disruption to the neighbourhood as this development. Ms. McCashin questioned why there are 413 more parking spots provided than required by Surrey's by-law. Ms. McCashin noted that Wal-Mart can still have their store at a different location, and the neighbourhood identity can be retained if other solutions are sought. Ms. McCashin indicated that she and others would be willing to sit on a committee to achieve a Wal-Mart store that will not impact on existing residential areas.

Mr. Brian McCashin of #49 - 7875 - 122 Street was present to comment on the proposed rezoning. Mr. McCashin displayed a map noting the residences opposing the rezoning and referenced a petition containing 1,056 signatures opposing the proposed rezoning. Mr. McCashin displayed a map of 274 townhouse units along the proposed development, noting 240 residents have signed the petition in opposition. Mr. McCashin questioned the over provision of parking spaces, and questioned why more green space was not provided instead of parking spaces. Mr. McCashin then discussed traffic statistics and trip generation statistics. He pointed out that there are no statistics available on big box stores, as they are usually part of a large shopping centre. Mr. McCashin felt that the provision of over 600 parking spaces indicates that Wal-Mart expects to draw customers from a large area. Mr. McCashin noted that the store is the size of two football fields, and the nearest transit access is approximately one quarter mile away. Mr. McCashin then spoke to the inadequacy of the Scott Road entrance and exit, and felt that this will drive a lot of the traffic to the 120A Street side of the project. Mr. McCashin went on to discuss various aspects of the traffic study. Mr. McCashin felt that their area was being treated with disrespect concerning quality of life and property values. Mr. McCashin expressed his fear for his quality of life and protection of his property values.

Mr. Matt Stewart of 7956 - 122 Street was present to comment on the proposed rezoning. Mr. Stewart spoke in opposition to the proposed rezoning, and commented that most of the businesses along Scott Road opposed the development as well. Mr. Stewart then referenced the number of vacant commercial units in this area. Mr. Stewart noted that there are 12 pharmacies in the immediate area, and an additional one is not needed. Mr. Stewart stated that the residents in the area need to have a sustainable, livable plan. Mr. Stewart displayed a map of the area showing the elementary schools in the area utilized by approximately 1300 children, and pointed out that there are no appropriate sidewalks in the area for the children.

Mr. Graham Murchie of 7749 Fleetwood Place, Vancouver, was present to comment on the proposed rezoning. Mr. Murchie advised that he is a Planning Consultant, and discussed the planning process that was done earlier that created a series of nodes running along Scott Road, with the major one at 72 Avenue and Scott, and the balance being small neighbourhood centres. Mr. Murchie noted that many people purchased their homes based on what was described in the Community Plan. Mr. Murchie added that at that time no one in the lower mainland had experience with big box stores. Mr. Murchie believed that the purpose of a community plan is to let people know what the future of the community is. Mr. Murchie commented that when plans are changed, an extensive process should be followed. He noted that most communities treat big box developments as a separate zone and they are given separate treatment so that they do not impact on existing neighbourhoods. Mr. Murchie noted that the increased traffic will bring more air and noise pollution. Mr. Murchie felt that Surrey should look southward to see what has happened in the United States with respect to this land use, in particular an increase in vacant stores.

Councillor Villeneuve left the meeting at 10:06 p.m.

Mr. Murchie felt that developments of this type have to be accommodated in appropriate locations. Mr. Murchie then commented on the negative impact on the social aspects this development will have on the community, and noted that there are no opportunities for social interaction with big box stores.

Councillor Villeneuve returned to the meeting at 10:10 p.m.

Ms. Sophia Kraeling of #59 - 7955 - 122 Street was present to comment on the proposed rezoning. Ms. Kraeling expressed concern with the proposed rezoning. Ms. Kraeling discussed community plans and residents' expectations of the plans. Ms. Kraeling advised that this is a wholesale negative impact on her neighbourhood. Ms. Kraeling wondered why this development did not choose to locate in the Strawberry Hill shopping centre. Ms. Kraeling noted that this store will draw from many outlying districts and noted that the patrons of the store have no interest in their community. She noted that existing businesses promote local residents. Ms. Kraeling then commented that the basis on which they purchased their homes is being changed significantly and noted that she would not purchase a home in an area with such a development, and pointed out that no one will want to purchase their homes now. Ms. Kraeling stated that their concerns have not been addressed, and cannot be. She pointed out that increased crime will not be Wal-Mart's problem, but it will be their problem, the problem of the people who live there. Ms. Kraeling questioned how Council could allow a change that does not compliment the existing residents and businesses in the area. Ms. Kraeling stressed that this is their neighbourhood and asked Council to carefully consider their decision.

Mr. Phil Nicks of 13650 - 80 Avenue was present to comment on the proposed rezoning. Mr. Nicks spoke in support of the Wal-Mart proposal, and commended

Wal-Mart on exceeding their parking commitment. Mr. Nicks felt that this project will economically enhance the City. Mr. Nicks noted that as a handicapped patron he experiences many difficulties in accessing stores in malls.

Councillor Watts left the meeting at 10:30 p.m.

Ms. Irene Hilton of 120A Street was in attendance to comment on the proposed rezoning. Ms. Hilton spoke in opposition to the proposed rezoning, pointing out that the traffic is unbearable now without the Wal-Mart development and asked that the application be denied.

Councillor Watts returned to the meeting at 10:34 p.m.

Mr. John Preston of 7837 - 120A Street was present to comment on the proposed rezoning. Mr. Preston believed that the credibility of the planning process and the output of community and local area plans are jeopardized when changes are made to accommodate developers.

Councillor Eddington left the meeting at 10:35 p.m.

Mr. Preston believed that if this development is approved, that this will send a message to other communities that community plans are not upheld. Mr. Preston did not believe that this project is the best use for the land, and detailed some of the traffic problems the project will bring to the area. Mr. Preston referenced a map showing 120A Street, noting that part of it does not exist at this time, and commented that the planning/engineering report does not indicate when all of 120A Street which is intended to be a ring road will be constructed.

Councillor Eddington returned to the meeting at 10:39 p.m.

Mr. Preston discussed traffic circulation in the area, pointing out that the bulk of the traffic is residential.

Councillor Hunt left the meeting at 10:40 p.m.

Mr. Preston also noted the need for children going to the elementary school to cross 120A Street and questioned the safety of the children with the proposed increase in traffic. Mr. Preston requested that the application be denied, and that the site be developed in accordance with the existing plans.

Mr. Tom Pape of #206 - 7838 - 120A Street was present to comment on the proposed rezoning. Mr. Pape discussed his driving habits. Mr. Pape applauded Council and the Planning Department for great developments such as Fleetwood Village and Panorama Village, and advised that this is the type of development he expects/demands in his community. Mr. Pape insisted on being allowed to have a livable community.

Councillor Hunt returned to the meeting at 10:44 p.m.

Mr. Pape was not opposed to commercial development, but rather for informed and responsible development conforming to the Official Community Plan. Mr. Pape then discussed safety for children in the area, and expressed concern for them with the potential of increased traffic in the area. Mr. Pape expressed additional concerns with the manner in which the Public Hearing is being conducted and felt that due process was not afforded. Mr. Pape closed his comments by quoting from Sam Walton, ". . . if we are not welcome, we will not come . . ." and suggesting that Wal-Mart live up to this quote.

Mr. Clair Nygard of 12309 Coulthard Road was present to comment on the proposed rezoning. Mr. Nygard indicated that this site is not a typical site for Wal-Mart. Mr. Nygard referenced a Wal-Mart store in Langley as a typical type of store for Wal-Mart. Mr. Nygard felt that this store will destroy the small retailers in the area. Mr. Nygard felt that this development will deplete the tax base and job opportunities in the City of Surrey.

Mr. Roland Dyck of 7955 - 122 Street was present to comment on the proposed rezoning. Mr. Dyck spoke in opposition to the proposed rezoning, and expressed concern with the increase in traffic along Scott Road and along 80 Avenue. Mr. Dyck pointed out that the streets on the Delta side have been constructed to discourage large volumes of traffic. Mr. Dyck referenced waiting through three traffic light changes at an intersection in the area on the weekend. Mr. Dyck questioned how this area can handle the additional traffic volume. Mr. Dyck felt that this project does not compliment the area, and asked that development of the area continue in a manner similar to what has developed to date.

Mr. Tom Sones of 13362 Ambleswood Drive was present to comment on the proposed rezoning. Mr. Sones advised that he has worked in this area for many years. Mr. Sones pointed out that this area has a strong sense of neighbourhood. Mr. Sones commented on the traffic in the area, pointing out that Scott Road is already congested. Mr. Sones questioned if the store is economically viable and commented on what the neighbourhood would be left with if it was not successful. Mr. Sones asked Council if this is a type of development any member of Council would want in their individual backyards. Mr. Sones noted that there are many good examples of where a development of this type can locate.

Mr. Ragbhir Bhinder of 13633 - 56 Avenue was present to comment on the proposed rezoning. He spoke in support of the proposed rezoning, pointing out that the project will bring jobs and additional tax revenue to Surrey.

Ms. Gillian Stewart of 7956 - 122 Street was present to comment on the proposed rezoning. Ms. Stewart spoke in opposition to the proposed rezoning. Ms. Stewart advised that she canvassed her neighbourhood and pointed out that the majority of the residents do not want a Wal-Mart store at this location. Ms. Stewart expressed concern with the increase in traffic, noting that in order to avoid gridlock, traffic will relocate to residential streets. Ms. Stewart asked that Council vote against this development at this location.

Mr. Amrik Purewal of 14360 - 91 Avenue was present to comment on the proposed rezoning. Mr. Purewal spoke in support of the development of family shopping for this neighbourhood.

Mr. Nizam Ali of #206 - 7881 - 120A Street was present to comment on the proposed rezoning. Mr. Ali spoke in opposition to the proposed rezoning, pointing out that his unit is right on the property line of the proposed development. Mr. Ali stated that his neighbourhood is a very unique neighbourhood. Mr. Ali spoke in support of development that would enhance the neighbourhood and bring to the area retailers that they can get to know. Mr. Ali emphasized the traffic problems that this development will generate. Mr. Ali stated that he is very concerned with the crime rate that will come with this proposal, particularly with respect to residential break-ins and vehicle thefts. Mr. Ali noted that there is not a lot of green space in the area and suggested that Council consider utilizing some of this site for a park.

Ms. Sandra Bramall of 2496 - 136 Street was present to comment on the proposed rezoning. Ms. Bramall advised that she worked in good faith for over two years in helping to develop the Official Community Plan. Ms. Bramall noted that the Community Plan should give the residents some assurance of what will be developed in a community. Ms. Bramall commented that she is disheartened that the Official Community Plan is not being followed. Ms. Bramall referenced the brochure entitled "attending a public hearing," noting that due process was not followed this evening. Ms. Bramall expressed concern with respect to land values diminishing. Ms. Bramall asked that Council consider the residents' wishes with great respect.

Mr. Murray Weisenberger of 12785 Crescent Road was present to comment on the proposed rezoning. Mr. Weisenberger noted that there is no economic study available to determine if a large box retail store is economically advantageous to the City of Surrey. He felt that the taxpayers would be better served by a development more suitable to the neighbourhood

Mr. Trevor Ward of the Ward Consultant Group was present on behalf of the applicant to comment on the proposed rezoning. Mr. Ward addressed the comments on traffic and parking raised throughout the public hearing. Mr. Ward noted that there is a large variation between municipalities with respect to parking requirements for commercial developments. Mr. Ward advised that he looks at this development as different components rather than a large box. Mr. Ward clarified the trip generation statistics in the traffic study. Mr. Ward also discussed a typical traffic volume on a major road, and discussed traffic signalization and left turn lanes. Mr. Ward noted that there are a lot of people in this area that presently go to Guildford, and will go to Wal-Mart instead when it is built.

Mr. Ron Huskel of 6683 Nickelson Drive, Delta, was present to comment on the proposed rezoning. He spoke in support of the proposed development, believing that it will be a welcome addition to the area. He touched on the tax base, noting

that this will enhance the tax base, increase business along the Scott Road Corridor and provide additional employment in the area.

Mr. Richard Garcia was present to comment on the proposed rezoning. Mr. Garcia advised that he owns and operates a business in the area, and questioned the location of the loading bay for the proposed development, and asked where the garbage containers will be located. Mr. Garcia spoke in support of the development, but expressed sympathy for the residents in the area, feeling that their property values will be decreased. Mr. Garcia closed by stating he felt that Scott Road needs this project for rejuvenation of the area.

Mr. Steve Rosenthal of 12149 - 76A Avenue was present to comment on the proposed rezoning. Mr. Rosenthal spoke in opposition to the proposed rezoning, commenting on traffic in the area, and pointing out that 80 Avenue is not a suitable secondary route. Mr. Rosenthal suggested that the project should be further explored taking into consideration the residents wishes.

The applicant was present to comment on the proposed rezoning. He advised that he has been at this process for nine months, and articulated everything that was done throughout the process. He agreed that there is solid opposition from the immediate residents in the area. He pointed out that the site is designated Commercial in the Official Community Plan. He felt that the property owner should have the opportunity to develop the site as he has owned it for many years. He then discussed commercial vacancies and anchor tenants. He then touched on the notification process that was done, and agreed it did not state it was a Wal-Mart store. He pointed out that in the second notification they stated it was a Wal-Mart store. He then commented that he was not aware that Wal-Mart will bring crime problems into the area, and stated that he hoped Wal-Mart would be a good citizen and work with the police on policing issues. He then highlighted the many benefits of this project and asked that the project be approved as it will be a catalyst for the Scott Road Corridor.

Mr. Roy Taylor of #90 - 7955 - 122 Street was present to comment on the proposed rezoning. Mr. Taylor spoke in opposition to the proposed rezoning, expressing concern that the properties in the area will be devalued. Mr. Taylor noted that this type of development is not conducive to community activities. He suggested a "Starbucks" would be an appropriate addition for seniors to converse.

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

PROPOSAL: 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:

- (a) **Suburban (SUB) to Urban (URB)**
12248, 12256, 12266, 12272, 12280, 12282 (City Park), 12288,
12292, 12298, 12330, 12338 - 58A Avenue, 5850 - 123 Street,
5849 - 123A Street
(formerly 12258 58A Avenue);
13918 - 58 Avenue, 5777 King George Highway, 13907
Highway #10 and 13977 - Highway #10
(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) as follows;
"Semiahmoo First Nations Indian Reserve Designation is intended to include Semiahmoo First Nation lands and any other properties located within or traversing that OCP designation boundary. Within this designation the City assumes no jurisdiction over land use."
- (d) **Amend Part 4.** Supplemental Land Use Strategy by replacing the existing Figure 4-10: Heritage and Archaeological Sites Map with a revised Figure 4-10 map.

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

There were no objections to the proposed Community Plan redesignations and text amendments.

The Regular Council meeting recessed at 11:53 p.m. and reconvened at 12:07 a.m. with all members of Council in attendance.

C. COMMITTEE REPORTS

There were no Committee Reports submitted to the meeting.

D. BOARD/COMMISSION REPORTS

There were no Board/commission Reports submitted to the meeting.

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) HERITAGE WEEK

February 21 - 27, 2000

WHEREAS it is deemed desirable to designate Heritage Week as a week set aside for citizens to give recognition and pay special tribute to the cultural and natural heritage of Canada in which they can take pride; and

WHEREAS it is believed that all residents of British Columbia would wish to celebrate our heritage by observing such a week in a manner which would enhance our appreciation of our cultural heritage by dedicating ourselves to the preservation of those artifacts, buildings, sites and landscapes that provide so much for the enjoyment of present and future generations; and

WHEREAS our farming and agricultural heritage has been and is a growing tradition in British Columbia; and

WHEREAS it is recognized that 2000 is the 150th anniversary of the establishment of the first Puget's Sound Agricultural Company farm in British Columbia, the first large scale farming in British Columbia; and

WHEREAS 2000 marks the 150th anniversary of the arrival of the Norman Morison, with more than 80 immigrant labourer-settlers

and miners to farm the lands owned by the Hudson Bay Company;
and

WHEREAS it is acknowledged that 2000 marks the 100th year of the Armstrong Fall Fair, and the 90th year that the Pacific National Exhibition has operated in celebration of British Columbia farming and agriculture; and

WHEREAS it is recognized that 2000 marks the 80th year since draining of Sumas Lake and control of flooding of the Vedder River thereby reclaiming more than 30,000 acres of land for agricultural purposes; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in Council in that behalf that a Proclamation be issued designating February 21 to 27, 2000, inclusive, as "Heritage Week" in British Columbia;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of February 21 - 27, 2000, as "HERITAGE WEEK" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

Councillor Higginbotham advised that she and her husband are members of the Hazelmere Golf & Country Club, and added that her husband has done some work for the applicant, and left the meeting at 12:08 a.m. due to a potential conflict of interest.

1. The following Outstanding Corporate Report was considered and dealt with as follows:

Item No. R024 Sewer Servicing of Townhouse Proposal at
Hazelmere Golf Course
File: 5693-0230-00

The Manager, Utilities, Engineering Department submitted a report regarding the City's position on the servicing of a townhouse development proposal adjacent to the Hazelmere Golf Course.

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

The following motion deferred from the February 7, 2000 Regular Council meeting pending consideration of the rezoning application was before Council:

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve, in principle, the City taking over the ownership of the sanitary sewer forcemain servicing the Hazelmere Golf Course.

RES.R00-388 Carried with Councillor Bose against.

It was Moved by Councillor Eddington
Seconded by Councillor Watts
That prior to final adoption, the applicant and the Engineering Department work together to resolve the cost implications related to Surrey taking over the private sewer.

RES.R00-389 Carried

Councillor Higginbotham returned to the meeting at 12:10 a.m.

2. The Corporate Reports under date of February 21, 2000, were considered and dealt with as follows:

Item No. R032 Sale of City Property at 10607/10643 Span Road
(Old Towing Yard)
File: 0540-001/20

The Manager, Facilities & Realty, Engineering Department submitted a report concerning the sale of City property at 10607/10643 Span Road.

The Manager, Facilities & Realty, Engineering Department was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council accept the highest acceptable offer received for the sale of a ±0.778 hectare (±1.92 acre) portion of the City-owned property at 10607/10643 Span Road, subject to the salvage use being removed as an acceptable use on this property.

RES.R00-390 Carried with Councillor Bose against.

Item No. R033 Proposed Housing Agreement for Seniors' Housing Project:
8987, 9055 & 9069 - 160 Street - Elim Housing Society
File: 7997-0242-00

The General Manager, Planning & Development Department submitted a report providing an update on the status of the proposed seniors' housing development in Fleetwood by the Elim Housing Society, describe the terms and conditions of the proposed Housing Agreement and initiate the necessary by-law process.

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

It was
Moved by Councillor Villeneuve
Seconded by Councillor Watts
That Council:

1. Approve the revised western building elevations as illustrated in Appendix II for inclusion in the related Development Permit;
2. Approve the proposed "Housing Agreement" as described in this Report and attached as Appendix IV; and
3. Instruct the City Clerk to introduce the necessary Housing Agreement By-law.

RES.R00-391

Carried

H. BY-LAWS

Councillor Higginbotham advised that she and her husband are members of the Hazelmere Golf & Country Club, and added that her husband has done some work for the applicant, and left the meeting at 12:15 a.m. due to a potential conflict of interest.

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 27 Amendment By-law, 2000, No. 13951"

5693-0230-00 - Hazelmere Golf and Tennis Club Ltd.

To authorize the redesignation of the lands on property located at 18076 - 8 Avenue and Portion of 18150 - 8 Avenue from Agricultural (AGR) to Urban (URB).

Approved by Council: February 7, 2000

This By-law is proceeding in conjunction with By-law 13752.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 27 Amendment By-law, 2000, No. 13951" pass its
third reading.

Before the motion was put:-

It was Moved by Councillor Villeneuve
Seconded by Councillor Bose
That consideration of the above motion be
deferred for one week for clarification with respect to the maintenance and
liability of the interceptor, and the information on how detailed the discussions
were with the Environmental Agencies.

RES.R00-392 Defeated with Councillors Tymoschuk,
Steele, Watts, Hunt and the Mayor against.

The main motion was then put, and:-

RES.R00-393 Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13952"

5693-0230-00 - Hazelmere Golf and Tennis Club Ltd.

P-R (BL 5942) to CD - (BL 12000) - 18076 - 8 Avenue and Portion of
18150 - 8 Avenue - to permit the development of a 42-unit townhouse
project.

Approved by Council: February 7, 2000

This By-law is proceeding in conjunction with By-law 13751.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13952" pass its third reading.
RES.R00-394 Carried with Councillor Bose against.

Councillor Higginbotham returned to the meeting at 12:25 a.m.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13934"

7999-0145-00 - Ajit Singh and Amarjit Kaur Gill; Dalbagh Singh
and Swarnjeet Kaur Gill

RA & IL to IL - 12038 and 12050 - 90 Avenue - to permit the expansion of an existing industrial building.

Approved by Council: January 24, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13934" pass its third reading.

RES.R00-395

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13948"

7999-0173-00 - City of Surrey, Larry and Maureen Onotera; Pelican Rose Holding Ltd. c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 16738 - 104 Avenue;
16766 - 104 Avenue; 10283 - 168 Street (also shown as
10287 - 168 Street) - to permit subdivision of the properties and the
property at 10261 - 168 Street (which is already zoned RF and forms part
of the subdivision layout) into approximately 32 single family lots.

Approved by Council: February 7, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13948" pass its third reading.

RES.R00-396

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13949"

7999-0209-00 - 592939 BC Ltd. & Yu-Sen Liu and Tsai-Kuang Wu
c/o HY Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 15825 - 111 Avenue and
15865 - 111 Avenue - to permit subdivision into approximately 19 single
family lots.

Approved by Council: February 7, 2000

RES.R00-397 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13949" pass its third reading.
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13935"

7999-0108-00 - Delores Fry

RA (BL 12000) & RH (BL 12000) to CD (BL 12000) -
 12543 - 61A Avenue - to permit the development of four single
 family lots.

Approved by Council: January 24, 2000

RES.R00-398 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13935" pass its third reading.
Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13947"

7999-0104-00 - D & B Development Corporation, Dayhu Investments Ltd.,
 c/o Carter Property Consultants Inc.

RA, C-8, CD (BL 8737) & CD (BL 9634) to CD (BL 12000) - 7870 &
 7910 - 120 Street; 12038/46/52/62 - 80 Avenue - to permit the
 development of an approximately 9,460 sq.m. (101,840 sq.ft.) Wal-Mart
 retail store and an additional free-standing building with approximately
 418 sq. m. (4,500 sq. ft.) of retail office space.

Approved by Council: February 7, 2000

RES.R00-399 It was Moved by Councillor Villeneuve
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13947" be denied.
Carried with Councillors Steele,
 Higginbotham and the Mayor against.

7. "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 - and 13977 - Highway #10
(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 Hunt
Seconded by Councillor Tymoschuk
That Section 2 (a) Housekeeping
Amendments be further amended by deleting the word "Industrial" between the
words "Commercial" and Rural".
- RES.R00-400 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 11 Amendment By-law, 2000, No. 13930"
pass its third reading, as amended.
- RES.R00-401 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 11 Amendment By-law, 2000, No. 13930" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.
- RES.R00-402 Carried

FINAL ADOPTION

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12972"

5694-0372-00 - Kulwant S. Sarai c/o Grassroots Consulting Services

RF (BL 12000) to CHI (BL 12000) - 15399 Fraser Highway - to allow the
development of a tire store.

Approved by Council: November 19, 1996

Note: Planning & Development advise (reference memorandum dated
February 9, 2000) that the Public Hearing on this application was held on
January 20, 1997. As more than two years have passed since the Public
Hearing, Council may wish to hold a new Public Hearing. Because of
cash-flow problems, the applicant has been forced to proceed slowly with
the project.

Note: A Development Permit (6794-0372-00) on the site is to be considered for
Final Approval under Items I.1(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1996, No. 12972" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R00-403 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13851"

7999-0149-00 - 81888 Investments Ltd. c/o Donald Andrew,
 Creekside Architects

RF (BL 12000) and PA-1 (BL 12000) to CD (BL 12000) - 2127 and
 2143 - 152 Street - to permit the construction of a 2-storey retail/office
 building.

Approved by Council: September 20, 1999

* At the October 18, 1999 Regular Council-Public Hearing meeting, Council passed
 a resolution that staff be requested to work with owners of neighboring properties
 in an attempt to solve the problems related to setbacks in this area; Hunt/Watts;
 Carried R99-2605

Planning & Development advise (reference memorandum dated
 February 10, 2000 in by-law back-up) that staff discussed the issue of setbacks
 with Dr. Stephen Leung, the owner of the adjacent property to the south, including
 signage to improve the exposure of his building to 152 Street and future front yard
 relaxation to reflect the front yard setback for the subject development.

* In addition, it is now in order for Council to pass a resolution amending the
 Semiahmoo Town Centre Local Area Plan to redesignate the site from Multiple
 Residential to Commercial.

* **Council is requested to pass a resolution amending the Semiahmoo Town
 Centre Local Area Plan to redesignate the site from Multiple Residential to
 Commercial.**

Note: A Development Permit (7999-0149-00) on the site is to be considered for
 Final Approval under Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Semiahmoo Town Centre Local
 Area Plan be amended to redesignate the site from Multiple Residential to
 Commercial.

RES.R00-404 Carried with Councillors Eddington and
 Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13851" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-405 Carried with Councillor Bose against.

10. "Council Procedure By-law, 1999, No. 13600, Amendment By-law, 2000,
 No. 13950"

0023-13950 - Regulatory By-law Text Amendment

Amendments with respect to posting notices/agendas of all meetings, specific
 requirements to go into a Closed Meeting and ensuring all Council appointed
 Committees abide by the same procedures. These amendments are necessary in
 order to be in compliance with the Municipal Act as outlined in Bill 88. As well,
 minor housekeeping amendments have been included.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Council Procedure By-law, 1999,
 No. 13600, Amendment By-law, 2000, No. 13950" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-406 Carried

11. "Surrey Council Remuneration and Expenses By-law, 1999, No. 13917,
 Amendment By-law, 2000, No. 13953"

0023-13917 - Regulatory By-law Text Amendment

To amend "Surrey Council Remuneration and Expenses By-law, 1999,
 No. 13917" to increase Councillors' base indemnity from \$28,161.00 to
 \$38,758.00 effective March 1, 2000. This amendment is necessary to reflect the
 base indemnity being changed to the same rate as the average employment income
 for full time employees in the City of Surrey. As well, the formula for annual
 review between reports of Statistics Canada is to be based on the Industrial
 Aggregate wage increase for BC/Vancouver.

Approved By Council: February 14, 2000

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Council Remuneration and
Expenses By-law, 1999, No. 13917, Amendment By-law, 2000, No. 13953" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R00-407

Carried

12. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 18 Amendment
By-law, 1999, No. 13776"

7999-0066-00 - Popular Group Investments Inc., c/o Bob Cheema

To authorize the redesignation of 7538 - 120 Street (previously known
12060 - 75A Avenue, 7548 - 120 Street, and Portion of 120A Street) from
"Multiple Residential (RM)" to "Commercial (COM)".

Approved by Council: July 5, 1999

This By-law is proceeding in conjunction with By-law 13777.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 18 Amendment By-law, 1999, No. 13776" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R00-408

Carried with Councillor Bose against.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13777"

7999-0066-00 - Popular Group Investments Inc., c/o Bob Cheema

RM-3 (BL 5942) to CD (BL 12000) - 7538 - 120 Street (previously known
12060 - 75A Avenue, 7548 - 120 Street, and Portion of 120A Street) - to
allow development of a mixed-use hotel-commercial project.

Approved by Council: July 5, 1999

This By-law is proceeding in conjunction with By-law 13776.

- * At the September 7, 1999 Regular Council-Public Hearing, Council requested that
the architect and staff address the issues of security lighting, buffering and traffic
calming.

- * Planning & Development submitted a memorandum dated February 16, 2000 (in by-law back-up) that addresses the following outstanding Council resolution issues:
 - Security Lighting
 - Buffering Along East (Residential) Property Line
 - Traffic calming along 75A Avenue and Access Points to the Site
 - Registration of a Section 219 restrictive covenant requiring a single building permit for the Hotel and Retail Buildings 1 and 2.
 - Agreement from Westpen Properties that they will not re-negotiate the Amenity Agreement as a result of this OCP amendment and rezoning.

- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the West Newton Local Area Plan to redesignate the site from Medium Density High Rise/Multiple Family Residential to Commercial.

- * **Council is requested to pass a resolution amending the West Newton Local Area Plan to redesignate the site from Medium Density High Rise/Multiple Family Residential to Commercial.**

Note: A Development Permit (7999-0066-00) on the site is to be considered for Final Approval under Item I.1.(c).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the West Newton Local Area Plan be amended to redesignate the site from Medium Density High Rise/Multiple Family Residential to Commercial.

RES.R00-409 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13777" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-410 Carried with Councillor Bose against.

INTRODUCTIONS

- 14. "Surrey Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183, Amendment By-law, 2000, No. 13954"

0023-13954 - Regulatory By-law Text Amendment

To amend " Surrey Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183", as amended, by deleting Section 24 and replacing it with new

Section 24. This is a housekeeping amendment that is required to correct a typographical error and will clarify that the thirty day holding period should apply to the circumstances in both subsection (a) and (b).

Approved by Council: To be approved

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Surrey Secondhand Dealers and
Pawnbrokers By-law, 1997, No. 13183, Amendment By-law, 2000, No. 13954"
pass its first reading.

RES.R00-411 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Surrey Secondhand Dealers and
Pawnbrokers By-law, 1997, No. 13183, Amendment By-law, 2000, No. 13954"
pass its second reading.

RES.R00-412 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Surrey Secondhand Dealers and
Pawnbrokers By-law, 1997, No. 13183, Amendment By-law, 2000, No. 13954"
pass its third reading.

RES.R00-413 Carried

- 15. "Surrey Municipal Heritage Sites Designation By-law, 1980, No. 6442, Amendment By-law, 2000, No. 13956"

0023-13956/0525-017

To amend "Surrey Municipal Heritage Sites Designation By-law, 1980, No. 6442", as amended, by deleting Section 2 (c), reference to Hazelmere United Church. This amendment is necessary to introduce a heritage designation by-law for Hazelmere United Church and Hazelmere United Church Annex.

Approved by Council: To be approved.

Note: On February 14, 2000 the Heritage Designation By-law No 13955 for Hazelmere United Church and Hazelmere United Church Annex was given 1st, 2nd and the Public Hearing date was set for March 20, 2000.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Municipal Heritage Sites
 Designation By-law, 1980, No. 6442, Amendment By-law, 2000, No. 13956" pass
 its first reading.

RES.R00-414 Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Municipal Heritage Sites
 Designation By-law, 1980, No. 6442, Amendment By-law, 2000, No. 13956" pass
 its second reading.

RES.R00-415 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey
 Municipal Heritage Sites Designation By-law, 1980, No. 6442, Amendment
 By-law, 2000, No. 13956" be held at the City Hall on March 20, 2000, at
 7:00 p.m.

RES.R00-416 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 6794-0372-00**
Kulwant S. Sarai
 15399 Fraser Highway

Memo received from the Manager, Area Planning & Development
 Division, Planning & Development, requesting Council to pass the
 following resolution:

"That Development Permit No. 6794-0372-00 be approved; that the Mayor
 and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 6794-0372-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.R00-417

Carried

- (b) **Development Permit No. 7999-0149-00**
Donald Andrew, Creekside Architects/81888 Investments Ltd.
 2127 & 2143 - 152 Street

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7999-0149-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7999-0149-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.R00-418

Carried

- (c) **Development Permit No. 7999-0066-00**
Popular Group Investments Inc.
c/o Bob Cheema
 7538 - 120 Street (previously known as 7548 - 120 Street/
 12060 - 75A Avenue; Portion of 120A Street)

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7999-0066-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit

No. 7999-0066-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.R00-419 Carried

2. Delegation Requests

(a) **Heritage Advisory Commission**
File: 0065-012; 0525-200

Requesting to appear before Regular Council on February 28, 2000 to present the 'Friends of Heritage Awards'.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Heritage Advisory Commission be heard as a delegation at Regular Council.

RES.R00-420 Carried

3. Spirit of Entrepreneurial Women Celebration - March 8, 2000
File: 0864-001

Council is requested to pass a resolution authorizing all members of Council to attend the "Spirit of Entrepreneurial Women" celebration scheduled for Wednesday, March 8, 2000, and that all 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 "Spirit of Entrepreneurial Women" Celebration on March 8, 2000, and that all expenses be paid in accordance with Council policy.

RES.R00-421 Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

M. ADJOURNMENT

It was

Moved by Councillor Watts

Seconded by Councillor Hunt

That the Regular Council - Public Hearing

meeting do now adjourn and that the next Regular Council meeting be held on Monday, February 28, 2000, at 7:00 p.m.

RES.R00-422

Carried

The Regular Council - Public Hearing meeting adjourned at 1:09 a.m., Tuesday, February 22, 2000.

Certified correct:



City Clerk



Mayor