



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 18, 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

Absent:

Staff Present:

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

ORDER OF BUSINESS

Notice of Motion - Gaming Issues

Councillor Bose requested that the agenda be varied to deal with his motion under Notice of Motion so that the motion may be considered by a full Council.

It was

Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the agenda be varied to consider the

item under Notice of Motion following the adoption of minutes.

RES.R00-2139

Carried

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - September 5, 2000

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the Regular Council -

Land Use meeting held on September 5, 2000, be adopted.

RES.R00-2140

Carried

2. Council-in-Committee - September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the
Council-in-Committee meeting held on September 5, 2000, be received.
RES.R00-2141 Carried

3. Regular Council - September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the Regular Council
meeting held on September 5, 2000, be adopted.
RES.R00-2142 Carried

K. NOTICE OF MOTION

1. Gaming in the City of Surrey

At the July 17, 2000 Regular Council - Public Hearing meeting, Councillor Bose submitted the following Notice of Motion with respect to gaming in the City of Surrey:

WHEREAS the Great Canadian Casino has advised of its intention to relocate to the City of Coquitlam; and

WHEREAS the City of Coquitlam on a narrow margin has voted to approve the casino business license including electronic slot machines; and

WHEREAS such a move would represent a loss in revenue to the City of some \$4 to \$5 million dollars annually; and

WHEREAS the Cloverdale Raceways has appealed to Council reconsider its gaming policy to provide the raceways with the means of maintaining its position in an ever increasingly competitive environment; and

WHEREAS the Province of British Columbia has introduced legislation to reform gaming practices and procedures in BC to enable in legislation objectives set out in memoranda of agreement with local government;

THEREFORE BE IT RESOLVED that Surrey Council review all recent actions that directly or indirectly provide a framework for gaming policy in the City, and further, Council introduce whatever initiatives deemed necessary to address the potential loss of the Great Canadian Casino and the Surrey (Fraser Downs) to other municipal jurisdictions.

File: 0021-001; 0024-211

It was Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That Surrey Council review all recent actions that directly or indirectly provide a framework for gaming policy in the City, and further, Council introduce whatever initiatives deemed necessary to address the potential loss of the Great Canadian Casino and the Surrey (Fraser Downs) to other municipal jurisdictions.

Before the motion was put:-

It was Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That the above motion be amended by replacing the words contained in the motion with the words "That Council review its gaming policy and further, staff be directed to bring forward options for Council's consideration to address the pending loss of the Great Canadian Casino and the potential loss of Fraser Downs".

RES.R00-2143

Defeated with Councillors Tymoschuk, Steele, Watts, Hunt and the Mayor against.

The main motion was then put and:-

RES.R00-2144

Defeated with Councillors Tymoschuk, Steele, Watts, Hunt and the Mayor against.

B. DELEGATIONS

1. Mr. Ken Dobell, Public Consultation TransLink

File: 0065-012; 0048-001

Mr. Dobell of TransLink was in attendance to provide background on the key elements of the Strategic Transportation Plan as well as outline the range of funding options being discussed with the public during the summer and fall. Mr. Dobell gave a powerpoint presentation on the transportation network for the Greater Vancouver area. Mr. Dobell then discussed their program "Improve Livability through Mobility".

Mr. Dobell briefly commented on the formation of TransLink, pointing out that it is a regional organization, and is not part of the Provincial Government.

Mr. Dobell then gave a backgrounder to the Strategic Transportation Plan for TransLink, commenting that it is the most comprehensive investment ever in the transportation system. He went on to comment on the Plan, the necessity for the plan, the process of developing the plan, public input to the plan and the benefits for the lower mainland. Mr. Dobell gave an overview of the Plan including the key features, capital investment, bus system, rail system, marine system, roads and infrastructure, and alternative transportation and new approaches.

Mr. Dobell highlighted other aspects of the Strategic Transportation Plan such as roads and bridges and the transit system. He then discussed G.V.R.D. transportation facts. Mr. Dobell commented on who pays and who benefits from the Strategic Transportation Plan. Mr. Dobell concluded his presentation by discussing alternative transportation and the transportation and climate change, and acting on the change.

Mr. Dobell answered queries from member of Council.

Councillor Watts left the meeting at 8:02 p.m. and returned at 8:05 p.m.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14109

Rezoning Application No. 7900-0120-00

ADDRESS: **CIVIC/LEGAL**
13665 - 102 Avenue (also shown as 10312 King George Hwy.)/PID: 000-498-556, Lot 59, Sec. 26, B5N, R2W, NWD Plan 33336

APPLICANT: KBK No. 196 Ventures Ltd.
c/o Tracey Connors, A & W
300 - 171 West Esplanade
North Vancouver, B.C. V7M 3K9

PROPOSAL: To rezone the property from "Community Commercial Zone (C-8) to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a drive-through restaurant on the south east corner of the site.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14109**

INTENT:

This Comprehensive Development Zone is intended to regulate the development of a community shopping centre.

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) *Retail stores* excluding the following:
 - i. *adult entertainment stores*; and
 - ii. *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Beverage container return centres* provided that:
 - i. the use is confined to an enclosed *building*; and
 - ii. the *building* is a maximum of 279 square metres [3,003 sq.ft.];
 - (e) *Eating establishments* excluding *drive-through restaurants*;
 - (f) *Neighbourhood pubs*;
 - (g) Office uses excluding *social escort services*;
 - (h) *Parking facilities*;
 - (i) *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(a) of this Zone;

- (j) Indoor *recreational facilities*;
- k) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
- (l) *Assembly halls*;
- (m) *Community services*;
- (n) *Child care centres*;
- (o) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

2. Block B

Eating establishments including *drive-through restaurants*.

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.

Mr. Robert Kolpin was present to comment on the proposed rezoning.

Mr. Kolpin discussed the drive through restaurant component of the proposal, referencing the desire of the City to have this a pedestrian friendly area.

Mr. Kolpin noted that there are already two drive through restaurants in the area. He then cited four concerns, namely, a drive through restaurant attracts traffic outside of the immediate area; it appears to be in conflict with the design concept of the new Tech B.C. University; there are two drive through restaurants and two drive through banks in the area; and East Whalley Ring Road is not pedestrian friendly and is dangerous to cross. Mr. Kolpin was in opposition to the drive through restaurant component of the project.

Mr. Bob Nicholson of A & W Restaurants was present to comment on the proposed rezoning. Mr. Nicholson advised that they do not have a restaurant in this area; the closest restaurant is at 73 Avenue and King George Highway. Mr. Nicholson noted that this restaurant is only 1,700 square feet and will cater to pedestrians as well as vehicles. Mr. Nicholson pointed out that they do not increase traffic, but rather, draw from traffic already in the area. He noted that they fully comply with the by-law and do not need any relaxations.

2. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14111**

Rezoning Application No. 7900-0034-00

ADDRESS: **CIVIC/LEGAL**
13481 - 108 Avenue/PID: 008-309-515, Lot 1, Except:
Firstly: Parcel "B", (Explanatory Plan 10432); Secondly:
Parcel "K", (Bylaw Plan 76106) Thirdly: Part on Plan
LMP33821, Sec. 15, B5N, R2W, NWD Plan 6810
10866 City Parkway/PID: 017-716-918, Lot 2, Except:
Part Subdivided by Plan LMP10482, Sec. 15, B5N, R2W,
NWD Plan LMP3367

APPLICANT: Intrawest Corporation
c/o Richard White, W.M. Moroz Architect
301 - 1789 Lonsdale Avenue,
North Vancouver, B.C. V7M 2J6

PROPOSAL: To rezone the properties from "Comprehensive
Development Zone (CD)" and "Community Commercial
Zone (C-8)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development
of three, four-storey apartment buildings.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14111**

INTENT:

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

PERMITTED USES:

The *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.*
2. *Accessory uses* limited to *home occupations* subject to the following:

- (a) In addition to Section B.6(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following are applicable:
- i. clients are permitted to visit the *dwelling unit* in which the *home occupation* is located;
 - ii. the operator of the *home occupation* is permitted to provide services to clients within the *dwelling unit*; and
 - iii. only those who are employees of the *home occupation* and who reside within the *dwelling unit* are permitted to provide services to clients within the *dwelling unit*; and
- (b) That this type of *home occupation* be limited to those ground floor *dwelling units* that have a front door that leads directly to the exterior of the *building* and to a pedestrian sidewalk, and which faces City Parkway or the internal private road, as shown on Schedule A which is attached hereto and forms part of this By-law.

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. 14112**

Rezoning Application No. 7900-0073-00

ADDRESS: **CIVIC/LEGAL**
9458 - 134 Street/PID: 011-341-858, Parcel "12",
(Reference Plan 15257) Lot 25, Sec. 32, Tp. 2, NWD
Plan 8668

APPLICANT: Evelyne V. Armstrong
c/o Doug Johnson
Suite 816, 602 West Hastings Street
Vancouver, B.C. V6B 2K4

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

The purpose of the rezoning is in order to accommodate a child care centre for a maximum of 25 children within an existing house.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14112**

INTENT:

This Zone is intended to accommodate and regulate the development of a *child care centre* accommodating a maximum of 25 children into a residential community, subject to the Community Care Facility Act, R.S.B.C. 1996. c. 60, as amended.

PERMITTED USES:

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

1. *Child care centre* licensed to accommodate a maximum of 25 children, at any onetime, which may include a *dwelling unit*; 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.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14106**

Rezoning Application No. 5694-0252-00

ADDRESS: CIVIC/LEGAL
18910 - 94A Ave./PID: 011-528-150, Lot 14, Block 2,
 Sec. 33,
 Tp. 8, NWD Plan 272
18918 - 94A Ave./PID: 011-528-133, Lot 13, Block 2,
 Sec. 33,
 Tp. 8, NWD Plan 272
18915 - 94A Ave./PID: 017-339-731, Lot B, (BE63648),
 Block 2, Sec. 33. Tp. 8, NWD Plan 272
18928 - 94A Ave./PID: 011-528-117, Lot 12, Block 2,
 Sec 33,
 Tp. 8, NWD Plan 272
18936 -94A Ave./PID: 011-528-109, Lot 11, Block 2,
 Sec. 33,
 Tp. 8, NWD Plan 272
18946 - 94A Ave./PID: 011-528-087, Lot 10, Block 2,
 Sec. 33,

Tp. 8, NWD Plan 272
18965 - 94 Ave./PID: 011-528-044, Lot 6, Block 2, Sec. 33,
 Tp. 8, NWD Plan 272
18975 - 94 Ave./PID: 011-528-061, Lot 7, Block 2, Sec. 33,
 Tp. 8, NWD Plan 272
9469 - 190 Street/PID: 006-272-231, Lot 44, Sec. 33,
 Tp. 8, NWD Plan 41854
9470 Harvie Road/PID: 006-272-258, Lot 45, Sec. 33,
 Tp. 8, NWD Plan 41854
Portion of 94A Ave./That portion of Block 2, Sec. 33,
 Tp. 8, NWD shown dedicated on Plan 272
Portion of Harvie Road/PID: 013-259-288, Parcel F,
 (Reference Plan 4469), NE 1/4, Sec. 33, Tp. 8, NWD
 Except: Firstly: Parcel A (Bylaw Plan LMP27323)
 Secondly: Parcel A, (Bylaw Plan LMP46883); Thirdly:
 Parcel Two, (Bylaw Plan LMP46914)

APPLICANT: City of Surrey, New Cory Investments Inc., and
 Joseph, Bruno, & Carlo Papais
 Eric Trygg, c/o Proconsul Realty Ltd.
 7164 - 120 Street
 Surrey, B.C, V3W 3M8 and
 Grassroots Consulting Services,
 20845 - 94B Avenue,
 Langley, B.C. V1M 2B1

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

The purpose of the rezoning is to facilitate an industrial
 subdivision and future industrial development.

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.

Mr. Wally Sandvoss of 18934 - 96 Avenue was present to comment on the
 proposed rezoning. Mr. Sandvoss was in attendance on behalf of the Port Kells
 Community Association and advised that they have one major concern, namely 96
 Avenue at 189 Avenue. Mr. Sandvoss asked if it was possible to have a traffic
 signal at 96 Avenue and 189 Street. Mr. Sandvoss pointed out that the Port Kells
 Community Association did not have a position on the proposal.

5. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14076**

Rezoning Application No. 7997-0071-00

ADDRESS: **CIVIC/LEGAL**
15184 - Highway #10=56 Avenue/PID: 006-001-301,
Lot 1 Except: Part Dedicated Road on Plan LMP33514
Sec. 3 Tp. 2 NWD Plan 45819

APPLICANT: Shell Canada Limited
c/o Oleg Verbenkov, Planet Consulting Group Inc.
Suite 108, 7565 - 132 Street
Surrey, BC V3W 1K5

PROPOSAL: To rezone the property from "Self-Service Gasoline Station
Zone (CG-1)" to "Comprehensive Development Zone
(CD)".

The purpose of the rezoning is to permit the development
of a combined full-service and self-service gasoline station
and a convenience store.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14076**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate
the development of combined full-service and self-service *gasoline stations* and
accessory uses including *convenience store*.

PERMITTED USES:

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

1. *Gasoline station* provided that where self-service is available, at least four
(4) of the total number of fueling positions available on the same *lot* shall
be full-service.
2. Accessory uses including the following:
 - (a) *Retail stores* limited to the following:

- i. *Convenience store* provided that the total sales and display area open to the public is not more than 141 square metres [1,520 sq.ft.]; and
- ii. Sale of automotive accessories.

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 Land Use Contract No. 150 Authorization By-law, 1976, No. 4728, Discharge By-law, 2000, No. 14097

Rezoning Application No. 7900-0064-00

ADDRESS: **CIVIC/LEGAL**
8053 - 128 Street/PID: 000-483-389, Strata Lot 1, Sec. 30, Tp. 2, NWD Strata Plan NW1206, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
8063 - 128 Street/PID: 001-685-465, Strata Lot 2, Sec. 30, Tp. 2, NWD Strata Plan NW1206, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

APPLICANT: 591430 B.C. Ltd.
c/o N. Virdi Architect
11682 - 99 Avenue
Surrey, B.C. V3V 2M1

PROPOSAL: To discharge Land Use Contract No. 150 to allow the underlying "Light Impact Zone (IL)" to apply to the property to permit the construction of a 2,876.6 sq. m. (30,965 sq. ft.) multi-unit light impact industrial building on the western half of 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.

There were no objections to the proposed rezoning.

7. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14098**

Rezoning Application No. 7999-0175-00

ADDRESS: **CIVIC/LEGAL**
7358 - 144 Street/PID: 001-946-188, Lot 4, Sec. 22, Tp. 2,
NWD Plan 3558

APPLICANT: John & Orest Dorosh
c/o B. Cheema
1 - 5730 Carnarvon Street
Vancouver, B.C. V6N 4E7 and
c/o IBI Group
Suite 1500 - 510 West Hastings Street
Vancouver, B.C. V6B 1L8

PROPOSAL: **BLOCK A & B**
To rezone a portion of the property at 7358 - 144 Street
from "One-Acre Residential Zone (RA)" to
"Comprehensive Development Zone (CD)".
BLOCK C
To rezone a portion of the property at 7358 - 144 Street
from "One-Acre Residential Zone (RA)" to "Single Family
Residential Zone (RF)".

The purpose of the rezoning is to permit the development
of 3 single family lots and 29 compact single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14098**

INTENT:

The *Lands* are divided into Blocks A and B as shown on Schedule A which is
attached hereto and forms part of Surrey Zoning By-law, 1993, No. 12000, as
amended.

1. Block A
 - (a) This Zone is intended for *single family dwellings* on small *urban lots*.
2. Block B
 - (a) This Zone is intended for *single family dwellings* on small *urban lots*.

PERMITTED USES:

1. Block A
 - (a) *Lands and structures* shall be used for the following uses only:
 - i. *One single family dwelling; and*
 - ii. *Accessory uses.*

2. Block B
 - (a) *Lands and structures* shall be used for the following uses only, or for a combination of such uses:
 - i. *One single family dwelling; and*
 - ii. *Accessory uses.*

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.

Mr. Rene Henz of 7318 - 145 Street was present to comment on the proposed rezoning. Mr. Henz spoke in support of the proposed rezoning, noting that development of this site will give children in the area a proper access to the school, and requested that the project be fast tracked. He further requested that 74 Avenue be completed prior to the development.

Ms. Sharon Wilson of 7327 - 145 Street, Unit #85, was present to comment on the proposed rezoning. Ms. Wilson discussed the difficulty of access in the area, and noted that there is going to be quite a high volume of traffic utilizing the cul-de-sac. Ms. Wilson felt that the roads in the area are inadequate, and went on to question what their street address will be as a result of this development. Ms. Wilson advised that the residents of the townhouse complex have put down some boards to try and alleviate the problem of children going through wet areas.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14107**

Rezoning Application: 7900-0049-00

ADDRESS: **CIVIC/LEGAL**
7969 - 132 Street/PID: 009-735-577, Lot 6, Sec. 20, Tp. 2,
NWD Plan 12723

APPLICANT: Prem S. & Surjit K. Manhas
c/o Gerry Blonski
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 purpose of the rezoning is to permit the development of an industrial building to accommodate an automotive service facility.

DEVELOPMENT VARIANCE PERMIT:

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

- (a) To relax the side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.)

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.

9. Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 17, Amendment By-law, 2000, No. 14108

Rezoning Application No. 7900-0178-00

ADDRESS: **CIVIC/LEGAL**
13376 Comber Way/PID: 003-748-812, Lot 99, Sec. 20,
Tp. 2, NWD Plan 66202

APPLICANT: OCL Industrial Materials Ltd.
750 Industrial Avenue,
Vancouver, B.C. V6A 2P3

PROPOSAL: To amend the "Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas by adding new Temporary Industrial Use Permit Area No. 7 "Temporary Truck Parking". This will provide for the designation of 13376 Comber Way as a Temporary Industrial Use Permit Area to allow the site to be used for temporary truck parking for a period of 2 years

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

There were no objections to the Official Community Plan Amendment or the Temporary Use Permit to allow temporary truck parking.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14113**

Rezoning Application No. 7998-0173-00

ADDRESS: **CIVIC/LEGAL**
7865 - 148 Street/PID: 004-677-030, Lot 27, Sec. 22,
Tp. 2, NWD Plan 9877

APPLICANT: Dr. Parmjit S. Kang Inc.
c/o Citiwest Consulting Ltd.
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

PROPOSAL: To rezone the property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit subdivision into approximately 9 suburban, single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14113**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate *single family dwellings on suburban lots*, with substantial public *open space* set aside within the development.

PERMITTED USES:

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

1. (a) One *single family dwelling* and customary *accessory buildings*;
- (b) *Accessory uses* including the keeping of not more than 2 *boarders* or *lodgers* in a *dwelling unit*; and
- (c) *Open space*.

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.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 14110**

Rezoning Application No. 7900-0028-00

ADDRESS: **CIVIC/LEGAL**
18146 - 67 Avenue/PID: 003-521-001, Lot 48, Sec. 17,
Tp. 8, NWD Plan 64651
18186 - 67 Avenue/PID: 003-521-010, Lot 49, Sec. 17,
Tp. 8, NWD Plan 64651
18242 - 67 Avenue/PID: 000-688-177, Lot 50, Sec. 17,
Tp. 8, NWD Plan 64651
6671 - 183 Street/PID: 003-521-044, Lot 51, Sec. 17,
Tp. 8, NWD Plan 64651

APPLICANT: Luk's Investments Ltd. and Moon Wah Developments Ltd.,
467888 B.C. Ltd., James & Lorie Cote and
Maureen Nystrom
c/o Richard Brooks, H.Y. Engineering Ltd.
4, 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: **BLOCK A:**
To rezone the properties at 18146, 18186, & 18242 -
67 Ave. from "Suburban Residential Zone (RS)" (By-law
5942) to "Comprehensive Development Zone (CD)" and a
portion of 6671 - 183 Street from "One-Acre Residential
Zone (RA)" to "Comprehensive Development Zone (CD)".
BLOCK B:
To rezone a portion of 6671 - 183 Street from "One-Acre
Residential Zone (RA)" to "Single Family Residential Zone
(RF)".

The purpose of the rezoning is to permit the development
of approximately 54 small single family residential lots and
4 standard single family lots.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000" , Part 16, Section F, as follows:

- (a) To relax the rear yard setback from 7.5 metres (25 ft.) to 3.4 metres (11 ft.)

The purpose of the Development Variance Permit is to provide for the retention of the existing house at 6671 - 183 Street.

PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)" FOR BY-LAW 14110

INTENT:

This Comprehensive Development Zone is intended to permit comprehensively designed *single family dwellings* on small urban *lots*.

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*.

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 Hunt
 Seconded by Councillor Tymoschuk
 That the correspondence on table from Shelly Siemens & Tony Janzen opposing the proposed rezoning and from Verner Sorensen expressing a variety of concerns with the proposed rezoning, be received.

RES.R00-2145

Carried

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

	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Darla DeGouveia		X	
Blair Sturgeon			X
Annette Sturgeon		X	
Paul Nystrom	X		
Catherine Casson			X
Bob Casson			X

	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Shelley Janzen			X
Alexander Hall			X
John Dobrowolsky		X	

Ms. Maureen Nystrom of 6671 - 183 Street was present to comment on the proposed rezoning. Ms. Nystrom spoke in favour of the proposed rezoning, pointing out the single homes are preferable to townhouses.

Mr. Don deGouveia of 18141 - 66 Avenue was present to comment on the proposed rezoning. He spoke in opposition to the proposed rezoning, expressing concern with the high density of the project. He advised that they expected single family homes to be constructed on this site. Mr. deGouveia then expressed concern with the increased traffic. He noted that small lot homes or townhomes are not compatible, and advised that he would like to see a development similar to the homes that the residents in the area have.

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

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

Ms. Wendy VanHaastregt of 18097 - 67 Avenue was present to comment on the proposed rezoning. Ms. VanHaastregt spoke in opposition to the proposed rezoning, commenting that it would have a negative impact on the area.

Councillor Bose returned to the meeting at 8:47 p.m.

Ms. VanHaastregt noted that they would like to revisit the NCP in light of all the new homes in the area and the need to have input into the NCP from the new as well as existing residents in the area. Ms. VanHaastregt noted that in a triangular area of approximately 500 homes, the population in the triangle has increased to approximately 7,500 residents with no upgrades to the major roads e.g. 64 Avenue, 184 Street, Fraser Highway. Ms. VanHaastregt noted that there are various density types of development abutting each other, with no buffer or green space between densities. Ms. VanHaastregt then articulated some of the negative affects her family has suffered as a result of development in the area. She then questioned what would happen to the water supply in the area in light of additional development.

Mr. Robert Maynes of 6677 - 181 Street was present to comment on the proposed rezoning. Mr. Maynes noted that in the NCP the site was proposed for townhouses with appropriate setbacks. Mr. Maynes then expressed concern with the notification, pointing out that he did not receive a notice, but rather, one of his neighbours advised him of the public hearing. Mr. Maynes discussed the NCP, pointing out that there was one entrance and one exit proposed for the site, and a twenty-five foot setback. Mr. Maynes felt that if the NCP is revisited, it should be

revisited in its entirety, not just for one proposal, and all residents in the area should have input into an amended NCP. Mr. Maynes then spoke to the increased traffic in the area, expressing concern with traffic from 67 Avenue dumping onto 184 Street. Mr. Maynes then pointed out where they were told the sewer service would be routed, noting that it has been rerouted from 67 Avenue to Clayton Hill Drive. He advised that they have concerns with a number of driveways backing onto a school and park site, and noted that they have not seen any plans for the school or park site.

Mr. Kelly Sproxtton of 18147 - 66 Avenue was present to comment on the proposed rezoning. Mr. Sproxtton submitted letters from residents in the area opposing the proposed rezoning.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the three letters from residents in the
area opposing the proposed rezoning be received.

RES.R00-2146

Carried

Mr. Sproxtton advised that he did not receive a Notice of Public Hearing for this project. Mr. Sproxtton pointed out that he is concerned with driveways backing onto 67 Avenue. Mr. Sproxtton felt that it would be advantageous for the residents in the area if the NCP could be revisited. Mr. Sproxtton then articulated further concerns with respect to the increased traffic in the area. Mr. Sproxtton asked if the NCP could be revisited to provide for single family homes for this area rather than higher density developments.

Mr. Lloyd McDonald of 18626 - 67 Avenue was present to comment on the proposed rezoning. Mr. McDonald spoke in support of the proposed rezoning, and noted that he was aware that the area was proposed for high density development. Mr. McDonald believed that good neighbourhoods have a variety of developments. Mr. McDonald agreed with the concerns raised with respect to the increased traffic on 67 Avenue, and questioned if this street will be developed similar to 68 Avenue, whereby only the development side of the street is constructed.

Mr. Michael Hicks of 18273 - 66 Avenue was present to comment on the proposed rezoning. Mr. Hicks spoke in support of the proposed rezoning, advising that he preferred the development of small homes rather than townhouses for the site. Mr. Hicks felt that a school zone will lend itself to the traffic in the area slowing down.

Mr. David Mann of 6982 - 182 Street was present to comment on the proposed rezoning. Mr. Mann advised that they are constructing townhouses in the area, but the new residents in the area were concerned with the townhouses. Mr. Mann felt that the developer has done a good job of this project. Mr. Mann felt that townhouses for this site would be a more imposing structure.

Councillor Villeneuve left the meeting at 9:44 p.m.

Mr. Mark Ankenman, Architect for the project, was present to comment on the proposed rezoning. Mr. Ankenman advised that the Public Information meeting was held in March, and the concerns raised at the meeting were addressed in the plan. Mr. Ankenman discussed the height of the homes and noted how the impact will be mitigated. Mr. Ankenman pointed out the existing residential area contains larger setbacks which will help mitigate the impact of the project. Mr. Ankenman then advised that there are 14 driveways backing onto 67 Avenue.

**12. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2000, No. 14101**

APPLICANT: City of Surrey, Council Initiative
14245 - 56 Avenue, Surrey, B.C. V4A 3A2

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended in the following Sections:
Part 12 One-Acre Residential Zone (RA) - Section D. Density and Section K. Subdivision;
Part 13 Acreage Residential Gross Density Zone - (RA-G) - Section B. Permitted Uses, Section D. Density, Section I. Landscaping, and Section K. Subdivision;
Schedule F - Map of Neighbourhood Concept Plan and Infill Areas;
Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas.

These amendments are to allow changes to enable Amenity Contributions to be collected for developments in Neighbourhood Concept Plan Areas to be zoned One Acre Residential Zone (RA) and the Acreage Residential Gross Density Zone (RA-G) and add the North Grandview, East Newton Business Park, South Newton, Douglas and Rosemary Heights Business Park Neighbourhood Concept Plan Areas to be subject to Amenity Contributions.

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

There were no objections to the proposed text amendment.

Councillor Villeneuve returned to the meeting at 9:49 p.m.

The Regular Council meeting recessed at 9:50 p.m. and reconvened at 9:57 p.m. with all members of Council in attendance, except Councillor Higginbotham.

C. COMMITTEE REPORTS**1. Business Development Committee - September 12, 2000**

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the minutes of the Business
 Development Committee meeting held on September 12, 2000, be received.
Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council's goal of significantly
 accelerating industrial and commercial development be recognized as a formal
 Council direction and that this direction be implemented in the evaluation
 considerations as well as "fast-tracking" of industrial and commercial
 development applications.

RES.R00-2147 Carried

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Villeneuve
 That the Business Development Committee
 recommends to Council that a timeline of November 15th be established for
 Planning & Development to provide customers with a specific inspection time.

RES.R00-2148 Carried

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) BRITISH COLUMBIA RIVERS DAY
 September 24, 2000

WHEREAS the rivers of British Columbia played an important role in the
 discovery and heritage of our Province; and

WHEREAS rivers are an integral part of our natural environment upon which
 every living thing is dependent; and

WHEREAS the Province, recognizing the importance and significance of rivers for environmental, economical and recreational value for the citizens of British Columbia, desires to preserve this resource in its natural state; and

WHEREAS the Outdoor Recreation Council of British Columbia, in cooperation with the Provincial Government and the citizens of the Province, strive to encourage a greater awareness of the value of this resource among all residents; and

WHEREAS the Administrator, 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 September 24, 2000, as "British Columbia Rivers Day";

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the 24th day of September, 2000 as "BRITISH COLUMBIA RIVERS DAY" in the City of Surrey.

Doug W. McCallum
Mayor

(b) INFORMATION AND REFERRAL AWARENESS WEEK
September 24 - 30, 2000

WHEREAS the City of Surrey has a large and ever-increasing population; and

WHEREAS the demand for resources and services available is continually increasing; and

WHEREAS information and referral services provide assistance to the citizens of Surrey in meeting these demands; and

WHEREAS empowering members of our community to access resources and services available;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare September 24 - 30, 2000 as "INFORMATION AND REFERRAL AWARENESS WEEK" in the City of Surrey.

Doug W. McCallum
Mayor

2. Surrey 2000 Agricultural Farm Tour

Mayor McCallum advised that he attended the Surrey 2000 Agricultural Farm Tour which was a big success. Mayor McCallum noted that two buses were required this year to accommodate the tour.

3. Northwood United Church Fair

Mayor McCallum advised that he attended the Northwood United Church Fair, and commented that this was a very successful event.

4. Fleetwood Days

Mayor McCallum advised that he had the pleasure of attending Fleetwood Days, and noted that this was a well attended event, enjoyed by everyone in the community.

5. Official Opening - Parkwood Travel Agency

Mayor McCallum advised that he had the pleasure of officially opening the Parkwood Travel Agency at Fraser Highway and 152 Street. Mayor McCallum pointed out that this is one of the largest Travel Agencies in the City.

6. Sunshine Foundation Fundraiser

Mayor McCallum advised that he had an opportunity to attend the R.C.M.P. fundraiser for the Sunshine Foundation for Kids in Cloverdale. Mayor McCallum pointed out that this is a large fundraising event and was well attended.

7. 10th Anniversary - Ba'Hai Centre

Mayor McCallum advised that he had an opportunity to attend the 10th Anniversary of the Surrey Ba'Hai Centre.

8. Punjabi Market Association

Mayor McCallum advised that he, along with Mayor Lois Jackson of Delta, attended a meeting with the Punjabi Market Association to discuss what both local governments can do to assist the Association.

9. West Coast Harmony Chorus

Mayor McCallum announced that the West Coast Harmony Chorus will be giving a free show on September 27 at the Chandos Pattison Theatre, and noted that this is an excellent group.

10. Indo Canadian Soap Opera Film Production Launch

Mayor McCallum advised that he attended the launching of the Indo Canadian Soap Opera film production, commenting that this is an excellent production, with mainly British Columbia residents in the production.

11. Official Opening - Zellers Store

Mayor McCallum advised that he officially opened the new Zellers Store in the Surrey Place Mall.

12. Council of Councils Meeting

Mayor McCallum advised that he was not able to attend the Council of Councils meeting held on the weekend, but noted that other members of Surrey Council were able to be in attendance.

13. Green Timbers Society - Millennium Day

Mayor McCallum advised that he participated in the planting of trees at the Green Timbers Society Millennium Day.

14. Cloverdale Country Festival

Mayor McCallum advised that he attended the Cloverdale Country Festival held in Clover Square Mall, and commented that he had the pleasure of participating in the mini kart race.

15. Terry Fox Run

Mayor McCallum advised that he had the pleasure of opening two Terry Fox Runs, one commencing at the South Surrey Athletic Park and one commencing in the Tynehead/Fraser Heights area.

F. COUNCILLORS' REPORTS**1. Surrey 2000 Captured Time Project**

Councillor Steele advised that she had the pleasure of attending the Surrey 2000 Captured Time project at the Surrey Arts Centre. Councillor Steele pointed out that the Surrey Museum & Archives put together the picture collection, and congratulated Ms. Bev Sommer on this project.

2. "In Harmony" Music Festival

Councillor Villeneuve displayed a poster of the "In Harmony Music" Festival held at Camp Kwomanis. Councillor Villeneuve pointed out that 92 students participated in the poster contest, and three winners were selected. Councillor Villeneuve went on to comment that this was a well attended festival and congratulated the organizers. Councillor Villeneuve added that the Festival was comprised of all local artists, and it was a very exciting weekend.

3. Agricultural Farm Tour

Councillor Villeneuve advised that she attended the Agricultural Farm Tour, and commented that it was a very exciting day. Councillor Villeneuve noted that Surrey farmers are working very hard to market their products.

4. Affordable Housing/Homeless Shelters

Councillor Villeneuve advised that she spent a couple of weekends working on affordable housing and homeless shelters. Councillor Villeneuve noted that there are several projects in stream through B.C. Housing that offer short term and longer term housing. Councillor Villeneuve went on to point out that a draft short term plan will be completed in December, and the longer term plan will be completed over the next year.

Councillor Villeneuve advised that she has also been working on the Regional Cultural Plan.

5. UBCM Presentation - Farming

Councillor Hunt advised that he will be giving a presentation on the farming industry at the upcoming U.B.C.M. Convention.

6. Canadian Information Processing Society

Councillor Hunt advised that the Canadian Information Processing Society will be having its first awards, and was pleased to advise that one of the three finalists for the Chief Information Officer is Gary Scott, the Manager of Information Technology.

7. Fleetwood Fair - Millennium Capsule

Councillor Watts advised that she attended the Fleetwood Fair with the Millennium capsule. Councillor Watts thanked the Fleetwood Community Association for their participation in the millennium capsule project.

8. Northwood United Church Fair

Councillor Watts advised that she attended the Celebration 2000 organized by the Northwood United Church.

9. Cloverdale Country Festival

Councillor Watts advised that she attended the Cloverdale Country Festival held at the Clover Square and noted that it was a well attended and enjoyed by the community.

10. Green Timbers Society - Millennium Day

Councillor Watts advised that she attended the Green Timbers Heritage Committee millennium tree planting, and commented that it was a fabulous ceremony.

11. Sunshine Foundation Fundraiser

Councillor Watts advised that she attended the R.C.M.P. Sunshine Foundation fundraiser and thanked the R.C.M.P. for their hard work in raising funds for this foundation.

12. Surrey 2000 Captured Time Project

Councillor Watts advised that she had the pleasure of attending the Surrey 2000 Captured Time Project held at the Surrey Arts Centre.

13. School Zone Campaign

Councillor Watts advised that she participated in the School Zone Campaign with the start of the new school year.

14. United Way - Car Wash

Councillor Watts advised that she attended the car wash that the Surrey Firefighters put on to raise funds for the United Way Campaign.

15. Y.M.C.A. Kickoff Campaign

Councillor Watts advised that she had the pleasure of attending the kickoff campaign for the Y.M.C.A. that was held at Morgan Creek Golf Club.

G. CORPORATE REPORTS

1. The Corporate Report under date of September 18, 2000 was considered and dealt with as follows:

Item No. R202 Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, Related to Parking Standards, and Driveways
File: 5591-055

The General Manager, Planning & Development submitted a report concerning the proposed amendments to Surrey Zoning By-law, 1993, No. 12000, related to Parking Standard and Driveways.

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

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

1. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as outlined in Appendix I, to provide new and revised parking space standards for Churches, Care Facilities, and Golf Driving Ranges, to revise Sub-section B.1. - Parking Dimensions and Configuration in the General Requirements Section of Part 5 - Off-Street Parking and Loading/Unloading, to include a definition for "driveway" and to set limits on the driveway width for single family dwellings and to make some other minor house keeping amendments; and

2. Instruct the City Clerk to introduce the necessary amendment By-law.

RES.R00-2149

Carried

2. The outstanding Corporate Report under date of September 18, 2000 was considered and dealt with as follows:

Item No. R195 Land Acquisition for Scott Road Widening
File: 1797-316

The General Manager, Engineering submitted a report concerning land acquisition for Scott Road widening.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the purchase of PID
Nos. 004-297-245 (9843 - 120 Street), 004-297-237 (9849 - 120 Street) and
004-297-199 (9853 - 120 Street) in the amount of \$170,000 plus gst for widening
120 Street (Scott Road).

RES.R00-2150

Carried**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14109"

7900-0120-00 - KBK No. 196 Ventures Ltd., c/o Tracey Connors A&W

C-8 (BL 12000) to CD (BL 12000) - 13665 - 102 Avenue (also shown as
10312 King George Highway) - to permit the development of a
drive-through restaurant on the south east corner of the site.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14109" pass its third reading.

RES.R00-2151

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14111"

7900-0034-00 - Intrawest Corporation, c/o Richard White, W.M. Moroz Architect

CD (BL 10464) & C-8 (BL 12000) to CD (BL 12000) - 10866 City Parkway and 13481 - 108 Avenue -to permit the construction of three four-storey apartment buildings.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14111" pass its third reading.

RES.R00-2152

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14112"

7900-0073-00 - Evelyne Armstrong, c/o Doug Johnson

RF (BL 12000) to CD (BL 12000) - 9458 - 134 Street - to permit a child care centre for a maximum of 25 children within an existing house.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14112" pass its third reading.

RES.R00-2153

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14106"

5694-0252-00 - City of Surrey, New Cory Investments Inc., Joseph/ Carlo/ Bruno Papais, c/o Eric Trygg, ProConsul Realty Ltd. and c/o Grassroots Consulting Services

RA (BL 12000) & IL (BL 12000) to IL (BL 12000) - 18910, 18915, 18918, 18928, 18936, 18946 - 94A Avenue; 18965 & 18975 - 94 Avenue, 9469 - 190 Street, 9470 Harvie Road, Portions of Harvie Road and 94A Avenue - to facilitate an industrial subdivision and future industrial development.

Approved by Council: September 5, 2000

RES.R00-2154

It was	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14106" pass its third reading.
	<u>Carried</u>

Staff was directed to provide Council with a memo on the request for a traffic signal at 189 Street and 96 Avenue.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14076"

7997-0071-00 - Shell Canada Limited,
c/o Oleg Verbenkov, Planet Consulting Group Inc.

CG-1 (BL 12000) to CD (BL 12000) - 15184 Highway 10 - 56 Avenue - to permit the development of a combined full-service and self-service gasoline station and a convenience store.

Approved by Council: July 10, 2000

RES.R00-2155

It was	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14076" pass its third reading.
	<u>Carried</u>

6. "Surrey Land Use Contract No. 150 Authorization By-law, 1976, No. 4728, Discharge By-law, 2000, No. 14097"

7900-0064-00 - 591430 B.C. Ltd., c/o N. Viridi Architect

To discharge Land Use Contract No. 150 to allow the underlying "Light Impact Industrial Zone (IL)" to apply to the property at 8053 and 8063 - 128 Street to permit the construction of a multi-unit light impact industrial building on the western half of the lot.

Approved by Council: July 25, 2000

RES.R00-2156

It was	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Land Use Contract No. 150 Authorization By-law, 1976, No. 4728, Discharge By-law, 2000, No. 14097" pass its third reading.
	<u>Carried</u>

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14098"

7999-0175-00 - John and Orest Dorosh, c/o B. Cheema and IBI Group

RA (BL 12000) to CD (BL 12000) & RF (BL 12000) - 7358 - 144 Street - to permit the development of 3 single family lots and 29 compact single family lots.

Approved by Council: July 25, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14098" pass its third reading.

RES.R00-2157

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14107"

7900-0049-00 - Prem Singh and Surjit Kaur Manhas, c/o Gerry Blonski

RA (BL 12000) to IL (BL 12000) - 7969 - 132 Street - to permit the development of an industrial building to accommodate an automotive service facility.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14107" pass its third reading.

RES.R00-2158

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 17 Amendment By-law, 2000, No. 14108"

7900-0178-00 - OCL Industrial Materials Ltd.

To amend the "Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas by adding new Temporary Industrial Use Permit Area No. 7 "Temporary Truck Parking". This will provide for the designation of 13376 Comber Way as a Temporary Industrial Use Permit Area to allow the site to be used for temporary truck parking for a period of 2 years.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 17 Amendment By-law, 2000, No. 14108"
 pass its third reading.

RES.R00-2159 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 17 Amendment By-law, 2000, No. 14108" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R00-2160 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14113"

7998-0173-00 - Dr. Parmjit Singh Kang Inc., c/o Citiwest Consulting Ltd.

A-1 (BL 12000) to CD (BL 12000) - 7865 - 148 Street - to permit
 subdivision into approximately 9 suburban, single family lots.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14113" pass its third reading.

RES.R00-2161 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14110"

7900-0028-00 - Luk's Investments Ltd., Moon Wah Developments Ltd.,
 467888 BC Ltd., James and Lorie Cote, Maureen Nystrom,
 c/o Richard Brooks, H.Y. Engineering Ltd.

BLOCK A:

Rezoning 18146, 18186, & 18242 - 67 Avenue from RS (BL 5942) to CD and a
 portion of 6671 - 183 Street from RA to CD

BLOCK B:

Rezoning a portion of 6671 - 183 Street from RA to RF

To permit the development of approximately 54 small single family residential
 lots and 4 standard single family lots.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14110" pass its third reading.
 RES.R00-2162 Carried with Councillors Villeneuve,
 Eddington and Bose against.

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2000,
 No. 14101"

0023-14101-2350-010 2350-008 2350/003/3 2350-009 2350-007/3 -
 Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended
 in the following sections: Part 12 One-Acre Residential Zone (RA), Section D.
 Density, Section K. Subdivision; Part 13 Acreage Residential Gross Density
 Zone - (RA-G), Section B. Permitted Uses, Section D. Density, Section I.
 Landscaping, and Section K. Subdivision; Schedule F - Map of Neighbourhood
 Concept Plan and Infill Areas; Schedule G - Amenity Requirements in
 Neighbourhood Concept Plan (NCP) and Infill Areas.

These amendments are to allow changes to enable Amenity Contributions to be
 collected for developments in Neighbourhood Concept Plan Areas to be zoned
 One Acre Residential Zone (RA) and the Acreage Residential Gross Density Zone
 (RA-G) and add the North Grandview, East Newton Business Park, South
 Newton, Douglas and Rosemary Heights Business Park Neighbourhood Concept
 Plan Areas to be subject to Amenity Contributions.

Approved by Council: To be approved.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By law, 2000, No. 14101" pass its third reading.
 RES.R00-2163 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By law, 2000, No. 14101" be finally adopted, signed
 by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R00-2164 Carried

FINAL ADOPTION

Councillor Bose left the meeting at 10:34 due to a potential conflict of interest with respect to Items 13 and 14 as his family owns property in the West Cloverdale North area.

13. "Development Works Agreement - West Cloverdale North Storm Sewer By-law, 2000, No. 14104"

0023-14104/7898-0162-00 - Council Initiative

A by-law to enter into a development works agreement to authorize the acquisition of appliances, equipment, materials, real property, easements and rights-of-way required to construct a storm sewer and related appurtenances as identified in the development works agreement to service properties within a portion of the drainage catchment area of the West Cloverdale North Neighbourhood Concept Plan; to define the benefiting real property and to establish that the cost of the storm sewer and related appurtenances shall be borne by the owners of real property within such defined area.

Approved by Council: January 24, 2000
Corporate Report Item R014

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Development Works Agreement -
West Cloverdale North Storm Sewer By-law, 2000, No. 14104" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2165

Carried

14. "Development Works Agreement - West Cloverdale North Sanitary Sewer By-law, 2000, No. 14105"

0023-14105/7898-0162-00 - Council Initiative

A by-law to enter into a development works agreement to authorize the acquisition of appliances, equipment, materials, real property, easements and rights-of-way required to construct a sanitary sewer and related appurtenances as identified in the development works agreement to service properties within a portion of the sanitary catchment area of the West Cloverdale North Neighbourhood Concept Plan; to define the benefiting real property and to establish that the cost of the sanitary sewer and related appurtenances shall be borne by the owners of real property within such defined area.

Approved by Council: January 24/2000
Corporate Report Item R014

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Development Works Agreement -
 West Cloverdale North Sanitary Sewer By law, 2000, No. 14105" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R00-2166 Carried

Councillor Bose returned to the meeting at 10:36 p.m.

15. "Surrey Plumbing By-law, 1981, No. 6569, Amendment By-law, 2000,
 No. 14100"

0023-14100/2151-104 - Regulatory By-law Text Amendment

To amend "Surrey Plumbing By-law, 1981, No. 6569" as amended, in Section 9.
 Scale of Fees by reinserting Section 9.18 which requires a fee of \$25.00 be paid
 when a backflow test report is submitted. This by-law amendment is necessary to
 reinsert Section 9.18 which was inadvertently deleted when By-law 13594 was
 adopted by Council on December 14, 1998.

Approved by Council: September 5, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Plumbing By-law, 1981,
 No. 6569, Amendment By-law, 2000, No. 14100" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R00-2167 Carried

16. "Surrey Trailer Addition By-law, 2000, No. 14102"

0023-14102/08293-13601/2152-13601/#3 -
 Gurmeet Kaur Basi and Charanjit Singh Basi, Jamie Buelow

A by-law to authorize the removal of additions to trailers on the properties located
 at 8293 King George Highway and 8345 - 135A Street that the Council of the City
 of Surrey has determined to be in contravention of Surrey Building By-law, 1987,
 No. 9011, pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996,
 c. 323.

Approved by Council: July 17, 2000
 Corporate Report Item R167

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Trailer Addition By-law, 2000,
No. 14102" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R00-2168

Carried

17. "Surrey Unsightly Property By-law, 2000, No. 14103"

0023-14103/09343-12400/2152-12400 - Herrmann and Christa Honig

A by-law to authorize the removal of rubbish and discarded materials from the property located at 9343 - 124 Street that the Council of the City of Surrey has determined to be in contravention of Surrey Community Improvement and Unsightly Property By-law, 1997, No. 13150, pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323.

Approved by Council: July 24, 2000
Corporate Report Item R188

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Unsightly Property By-law,
2000, No. 14103" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R00-2169

Carried

INTRODUCTIONS

18. "Surrey Stop Up and Close of 145A Street from 72 Avenue to 72A Avenue
By-law, 2000, No. 14064"

0023-14064/2350-0003/1 2152-14550 - Council Initiative

A by-law to authorize the stop up and closure of 145A Street from 72 Avenue to 72A Avenue. This closure is part of ongoing development of the East Newton North NCP, as adopted by Council in July, 1996.

Approved by Council: June 12, 2000
Corporate Report Item R135

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Stop Up and Close of
145A Street from 72 Avenue to 72A Avenue By law, 2000, No. 14064" pass its
first reading.
RES.R00-2170 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Stop Up and Close of
145A Street from 72 Avenue to 72A Avenue By law, 2000, No. 14064" pass its
second reading.
RES.R00-2171 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Stop Up and Close of
145A Street from 72 Avenue to 72A Avenue By law, 2000, No. 14064" pass its
third reading.
RES.R00-2172 Carried

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. 7900-0049-00**
Prem S. & Surjit K. Manhas
c/o Gerry Blonski
7969 - 132 Street

To relax the side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to permit the development of an industrial building to accommodate an automotive service facility.

RES.R00-2173

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0049-00 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.
Carried

- (b) **Development Variance Permit No. 7900-0028-00**
Luk's Investments Ltd. and Moon Wah Developments Ltd.,
467888 B.C. Ltd., James & Lorie Cote and Maureen Nystrom
c/o Richard Brooks, H.Y. Engineering Ltd.
 18146, 18186, & 18242 - 67 Avenue and a portion of 6671 - 183 Street

To relax the rear yard setback from 7.5 metres (25 ft.) to 3.4 metres (11 ft.)
 to provide for the retention of the existing house at 6671 - 183 Street.

RES.R00-2174

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0028-00 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.
Carried with Councillor Villeneuve,
 Councillor Eddington and Councillor Bose
 against.

- (c) **Development Variance Permit No. 7999-0199-00**
530305 B.C. Ltd./Dwight Heintz
 9998 Lyncean Drive

To reduce the side yard setback on a flanking street from 3.6 metres
 (12 ft.) to 1.8 metres (6 ft.) on proposed Lot 24 to permit the development
 of a single family home.

No concerns had been expressed by abutting property owners prior to
 printing of the Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7999-0199-00 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.R00-2175

Carried

2. Formal Approval of Temporary Use Permits

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

- (a) **Temporary Commercial Use Permit No. 7995-0166-01**
South Fraser Healthcare Foundation
 13718, 13732 and 13748 - 94A Avenue

Council is requested to pass a resolution to authorize the issuance of the permit.

That Temporary Commercial Use Permit 7995-0166-01 be issued to South Fraser Healthcare Foundation to allow for parking during the Phase 3 construction at Surrey Memorial Hospital for a period not exceeding two years, on the site more particularly described as Lot 8, Section 33, Township 2, New Westminster District, Plan 11488, and that the Mayor and Clerk be authorized to sign the necessary documents.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Temporary Commercial Use Permit
 7995-0166-01 be issued to South Fraser Healthcare Foundation to allow
 for parking during the Phase 3 construction at Surrey Memorial Hospital
 for a period not exceeding two years, on the site more particularly
 described as Lot 8, Section 33, Township 2, New Westminster District,
 Plan 11488, and that the Mayor and Clerk be authorized to sign the
 necessary documents.

RES.R00-2176

Carried

- (b) **Temporary Industrial Use Permit No. 7900-0178-00**
OCL Industrial Materials Ltd.
 13376 Comber Way

Council is requested to pass a resolution to authorize the issuance of the permit.

That Temporary Industrial Use Permit 7900-0178-00 be issued to OCL Industrial Materials Ltd. to allow the subject site to be used for temporary truck parking for a period not exceeding two years, on the site more particularly described as Lot 4, Section 22, Township 2, New Westminster District, Plan 3558, and that the Mayor and Clerk be authorized to sign the necessary documents.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Temporary Industrial Use Permit
 7900-0178-00 be issued to OCL Industrial Materials Ltd. to allow the
 subject site to be used for temporary truck parking for a period not
 exceeding two years, on the site more particularly described as Lot 4,
 Section 22, Township 2, New Westminster District, Plan 3558, and that
 the Mayor and Clerk be authorized to sign the necessary documents.

RES.R00-2177

Carried

- 3. **Green Timbers AGM & Banquet - October 13, 2000**
 File: 0350-004; 0012-001

Council is requested to pass a resolution authorizing all members of Council to attend the Green Timbers AGM & Banquet to be held October 13, 2000, and that all expenses be paid in accordance with Council policy.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That all members of Council be authorized
 to attend the Green Timbers AGM & Banquet to be held October 13, 2000, and
 that all expenses be paid in accordance with Council policy.

RES.R00-2178

Carried

J. CORRESPONDENCE

INFORMATION ITEM

1. Letter, dated July 31, 2000, from **Richard C. Pearce, President and CEO, Fraser River Port Authority**, advising approval was given regarding the City's application for a grant in the amount of \$25,000 from the Fraser Port Millennium Fund for the Fraser River Boardwalk Park Project and specifically the proposed pier.
File: 4857-001

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the letter from Mr. Pearce be received,
and that Mayor McCallum send a letter of thanks to Mr. Pearce, President and
CEO, Fraser River Port Authority, for their grant in the amount of \$25,000.

RES.R00-2179

Carried

ACTION ITEM

2. Letter, dated August 28, 2000, from **George Puil, Chair, Greater Vancouver Regional District**, seeking Council's consideration and comment regarding the "Business Plan and Implementation Options for Strategies for Regional Arts and Cultural Development in Greater Vancouver", and providing a representative to contact to arrange for a presentation on the material, if the City does not have a representative on the Steering Committee.
File: 0046-001

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the letter dated August 28, 2000 from
George Puil, Chair, Greater Vancouver Regional District be received and referred
to the Parks, Recreation & Culture Commission for a report back to Council
within three weeks.

RES.R00-2180

Carried**K. NOTICE OF MOTION****1. Gaming in the City of Surrey**

At the July 17, 2000 Regular Council - Public Hearing meeting, Councillor Bose submitted the following Notice of Motion with respect to gaming in the City of Surrey:

WHEREAS the Great Canadian Casino has advised of its intention to relocate to the City of Coquitlam; and

WHEREAS the City of Coquitlam on a narrow margin has voted to approve the casino business license including electronic slot machines; and

WHEREAS such a move would represent a loss in revenue to the City of some \$4 to \$5 million dollars annually; and

WHEREAS the Cloverdale Raceways has appealed to Council reconsider its gaming policy to provide the raceways with the means of maintaining its position in an ever increasingly competitive environment; and

WHEREAS the Province of British Columbia has introduced legislation to reform gaming practices and procedures in BC to enable in legislation objectives set out in memoranda of agreement with local government;

THEREFORE BE IT RESOLVED that Surrey Council review all recent actions that directly or indirectly provide a framework for gaming policy in the City, and further, Council introduce whatever initiatives deemed necessary to address the potential loss of the Real Canadian Casino and the Surrey (Fraser Downs) to other municipal jurisdictions.

File: 0021-001; 0024-211

This item was dealt with earlier in the meeting, following Item A, Adoption of Minutes.

2. Citizen's Initiative Task Force

Councillor Hunt submitted the following Notice of Motion:

WHEREAS citizens often feel helpless when governments pass laws and impose taxes with which they disagree, and

WHEREAS citizens are becoming more involved in finding solutions to difficult civic problems, and

WHEREAS, in 1991, 83% of British Columbia voters voted for citizen initiated referenda, and

WHEREAS section 245 of the Local Government Act authorizes Council to provide for referenda to obtain the voters' opinion on questions that affect the City and with which Council has the power to deal,

THEREFORE, BE IT RESOLVED, that Council establish a Citizens' Initiative Task Force to:

- examine various models of referendum and initiative
- draft a by-law enabling citizen initiated referenda in the City of Surrey, and
- report back to Council by January 15, 2001.

L. ANY OTHER COMPETENT BUSINESS

1. Parks, Recreation & Culture - Panorama Ridge Questionnaire

Councillor Watts referenced a questionnaire from the Parks, Recreation & Culture Department being circulated in Panorama Ridge, and asked that staff provide Council with a report giving the questionnaire boundaries, enclosing a copy of the questionnaire, and information on how the process is unfolding.

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That staff report back to Council on the
 information requested concerning the questionnaire circulated by the Parks,
 Recreation & Culture Department in the Panorama Ridge area.

RES.R00-2181

Carried

2. 32 Avenue Infrastructure Upgrade

Councillor Watts requested that staff advise Council on the status of public input into 32 Avenue upgrades, including the truck route issue.

3. Prince Charles Estate

Councillor Villeneuve requested that staff provide a report as soon as possible on the traffic problems and policing problems in the Prince Charles Estate subdivision.

4. Enver Creek Subdivision

Councillor Eddington noted that approximately 45 homes have been completed in the Enver Creek subdivision, and each home is accommodating two to three families in them. Councillor Eddington pointed out that this is a brand new subdivision with secondary suites, and asked that action be taken as secondary suites are not permitted in these homes.

It was Moved by Councillor Eddington
 Seconded by Councillor Steele
 That staff report back to Council on the
 concerns raised with respect to secondary suites in the Enver Creek subdivision.
 RES.R00-2182 Carried

5. 152 Street Parking Metres

Councillor Bose requested that staff provide Council with a status report on the parking metres on 152 Street.

6. Vehicle Levy Report

Councillor Bose questioned the status of the vehicle levy report that is currently being prepared by staff.

7. Joe Brown Park - Panorama Ridge

Councillor Bose commented that there was a plan for an equestrian facility in Joe Brown Park. Councillor Bose asked if the plan for an Equestrian Facility has been abandoned, and questioned the status of the plan for the Joe Brown Park.

M. ADJOURNMENT

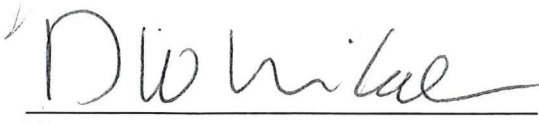
It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Regular Council - Public Hearing
 do now adjourn.
 RES.R00-2183 Carried

The Regular Council - Public Hearing adjourned at 10:47 p.m.

Certified correct:



 City Clerk



 Mayor