



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 16, 2000
Time: 7:00 p.m.

Present:

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

Absent:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning &
Development
General Manager, Engineering
General Manager, Parks, Recreation
& Culture
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - October 2, 2000

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council -

Land Use meeting held on October 2, 2000, be adopted.

RES.R00-2389

Carried

2. Regular Council - October 2, 2000

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the minutes of the Regular Council

meeting held on October 2, 2000, be adopted.

RES.R00-2390

Carried

B. DELEGATIONS

**1. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14132**

Rezoning Application No. 7900-0139-00

ADDRESS: CIVIC/LEGAL

11140 - 156 Street/PID: 002-384-311, Lot 35, Sec. 15,
B5N, R1W, NWD Plan 28289

APPLICANT: Edward Boschman
c/o H.Y. Engineering Ltd. (Richard Brooks)
4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

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

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

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

There were no objections to the proposed rezoning.

2. Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 1997, No. 13065, Amendment By-law, 2000, No. 14123

Rezoning Application No. 7900-0241-00

ADDRESS: **CIVIC/LEGAL**
Units 101 – 108 and Units 201 –208 – 16055 Fraser Highway/Strata lots 1 through 16, Sec. 25, Tp. 2, NWD Strata Plan LMS 2661, Together with an interest in the Common Property in proportion to the unit Entitlement of the Strata Lot as Shown on Form 1.

APPLICANT: Han-Chang Yang, Li-Ta Yang, Yung-Chin Lin, Jun-Long Chen, James Chen-I Lin, Der-Shing Yu, Chih-Ming Yu, Li-Ta Yang & Li-Hui Wang, Maple-Line Enterprises Inc., Ming-Yang Lin, Sheng-Ming Lee, and Tajaca Enterprises Ltd.
c/o Sean Ogilvie, Colliers International
200 Granville Street, 16th Floor,
Vancouver, B.C. V6C 2R6

PROPOSAL: The proposal is to amend "Comprehensive Development Zone (CD)" (By-law No. 13065) to include personal service uses, excluding body-rub parlours, as a permitted use.

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

Rick Hart President Fleetwood Community Association, located at 15996- 84 Avenue, was present to comment on the proposed rezoning, and stated that this proposal provides the owner with the opportunity to create more businesses in the development and the Fleetwood Community Association is in favor.

**3. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 34 Amendment By-law, 2000, No. 14130**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14131**

Rezoning Application No. 7996-0334-00

ADDRESS: **CIVIC/LEGAL**
15886 - 84 Avenue/PID: 012-146-269, Lot 28, Except:
Firstly: West 90 Feet, Secondly: West 110 Feet Except:
West 90 Feet, Sec. 26, Tp. 2, NWD Plan 1362

APPLICANT: Pioneer Designs (1994) Corporation
c/o Wayne Fougere
230 West Broadway
Vancouver, B.C. V5Y 1I7

PROPOSAL: To redesignate the property from "Urban (URB)" to
"Multiple Residential (RM)".

To rezone the property from "One-Acre Residential Zone
(RA)" to "Multiple Residential Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 22, Section F & G, and Part 5, Section B.1, as follows:

- (a) To relax the front (north) yard setback for the buildings along 84 Avenue from 7.5 metres (25 ft.) to 4.98 metres (16.3 ft.).
- (b) To relax the rear (south) yard setback for the buildings along 83 Avenue from 7.5 metres (25 ft) to 3.98 metres (13.08 ft.).
- (c) To relax the west side yard setback for the southern most unit from 7.5 metres (25 ft.) to 4.57 metres (15 ft.) excluding the entry stairs on the west side of the building

- (d) To relax the west yard setback for the northern most unit from 7.5 metres (25 ft.) to 4.57 metres (15. ft.)
- (e) To relax the east side setback for the buildings along 159 Street from 7.5 metres (25 ft.) to 3.75 metres (12.33 ft.)
- (f) To relax the dimensional requirements for the width of indoor tandem parking stalls from 3.8 metres (12.5 ft.) to 3.20 metres (10.5 ft.)
- (g) To relax the requirements for dedicated indoor amenity space from 3 square metres (32.3 sq. ft.) per unit to 1.35 square metres (14.57 sq. ft.) per unit.

The proposal is to permit the development of approximately 56 townhouse units.

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the correspondence from Alison Miller
 opposing the proposed rezoning be received.

RES.R00-2391

Carried

Mayor McCallum noted that Charles McKenzie and Darlene Johnson had indicated in writing their opposition to the proposed rezoning.

John Postma of Unit 21, Fleetwood Gables, 15840 - 84 Avenue – was present to comment on the proposed rezoning, and advised that a letter was in front of Council which was sent to them and the Planning Department in late August and contained 48 signatures. The residents of Fleetwood Gables are concerned that backyard privacy will be lost if the development goes ahead as proposed, and represent a loss in property value. Mr. Postma expressed concern with the large number of units being proposed, the height of the buildings, reduction in setback, spillover parking, increased traffic congestion, and reduction in development standards for the area.

Veronica Wood of Pioneer Designs (1994) Corporation, #6 – 7201 – 72 Street, Delta – was present to comment on the proposed rezoning, and advised that they have worked with the Planning Department and the Fleetwood Town Planning Committee to provide a well thought out development; and at 8 units per acre the development is less than that shown on the Town Plan. Veronica Wood continued that variances were required to provide a nice look at the front of units similar to Hathaway Village; all parking is designed to meet new City of Surrey bylaws; that there should be no loss in value to Fleetwood Gables; and that many Fleetwood Gables residents were pleased to know that Pioneer Designs was building on adjoining property. Veronica Wood commented on the landscaping and buffer which would provide privacy to existing residents.

Rick Hart, President Fleetwood Community Association, 15996 - 84 Avenue stated that the development supports all principles of the Town Centre Plan and is aesthetically pleasing. Mr. Hart pointed out that the concerns of the Fleetwood Community Association were with density of the Town Centre Plan, pedestrian safety, and inability to park cars easily, and asked Council to look at the larger picture as to how this will be dealt with.

Wayne Fougere, Architect, was present to comment on the proposed rezoning. Mr. Fougere reviewed proposed setbacks and advised that along the street frontages they are attempting to have an urban feel and save trees. Mr. Fougere stated that generally the set back on the West property line is 25 feet which meets the bylaw; that the two areas where the bylaw is not met is along 84th Avenue and 83 Avenue, which are side yard conditions.

**4. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14124**

Rezoning Application No. 7900-0134-00

ADDRESS: **CIVIC/LEGAL**
6941 – 128 Street/PID: 018-051-286, Lot 14, Sec. 18,
Tp. 2, NWD Plan LMP8177
6955 – 128 Street/PID: 018-051-278, Lot 13, Sec. 18,
Tp. 2, NWD Plan LMP8177
6969 – 128 Street/PID: 018-051-260, Lot 12, Sec. 18,
Tp. 2, NWD Plan LMP8177
6977 – 128 Street/PID: 018-051-251, Lot 11, Sec. 18,
Tp. 2, NWD Plan 8177

APPLICANT: Khangura Investments Ltd.
c/o Ankenman Associates Architects Inc.
12321 Beecher Street,
Surrey, B.C. V4A 3A7

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

The purpose of the rezoning is to permit the development of a 1,225 square metre (13,189 sq. ft.) neighbourhood commercial plaza.

**PROPOSED "COMPREHENSIVE DEVELOPMENT
ZONE (CD)" FOR BY-LAW 14124****A. INTENT**

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

B. PERMITTED USES

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

1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq. ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *adults entertainment stores*;
 - ii. *auction houses*;
 - iii. *secondhand stores* and *pawnshops*; and
 - iv. *convenience store*;
 - (b) *Personal service uses* limited to the following:
 - i. *Barbershops*;
 - ii. *Beauty parlours*;
 - iii. *Cleaning and repair of clothing*; and
 - iv. *Shoe repair shops*;
 - (c) *Office uses* excluding *social escort services*;
 - (d) *General service uses* excluding *funeral parlours*, *drive-through banks* and *vehicle rentals*;
 - (e) *Community services* and
 - (f) *Child care centres*.
2. One *dwelling unit* for each *lot* provided that the total floor area of the dwelling unit does not exceed 145 square metres [1,561 sq.ft.].

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

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> |
|---------------------|------------|----------------|------------------|
| Avtar Samra | X | | |
| C.J. Sidhu | X | | X |
| Amarjit S. Dosanjh | X | | X |
| Pushpiner Wahlla | | | X |
| Harminder Dhillon | X | | |
| Baljit Khangura | X | | |
| Daljit Sandu | X | | |
| Gian Sing | X | | |
| Opinder Bajwa | X | | |
| Parveen Pandal | X | | |
| Jhalan Rahi | X | | |
| Mandeep Dosange | X | | |
| Avtar Singh Binning | X | | |
| Lucky Dhiona | X | | |
| Lakhbir Brar | X | | |
| Santokh Khangura | X | | |
| Joginder Wahlla | X | | |
| Bakhtawar Sandhu | X | | |
| Garinder Sandhu | | X | |
| Balbir Dhanda | | X | |
| Z. Hajiosman | | X | |
| Malkial S. Johan | X | | |
| Sarwan S. Gill | X | | |
| Jasbir Dhanda | | X | |
| Gurtej S. Gill | X | | |
| Balbir Gahdham | X | | |
| Joginder Wahlla | X | | |
| Malkiat Pahal | | X | |
| Gurpreet Dhindsa | | X | |
| Amarjit S. Uppal | | X | |
| Pritam Khangura | X | | |
| Lasman Sing | X | | |
| Manjinder Khandal | X | | |
| B. Caravan | | X | |
| Tejpal Hoonjan | X | | |
| Dalvir Khangura | X | | |
| Ahmed Bajwa | X | | |
| James Carrigan | | X | |
| Santokh Dosange | X | | |

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the on table correspondence consisting
 of 51 form letters supporting the application and 20 form letters and the letter
 from Curt Doucette and Betty Ryan in opposition to the application be received.
 RES.R00-2392 Carried

G.C. Scott, 12908 - 68A Avenue – was present to comment on the proposed rezoning. Mr. Scott advised that his partner is distressed at what is a further erosion of the West Newton Community Plan. Mr. Scott continued that he felt there is no valid reason to approve another commercial development in the area, and commented on other commercial developments in the area which serve the needs of the community. Mr. Scott then expressed concern for traffic and traffic management in the area, a reduction in residential quality for residents of area, and increased pressure to depart further from the Official Community Plan.

Thersam Bains- 6935 – 128 Street was present to comment on the proposed rezoning, and stated he is in favor of the development.

Richard Robbins, 12882 – 69A Avenue was present to comment on the proposed rezoning. Mr. Robbins distributed to Council open house forms filled in by his neighbours, and stated that residents have accepted all developments which were recognized in the West Newton Area Plan, but this development is not supported because it does not comply with the Plan. Mr. Robbins stated there are safety concerns in a development with only one residential component; that he is also concerned with increased traffic, garbage, added traffic, pedestrian safety, and house values. Mr. Robbins cited other properties in the area which would be more suitable for development and read from previous Council reports in which the Planning Department recommended commercial development be denied at this location.

Mayor McCallum left the meeting at 8:04 p.m. and Acting Mayor Steele assumed the Chair.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Open House forms be received.
 RES.R00-2393 Carried

Mr. Mark Ankenman, Architect was present to comment on the proposed rezoning, and advised that he is the architect for the project. Mr. Ankenman presented an overhead which indicated a recent survey of properties within 100 metres of the development shows that a majority support the project. Mr. Ankenman submitted letters and other items of correspondence in support of

the project, and reviewed the overall development proposal. Mr. Ankenman stated that the developer would be willing to enter a restrictive covenant to restrict hours of operation, and went on to review traffic, pedestrian safety, and setbacks.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the 21 letters from business owners
 wishing to locate in this project be received.

RES.R00-2394

Carried

Mayor McCallum returned to the meeting at 8:06 p.m. and assumed the Chair.

**5. Surrey Zoning By-law 1993, No. 12000,
 Amendment By-law, 2000, No. 14133**

Rezoning Application No. 7900-0044-00

ADDRESS: **CIVIC/LEGAL**
Portion of 5662 - 144 Street/PID: 010-303-146, Lot "C",
 Sec. 10, Tp. 2, NWD Plan 17457
Portion of 5690 - 144 Street/PID: 004-836-707, North 140
 Feet Lot 1, Except: Parcel A (Bylaw Plan 83094); Sec. 10,
 Tp. 2, NWD Plan 1673

APPLICANT: Martin W. Smith & Karen Eda Gordon, John McClurg and
 Yumiko Hirai
 c/o Ed Desroches
 2419 - 128 Street
 Surrey, B.C. V4A 3W2

PROPOSAL: To rezone the properties from "Half-Acre Residential Zone
 (RH)" to "Comprehensive Development Zone (CD)".

BLOCK A:

To rezone a portion of 5662 - 144 Street to permit
 development into single family housing on urban lots.

BLOCK B:

To rezone a portion of 5662 and 5690 - 144 Street to permit
 development into single family housing on small suburban
 lots.

The purpose of the rezoning is to permit the development
 of approximately four single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14133**

INTENT:

Block A

This Comprehensive Development Zone is intended to accommodate single family housing on *urban lots*.

Block B

This Comprehensive Development Zone is intended to accommodate single family housing on small *suburban lots*.

PERMITTED USES:

Blocks A and B

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 Acting City Clerk. The location of the properties was indicated to the Public Hearing.

Councillor Hunt left the meeting at 8:09 p.m.

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the on table correspondence from

Brent Coulthard be received.

RES.R00-2395

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> |
|-------------------|------------|----------------|------------------|
| Lakhbir Brar | X | | |
| Luckwinder Dhanda | X | | |
| Harminder Dhillon | X | | |
| Pritam Khangura | X | | |
| Rahi Chulman | X | | |
| Pushpinder Wahlla | X | | |
| Baljit Hkangura | X | | |

Councillor Hunt returned to the meeting at 8:12 p.m.

**6. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14125**

Rezoning Application No. 7900-0227-00

ADDRESS: **CIVIC/LEGAL**
8037 King George Highway/ PID: 000-814-202, Lot 4,
Except: Part Within Heavy Outline Taken by Highway
Statutory Right of Way Plan 62493; Sec. 29, Tp. 2, NWD
Plan 7059

APPLICANT: Inderjit Chohan and Jarnail Gill
c/o Bob Cheema
Unit # 1, 5730 Carnarvon Street
Vancouver, B.C. V6N 4E7

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

The purpose of the rezoning is in order to permit the
development of 74-unit, 3-storey motel on the easterly
92 metres (302 ft.) and future single family lots on the
westerly 71 metres (233 ft.) of the subject property.

**PROPOSED "COMPREHENSIVE DEVELOPMENT
ZONE (CD)" FOR BY-LAW 14125**

A. INTENT

This Comprehensive Development Zone is intended to accommodate and
regulate a *tourist accommodation* use requiring exposure to a major

highway and future single family dwellings on urban lots in an existing urban area.

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.

B. 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) *Tourist accommodation*; and

(b) *Accessory uses* including the following:

i. One *dwelling unit* per *lot* provided that the *dwelling unit* is:

a. Contained within the *principal building*; and

b. Occupied by the owner's employee for the protection of the businesses permitted on the *lot*.

2. Block B

(a) One *single family dwelling*; and

(b) *Accessory uses* including the following:

i. *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

ii. 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 Acting City Clerk. The location of the property was indicated to the Public Hearing.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the on table correspondence from
 Mona Ralph opposing the proposed rezoning, and the fourteen letters supporting
 the proposed rezoning be received.

RES.R00-2396

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> |
|-------------------|------------|----------------|------------------|
| Gurcharan Jawanda | X | | |
| A. Borge | X | | |
| C.J. Sidhu | X | | |
| Brar Carmpir | X | | |
| Jhalman Rami | X | | |
| MarminderDillon | X | | |
| Opinder Bajwa | X | | |
| Pushpinder Wahlla | X | | |
| Parveen Pandal | X | | |
| Mandeep Dosange | X | | |
| Doug Dewell | X | | |
| Rahi Chulman | X | | |
| Pritam Khangura | X | | |
| Mohinder Johal | X | | |
| Santokh Dosange | X | | |
| Darlene Slater | | X | |
| Inderjit Chohan | X | | |
| Jagdip Sivia | X | | |
| Jagdeep S. Grewal | X | | |
| Jatinder Gill | X | | |
| Karamjit Brar | X | | |
| Gurtej Gill | | | X |
| Rita Haley | X | | |

Murray Weisenberger of 12785 Crescent Road, was present to comment on the
 proposed rezoning. Mr. Weisenberger advised that he is against the development
 as it is more strip development in an area that was to develop as nodes; that many
 hotel projects have already been approved in Surrey this year; that there is no
 operator in place for the development proposal; and expressed concern with the
 prostitution problem in the area which a hotel will not help to stop.

7. **Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14140**

Rezoning Application No. 7900-0213-00

ADDRESS: **CIVIC/LEGAL**
6517 - 142 Street/PID: 009-481-800, South Half Lot 51,
South East Quarter, Sec. 16, Tp. 2, NWD Plan 2163
6545 - 142 Street/PID: 009-606-530, North Half Lot 51,
South East Quarter, Sec. 16, Tp. 2, NWD Plan 2163

APPLICANT: Douglas Jewell and Peggy L. Jackson
C/o Rock Solid Construction Ltd.
2, 5730 Carnarvon Street
Vancouver, B.C. V6N 4E7

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

The purpose of the rezoning to permit subdivision into approximately 29 compact, single family lots with 1 lot having additional subdivision potential and retain an existing single family dwelling.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000 Amendment By-law, 2000, No. 14140" as follows:

- (a) To relax the rear yard setback from 7.5 metres (25 ft.) to 4.9 metres (16.1 ft.).

The proposed variance will allow the interim retention of the existing dwelling at 6545 - 142 Street.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14140**

INTENT:

1. This Zone is intended for *single family dwellings* on small *urban lots*.

PERMITTED USES:

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

(b) *Accessory uses.*

The Notice of the Public Hearing, except the legal description, was read by the Acting 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 on table correspondence from

Dietmar and Corrie Appelt opposing the proposed rezoning be received.

RES.R00-2397

Carried

Mayor McCallum noted the following persons had indicated in writing their support for the proposed rezoning: M. Weir, L. Dhiona, Parveen Pandal, Pushpinder Wahlla, C.J. Sidhu, Santohk, Moninder Johal, Devinder Boal, Sarwan Boal, Joginder Wahlla, Inderjit Chohan, Jagdeep Grewal, Jagdip Sivia, Santokh Dosange, Jatinder Gill, Karamjit Brar.

Councillor Watts advised that she owns a secondary suite, and left the meeting at 8:23 p.m. due to a potential conflict of interest with respect to Item 8.

**8. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14134**

Rezoning Application No. 7998-0167-00

ADDRESS:

CIVIC/LEGAL

**13934 - 92 Avenue/PID: 014-816-164, Lot 1, Sec. 33,
Tp. 2, NWD Plan 82322**

APPLICANT:

Gurdip and Gurmeet Moor

c/o Thomas Knight

P.O. Box 170,

Revelstoke, B.C. V0E 2S0

PROPOSAL:

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

The purpose of the rezoning is to allow an increased floor area ratio and lot coverage for the existing house and to allow one secondary suite in an owner-occupied single family dwelling.

**PROPOSED "COMPREHENSIVE DEVELOPMENT
ZONE (CD)" FOR BY-LAW 14134**

A. INTENT

This Comprehensive Development Zone is intended exclusively for a *single family dwelling* containing 1 *secondary suite* on *urban lots*.

B. 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* which may contain one *secondary suite*.

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

Mayor McCallum noted that Kamaljit Bhathal had indicated in writing his support for the proposed rezoning.

There was no one in attendance wishing to speak to the proposed rezoning.

Councillor Watts returned to the meeting at 8:30 p.m.

**9. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14136**

Rezoning Application No. 7900-0195-00

ADDRESS: **CIVIC/LEGAL**
13863 - 114 Avenue/PID: 011-209-054, West Half Lot "A"
Except: Firstly: Parcel "One" (Explanatory Plan 13470),
Secondly: Parcel 2 (Explanatory Plan 14981); Block 20,
Sec. 11, B5N, R2W, NWD Plan 6377

APPLICANT: Douglas and Doreen MacLaren
c/o Dan and Wendy MacLaren
10136 - 158 Street
Surrey, B.C. V4N 2M3

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

The purpose of the rezoning is to permit the construction of a second single family dwelling, in addition to the existing dwelling, on the subject property.

**PROPOSED "COMPREHENSIVE DEVELOPMENT
ZONE (CD)" FOR BY-LAW 14136**

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate two separate *single family dwellings* on one *urban lot* for the purpose of providing continuous care and assistance to the occupier of one of the *single family dwellings*.

B. 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. Where the *lot* is 0.60 hectare (1.5 acre) or more, one additional *single family dwelling* provided that:
 - (a) One of the *single family dwellings* is occupied by a person who is:
 - i. a minimum of seventy (70) years of age;
 - ii. one of the registered owners of the *lot*; and
 - iii. is receiving continuous care and assistance by virtue of physical or mental disability or impairment, and such care and assistance is continuously provided by the occupiers of the other *single family dwelling* on the *lot*;
 - (b) For the purpose of Sub-section B.2(a) "care and assistance" is defined as including but not limited to, helping with the chores and activities for the day-to-day living as required, obtaining medical attention as necessary, maintaining the *single family dwelling* and *lot* and keeping a watch for safety and security purposes as required; and
 - (c) In the event that the occupier referred to in Sub-section B.2(a) ceases to occupy the additional *single family dwelling* for a minimum consecutive period of six (6) months, then the said additional *single family dwelling* shall be either demolished or converted to a *building* or *structure accessory* to the use permitted

in Sub-section B.1 within 120 days after the expiry of the consecutive period of 6 months.

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

Mayor McCallum noted that B. Nielsen had indicated in writing his support for the proposed rezoning.

There was no one in attendance wishing to speak to the proposed rezoning.

**10. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14139**

Rezoning Application No. 7900-0061-00

ADDRESS: **CIVIC/LEGAL**
Portion of 13375 King George Highway/PID:
 011-154-543, Lot 6, Except: Firstly: Part on Statutory Right of Way Plan 5719, Secondly: North Easterly 66 Feet, Thirdly: Part on Plan 26410, Sec. 15, B5N, R2W, NWD Plan 5347

APPLICANT: Yellow Rose Investments Ltd.
 c/o Barnett Dembek Architects
 # 202 - 12448 - 82 Avenue
 Surrey, B.C. V3W 3E9

ROPOSAL: To rezone the front portion of the property from "Tourist Accommodation Zone (CTA)" to "Town Centre Commercial Zone (C-15)".

The purpose of the rezoning is to permit the redevelopment of the site into a 60-room motel, with a caretaker's suite and street-fronting commercial uses.

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

Jens Pedersen of 6272 East Boulevard, Vancouver, was present to comment on the proposed rezoning. Mr. Pedersen advised that he is with Coldwell Banker Realty and was speaking on behalf of the property at 13317 Bolivar Road. He advised that his clients were not aware of the road allowance one year ago, and were concerned what this will do to the value of their property.

Robbie Roe of 13457 Bolivar Crescent was present to comment on the proposed rezoning. He stated that he had done research before he bought his property and was told there were no developments proposed for the area, and that he had been talking to survey people who informed him that Whalley Ring Road was being developed. Mr. Roe asked why he was not advised of this one year ago. Mr. Roe stated that he was opposed to the development as many of the current customers bought drugs there.

Joanne Gliège of 13448 Hilton Road, was present to comment on the proposed rezoning, and advised that she lives directly behind the proposal. She pointed out that she and her neighbours are in favor of development in the downtown core. Ms. Gliège commented that they are in favor of commercial usage on the main floor, but not in favor of the motel use on the top floor. Ms. Gliège submitted a letter from her neighbours concerning the proposed rezoning.

It was

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the correspondence be received.
Carried

RES.R00-2398

Gerald Schlesiger of 1677 - 145 Street, was present to comment on the proposed rezoning, and advised he is an active member of the community association in the area. Mr. Swisker expressed concern with the land use and with parking which does not appear to be adequate for the operation. He stated that the brick block wall at the back of the development will not be visually attractive when driving down King George Highway.

Maciej Dembek was present on behalf of the applicant to comment on the proposed rezoning, and advised that he is the architect for the Project. Mr. Dembek stated that a redevelopment proposal was submitted about one year ago and followed all protocols. He advised that a new parking bylaw permits less than 1 parking space per unit. Mr. Dembek noted that south elevation is a concrete block firewall regulated by the building code but they have added a decorative brick treatment. Mr. Dembeck indicated that the current building is almost unoccupied and the owner is a family man who does not cater to prostitutes or heroin users. He added that the owner will live on the premises; that the building will establish a good precedent for the area; and architectural efforts have been made to give the development some sort of presence.

**11. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 35 Amendment By-law, 2000, No. 14137**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14138**

Rezoning Application No. 7900-0226-00

ADDRESS: **CIVIC/LEGAL**
18669 Fraser Highway/PID: 013-229-745, Parcel "2"
 (Explanatory Plan 12886) Legal Subdivision 6, Sec. 16, Tp. 8, NWD
18687 Fraser Highway/PID:009-802-771, Lot 3, Sec. 16,
 Tp. 8, NWD Plan 13318
18717 Fraser Highway/PID:009-802-762, Lot 2, Sec. 16,
 Tp. 8, NWD Plan 13318
18735 Fraser Highway/PID: 009-802-746, Lot 1, Except:
 Part Dedicated Road on Plan LMP43874, Sec. 16, Tp. 8, NWD Plan 13318

APPLICANT: In Soo & Soon Hee Park, Theodorus & Cornelia Geetruda Van Tunen, Kathleen J. Harvey and Andrew Raaen
 c/o Amar Sandhu, Triangle Holdings Ltd./Jan Development Ltd.
 1049 East 54th Avenue
 Vancouver, B.C. V5X 1L8

PROPOSAL: To authorize the redesignation of the properties from "Suburban (SUB)" to "Commercial (COM)".

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

The purpose of the rezoning is to permit the development of a range of retail commercial uses, restaurants, offices, personal services uses, and drive-through establishments at 188 Street and Fraser Highway in Clayton.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
 FOR BY-LAW 14138**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods including drive-through establishments.

PERMITTED USES:

The *Lands* 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) *secondhand stores and pawnshops.*
- 2. *Personal service uses excluding body rub parlours.*
- 3. *General service uses excluding funeral parlours.*
- 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 including drive-through restaurants.*
- 6. *Neighbourhood pubs.*
- 7. *Office uses excluding social escort services.*
- 8. *Parking facilities.*
- 9. *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.*
- 10. *Indoor recreational facilities.*
- 11. *Entertainment uses excluding arcades and adult entertainment stores.*
- 12. *Assembly halls.*
- 13. *Community services.*
- 14. *Child care centres.*
- 15. *One dwelling unit per lot provided that the dwelling unit is:*
 - (a) *Contained within the principal building;*
 - (b) *Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot; and*
 - (c) *Where a lot has been subdivided by a strata plan then there shall only be one dwelling unit within the strata plan.*

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the on table correspondence from J. Banevia, Donna and Mike Klyn, 13 form letters, 10 signature petition, letter from G. and G. McLaughlin, T. Shaer, and G. MacRae, all opposing the proposed rezoning be received.

RES.R00-2399

Carried

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

Councillor Steele left the meeting at 9:09 p.m.

| | <u>For</u> | <u>Against</u> | <u>Undecided</u> |
|--------------------|------------|----------------|------------------|
| Allan Knowles | | X | |
| Gurcharaon Jawanda | X | | |
| Baljit Sull | X | | |
| Beldev Dhesi | X | | |

| | <u>For</u> | <u>Against</u> | <u>Undecided</u> |
|--------------------|------------|----------------|------------------|
| Raovarinder Grewal | X | | |
| H. Augh | X | | |
| Kuldeep Sidhu | X | | |
| Bahmtawar Svandly | X | | |
| Sukdev Grewal | X | | |
| Ranjdeep Rai | X | | |
| Gurtej Gill | X | | |
| Ararjit Dhaliwal | X | | |
| Balev Tutt | X | | |
| Jaswinder Athwal | X | | |
| Malkit Brarr | X | | |
| U.K. Anganu | X | | |
| Sandra Gore | | X | |
| Ranjit Rai | X | | |
| Harpreet Garg | X | | |
| Kewal Taggar | X | | |
| Sarbjit Shahi | X | | |
| Swarn Harpe | X | | |
| Biant Singh | X | | |
| D.S. Sandhu | X | | |
| Layman S. Toor | X | | |
| Catherine Hill | | X | |
| Amarjit S. Uppal | X | | |
| Baljinder Samsra | X | | |
| Kulwent Purewal | X | | |
| Mohan Bains | X | | |
| Kulwinder Atwal | X | | |
| Japinder Dillon | X | | |
| Rob Hayre | X | | |
| Ajit Sull | X | | |
| Onkui Singh | X | | |
| Pirithi Gill | X | | |
| Sukjit Bullar | X | | |
| Brar L. Singh | X | | |
| Ajaib Brar | X | | |
| Karam Sekhon | X | | |
| Balbir Dhesi | X | | |
| Shawinder Sidhu | X | | |
| Gurjit Singh | X | | |
| Baljit Bains | X | | |
| Gurigbal Ghuman | X | | |
| Balbir Chahal | X | | |
| Sarwan Gill | X | | |
| Malkiat Johan | X | | |
| Gurbash Almril | X | | |

Surjeet Singh of 19232 Enterprise Way, was present to comment on the proposed rezoning. Mr. Singh stated that he was appearing for Road Line Construction, and that the development was a good project which people can walk to; that it would provide a good commercial site; that it would cut down on noise and bring more taxes for the City.

Councillor Steele returned to the meeting at 9:11 p.m.

Rick Allen of 6497 – 188A Street, was present to comment on the proposed rezoning. Mr. Allen stated that he is opposed to the project as it is in a quiet area; that it is an unrequired pocket of development in green belt zone. Mr. Allen commented that that the Fraser highway can be referred to as the Fraser Highway Strip Mall. Mr. Allen objected to increased traffic flow and expressed concern with the safety impact on children walking to school. Mr. Allen concluded that once this is developed, it will provide the impetus for development all the way to the Surrey Golf Course.

Inderpal Sandhu of 18390 – 68 Avenue, was present to comment on the proposed rezoning, and advised that he supports the project.

Satvir Gill of 12618 – 67A Avenue, was present to comment on the proposed rezoning. Mr. Gill advised that he is in favor of the development as commercial development pays more taxes than residential and will help keep residential taxes down.

Paraminder Rai of 5898 – 168 Street was present to comment on the proposed rezoning. Ms. Rai advised that she is in favour of the development

Kanwaljit Gill of 15053 - 81 Avenue, was present to comment on the proposed rezoning. Ms. Gill advised that she supports the development, and wants to move into the area.

J.S. Aluwalisi Kluwasisi of 6971 – 192 street, was present to comment on the proposed rezoning. Mr. Kluwasisi advised that he is 100% in favor of the development and of additional services to serve an increased population.

Rex Eaton of 7014 – 188 Street, was present to comment on the proposed rezoning. Mr. Eaton advised that he represented a number of residents and organizations of Clayton Hill who are opposed to the proposal, and submitted letters and a petition from residents and organizations who are in opposition. Mr. Eaton stated that this will create a strip zone commercial effect and a negative impact on the entrance to Surrey. Mr. Eaton continued that it represents a loss of a community core at 188Street and 72 Avenue on which the Clayton Neighbourhood Plans are based; that this development will negate the Plan, and disregard the past planning process which undertook consultation with the residents, involving thousands of hours of community time. Mr. Eaton stated that the Clayton Community Association has expressed its concern in a letter that has

been sent to Council. Mr. Eaton concluded by reading a letter from Greg McRae who expressed opposition to the development.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the letters and petition submitted by

Mr. Eaton be received.

RES.R00-2400

Carried

Malkiat Gill, 18611 – 63A was present to comment on the proposed rezoning. Mr. Gill advised that he is in favor of the proposal.

Amar Sidana of 19518 – 72 Avenue, was present to comment on the proposed rezoning. Mr. Sidana advised that the development is a commercial area of 9 acres and not a strip mall. Mr. Sidana stated that the development will provide jobs and he is in favor.

Jagdeep Sandhu of 6642 – 66 Avenue was present to comment on the proposed rezoning. Mr. Sandhu stated this is a good development for the neighbourhood; that he has been going door to door talking to residents in the area and they are all very excited about this development. Mr. Sandhu commented that the development is well laid out and provides access from all 3 roads. Mr. Sandhu spoke in favor of the proposal.

Jagnandan Sidhu of 8461 Greenbook Place, was present to comment on the proposed rezoning. Mr. Sidhu stated he is in support of the development as it will provide jobs for the community and help keep the base city tax down.

Michael Bobenic of 7032 – 184 Street, was present to comment on the proposed rezoning, and stated he is not in favour of the proposal. Mr. Bobenic expressed concern with safety issues on Fraser Highway, as the demographic target appears to be the high school and children, who will have to cross the Highway.

Alan Knowles of 6530 – 192 Street, was present to comment on the proposed rezoning. Mr. Noels stated that he is in opposition, and echoes the concerns of the Clayton Community as commercial core was designated for 188 Street and 72 Avenuet. Mr. Nels felt that this proposal jeopardizes the entire planning process and changes traffic patterns.

Claude Brule of 6530 Clayton Hill Road, was present to comment on the proposed rezoning. Mr. Brule stated that he is not in favor of the proposed development.

Ranjir Rai 18279 of Fraser highway, was present to comment on the proposed rezoning. Mr. Rai stated he is in favor of the project, and noted that the development will not negatively impact children.

Patrick Cotter, Architect, was present to comment on the proposed rezoning, and stated that 188 Avenue does not currently extend south of the Fraser Highway, but is in the Engineering plans to become a major collector. Mr. Cotter indicated that opposition may have more to do with the upgrading of 188 Street. Mr. Cotter noted that the development is 9.5 acres and consistent with the Neighbourhood Concept Plan for East Clayton which is an area slated for a population of 40 - 45,000. Mr. Cotter pointed out that this is not a large anchor commercial development but rather a 116,000 square foot development, and will not significantly increase traffic into the Clayton area.

Councillor Eddington left the meeting at 10:07 p.m.

Mr. Cotter continued that a market impact analysis indicated there is insufficient commercial development in the East Clayton area, and that sustainable communities are complex communities that have a variety of uses. Mr. Cotter stated that they respect the planning that has been done for East Clayton and are not attempting to subvert that process. He reviewed the layout and design of the proposal and stated that it is not a large development, but is consistent with that proposed for the area.

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

**12. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14126**

Rezoning Application No. 7900-0138-00

ADDRESS: **CIVIC/LEGAL**
18345 – 64 Avenue/PID: 007-071-574, Lot 5, Sec. 17,
Tp. 8, NWD Plan 34543

APPLICANT: Bruno & Robyn Boeckler
c/o Richard Brooks
4 – 15243 – 91 Avenue
Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to permit subdivision into approximately 7 single family lots.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the on table 10 signature petition in
 opposition to the proposed rezoning be received.
 RES.R00-2401 Carried

Ken Iverson of 6481 Claytonwood Grove, was present to comment on the proposed rezoning, and advised that he was submitting a petition. Mr. Iverson stated that they are not against the proposal but are concerned with the size of the lots and the size of the houses that would be built on them. Mr. Iverson felt that the lot sizes should be bigger.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the petition be received.
 RES.R00-2402 Carried

Claude Brule, 6530 Clayton Hill Grove, was present to comment on the proposed rezoning, and expressed concerns about the lack of information he had received.

Councillor Bose advised that his family owns property in the area, and left the meeting at 10:26 p.m. due to a potential conflict of interest on By-law No. 14127.

**13. Surrey Zoning By-law 1993, No. 12000,
 Amendment By-law, 2000, No. 14127**

Rezoning Application No. 7900-0159-00

ADDRESS: **CIVIC/LEGAL**
16423 – 64 Avenue/PID: 003-436-004, Lot 4, Except:
 Firstly: The West 75 Feet; Secondly: Part on Bylaw Plan
 56758; Sec. 13, Tp. 2, NWD Plan 4483
16585 – 64 Avenue/PID: 011-113-669, Lot 3, Except: East
 255 Feet, Sec. 13, Tp. 2, NWD Plan 4483
16605 – 64 Avenue/PID: 011-113-642, East 255 Feet,
 Lot 3,
 Sec. 13, Tp. 2 NWD Plan 4483
16667 – 64 Avenue/PID: 011-113-618, Lot 2, Sec. 13,
 Tp. 2, NWD Plan 4483
6410 - 164 Street/PID: 011-113-731, West 75 Feet Lot 4,
 Except: Part Red on Bylaw Plan 56758, Sec. 13, Tp. 2,
 NWD Plan 4483

APPLICANT: Dennis & Grace Jeklin, 456693 B.C. Ltd., Mandarin Pacific
 Properties Inc., and Kathleen Wimmer
 c/o Pacific Rim Architecture Ltd. (Ian Tingley)

14439 – 104 Avenue
Surrey, B.C. V3R 1M1

PROPOSAL: To rezone the properties from "General Agriculture Zone (A-1)" and "Intensive Agriculture Zone (A-2)" to "Multiple Residential 15 Zone (RM-15)".

The purpose of the rezoning is in order to permit the development of 194 townhouse units in West Cloverdale North.

DEVELOPMENT VARIANCE PERMIT:

To vary the "Surrey Zoning By-law, 1993, No. 12000", as follows:

- (a) To vary Part 1 to permit encroachments wider than 0.6 metres (2 ft.) into the required 7.5 metres (25 ft.) wide setbacks by 0.76 metres (2 ft. 6 in.) wide eaves on each storey into the front yard and side yard setback for all units except Nos. 1-8 inclusive and into the side yard setback on flanking street for Unit No. 187.
- (b) To reduce in Part 21, the side yard setback abutting units No. 9 to 19 from 7.5 metres (25 ft.) to 5 metres (16 ft. 6 in.) to permit sundecks.
- (c) To relax in Part 5, the required width of aisle for two-way traffic from 6.7 metres (22 ft.) to 6.1 metres (20 ft.) for 2.75 metre (9 ft.) wide parking spaces oriented at an angle of 90 degrees to the aisle provided that these parking spaces are clearly identified with the word "Small Car only".

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the on table correspondence from
K. Krasinky expressing concerns with the proposed rezoning be received.

RES.R00-2403

Carried

There were no objections to the proposed rezoning.

Councillor Bose returned to the meeting at 10:29 p.m.

Councillor Steele advised that she has recently been hired by the Liquor Retailers Association, and left the meeting at 10:29 p.m. due to a potential conflict of interest with Item 14.

**14. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 33 Amendment By-law, 2000, No. 14128**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14129**

Rezoning Application No. 7900-0196-00

ADDRESS: **CIVIC/LEGAL**
5860 - 176 Street/PID: 011-017-244, Lot 19, Sec. 8 Tp. 8,
NWD Plan 4112
17637 - 58A Avenue/PID:000-755-451, Lot "G", Block 6,
Sec. 8, Tp. 8, NWD Plan 2107

APPLICANT: BRP Investments Ltd.
c/o Denis Turco Architect Inc.
100 - 1627 Ingleton Avenue
Burnaby, B.C. V5C 4L8

PROPOSAL: To authorize the redesignation at 17637 - 58A Avenue from
Multiple Residential (RM)" to "Town Centre (TC)".

To rezone the properties from "Highway Commercial
Industrial Zone (CHI)" and "Single Family Residential
Zone (RF)" to "Town Centre Commercial Zone (C-15)".

The purpose of the rezoning is to permit the development
of a 65-seat neighbourhood pub and 35-seat restaurant.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 37, Section F, as follows:

- (a) To reduce the side yard setback from 3.0 metres (10 ft.) to 0 metres (0 ft.).

NEIGHBOURHOOD PUB
Application No. 7900-0196-00

PROPOSAL: The applicant is proposing to operate a Class "D"
neighbourhood pub on the above mentioned properties.
The seating capacity is proposed to be 65 indoor seats and
20 outdoor seats on the west side of the building.

A games area of approximately 28 square metres (300 ft.)
consisting of pool tables and a darts area is proposed within
the pub area.

Hours of sale limited to fourteen consecutive hours between 10:00 a.m. and 12 midnight Monday to Saturday and between 11:00 a.m. and 12 midnight on Sundays.

The City Council wishes to determine whether or not residents are in favour of the granting of a Class "D" Liquor License by the Provincial Liquor Control and Licensing Branch for the proposed neighbourhood pub.

Council is calling a Public Hearing to determine the residents' opinion on this liquor licensing application.

You are invited to the Public Hearing to convey your opinion to Council. If you do not wish to speak, you are encouraged to register your opinion with staff outside of the Council Chamber on the night of the Public Hearing.

The Notice of the Public Hearing and the Notice of Application for a Class "D" Liquor License, except the legal description, was read by the Acting City Clerk. The location of the properties was indicated to the Public Hearing.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the on table correspondence from

B. Hicks expressing concerns with hours of operation, S. Hjevpa opposing, a 24 signature petition opposing, W. Dobie opposing, and 9 form letters supporting the proposed rezoning and liquor license be received.

RES.R00-2404

Carried

Mayor McCallum noted that Gordon Hubbard, Debra Hassett and Tammy Hubbard had indicated in writing their opposition to the proposed rezoning.

Michael Gosemann of 113 - 17661 - 58A Avenue, was present to comment on the proposed rezoning, and expressed concern with a pub development in an area that has many pubs, and is largely residential.

Mayor McCallum left the meeting at 10:31 p.m. and Councillor Villeneuve assumed the Chair.

Mr. Gosemann was concerned with the impact of noise, increased traffic and traffic safety; and stated that this development should be considered for the Highway 10 corridor where it will have less impact.

Mayor McCallum returned to the meeting at 10:34 and assumed the Chair

Faye Myers of 5880 176 Street, was present to comment on the proposed rezoning. Ms. Myers stated that a pub development is not suitable next to a family dwelling and that she is not convinced it will enhance the Cloverdale Plan.

William Dobie of 16320 – 24 Avenue, was present to comment on the proposed rezoning, and advised that he was speaking on behalf of his company which has property at 5940 – 176 Street. Mr. Dobie stated that he is opposed to the development and submitted a letter for Council consideration.

| | |
|--------------|------------------------------|
| It was | Moved by Councillor Hunt |
| | Seconded by Councillor Watts |
| | That the letter be received. |
| RES.R00-2405 | <u>Carried</u> |

Bruce Hayne of 6058 187A Street, was present to comment on the proposed rezoning, and stated that he is speaking as a resident and business owner. Mr. Hayne stated that he is in favor of the proposal as it will enhance the overall Cloverdale Plan. Mr. Hayne stated that there may have been some fear mongering and that those who are opposed may not have the full information.

Glen Rockwell of 17037 Hereford Place, was present to comment on the proposed rezoning, and stated he served as a member of the Board of Directors of the Cloverdale Rodeo Exhibition Association, and the Board of Directors of the Cloverdale Business Improvement Association. Mr. Rockwell spoke in favor of the proposal.

Louise Eliason, Leretta Salters Jones, residents of 175A Street, were present to comment on the proposed rezoning, and expressed concern that they did not hear about this proposal until last week; that they have canvassed the neighbourhood and of the 15 neighbours who were home, only one was aware of the proposal. The residents commented that Cloverdale should be working towards a community oriented ambience similar to that in Fort Langley, and that they are not in favor of any more bars in Cloverdale. The residents submitted petitions opposing the development to Council.

| | |
|--------------|----------------------------------|
| It was | Moved by Councillor Hunt |
| | Seconded by Councillor Tymoschuk |
| | That the petitions be received. |
| RES.R00-2406 | <u>Carried</u> |

Paul Oraziotti of 10732 Hazel Court, was present to comment on the proposed rezoning, and stated that he is speaking on behalf the Cloverdale Business Improvement Association, and the Board is unanimous in its support of the project. Mr. Oraziotti stated that they feel all of the concerns can be dealt with and will also be alleviated when there is further growth in the area.

Councillor Villeneuve left the meeting at 10:55 p.m.

Gord Hubbard of 5871 - 176A Street, was present to comment on the proposed rezoning, and stated that he lives right next door to the project. Mr. Hubbard

expressed concern with parking which he feels is inadequate for the development, and with the noise that will be generated by a pub.

Lynn Crist of 17661 – 58A Avenue, was present to comment on the proposed rezoning. Ms. Crist stated that she is not in favor of the pub and that noted there are three other pubs in the area.

Councillor Villeneuve returned to the meeting at 10:57 p.m.

Marie Cooper of 5937 – 124A Street, was present to comment on the proposed rezoning. Ms. Cooper stated that this is not the type of development Cloverdale requires and cited other pubs in the area. Ms. Cooper asked for clarification on how many seats the pub would have inside and outside. Ms. Cooper expressed concern for the variance which reduces side yards from 3 metres to zero. Ms. Cooper pointed out that Cloverdale needs redevelopment but not another pub.

Bert Hicks, was present to comment on the proposed rezoning, and advised that he is working with the applicants, BRP Investments, who are seeking approval for Cloverdale's first neighbourhood pub which will be considerably different than other licensed facilities in the area.

Councillor Hunt left the meeting at 11:09 p.m.

Mr. Hicks stated that neighbourhood pubs are restricted in size and have a limited seating capacity which does not impact negatively on the neighbourhood. They will have one dart board and a billiard table. Mr. Hicks advised that they are requesting a 1:00 a.m. closing time for Friday and Saturday nights.

Mayor McCallum stated that the hours of operation must be as advertised on the notice.

Brad Martinuk – President, BRP Investments, advised that they are proposing an upscale pub with higher quality food and beverages and do not intend to displace any residents or businesses. He advised that they will be leasing parking space from the City of Surrey and Mr. Martinuk pointed out they want to be part of future changes and the development of Cloverdale. Mr. Martinuk submitted correspondence from those in the community who are in favor of the development and reviewed the site layout.

Councillor Hunt returned to the meeting at 11:05 p.m.

It was

Moved by Councillor Watts
Seconded by Councillor Higginbotham
That the correspondence be received.
Carried

RES.R00-2407

Councillor Steele returned to the meeting at 11:05 p.m.

**15. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14141**

Rezoning Application No. 7900-0154-00

ADDRESS: **CIVIC/LEGAL**
15767 - Cranley Drive/PID: 007-349-246, Lot 85, Sec. 14,
Tp. 1, NWD Plan 36644
15740 - 24 Avenue/PID: 013-194-933, Parcel " 4 "
(Explanatory Plan 17102) East Half Legal Subdivision 15,
Sec. 14. Tp. 1, Except Firstly: Part Highway on Plan 25810
Secondly: Plan 28599 NWD

APPLICANT: Padwood Holdings Ltd and Kelly & Teresa Shannon
c/o LDS Developments Ltd.
204 - 12840 - 16 Avenue
Surrey, B.C. V4A 1N6

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

The purpose of the rezoning is to permit subdivision into
approximately 18 single family small lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14141**

INTENT:

This Comprehensive Development Zone is intended for comprehensive designed
single family dwelling on small *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*.

The Notice of the Public Hearing, except the legal description, was read by the
Acting 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 on table correspondence from
 Harold Mix opposing, D. Armit and J. Tilbury opposing, LDS Development Ltd.
 submitting a variety of information and E. and P. Brown opposing the proposed
 rezoning be received.

RES.R00-2408

Carried

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

Councillor Tymoschuk left the meeting at 11:25 p.m.

| | <u>For</u> | <u>Against</u> | <u>Undecided</u> |
|----------------------|------------|----------------|------------------|
| Jim Geoghegan | X | | |
| Maribeth Stavness | X | | |
| Shari Haldener | X | | |
| R. Geoghegan . | X | | |
| Leean West | | X | |
| Peter Geoghegan | X | | |
| Peter & Susan Stokes | | X | |
| Ross Walker | X | | |
| Teresa Shannon | X | | |
| Kelly Shannon | X | | |
| Harold Mix | | X | |

A resident read from a letter submitted on behalf of Darcy Armit and Janice
 Tilbury, 2366 – 157th Street, in which they expressed concerns with the
 development and with the answers to questions posed to the developer at the open
 house. The letter also expressed concern with the potential for secondary suites,
 home based businesses, and density of proposed development which will have a
 potential impact on the value of neighbouring properties. Pictures of other
 developments were shown to illustrate some of the concerns.

Councillor Tymoschuk returned to the meeting at 11:28 p.m.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the letter and pictures be received.

RES.R00-2409

Carried

Andrea West of 2352 157 Street, was present to comment on the proposed
 rezoning, and stated that she is against the development based on its density; that
 in September she had attended a developers meeting which showed pictures of a
 different development with lot sizes which were 12% larger than the ones in this
 proposal. Andrea West expressed concern with the density, lack of greenspace,
 and loss of trees. Ms. West stated that developers do not live in the area, and it is

the residents who live with the congestion that will be created. Ms. West stated that the density is the same as a modular home development, asked that the density be reduced. Ms. West pointed out that there are no parks in the immediate area.

Barry West of 2352 – 157th Street, was present to comment on the proposed rezoning, and stated that he is against the proposal. Mr. West advised that 18 lots is far too aggressive with little concern for the mainly adult oriented neighbourhood that is already there. Mr. West continued that parking becomes an issue, and cited other micro lot developments which convert garages into storage space and lack green space. Mr. West was concerned that the development, which does not complement existing homes, would set a precedent for the rest of the neighbourhood and asked Council to reduce the density to 9.

Steve Cunningham 2388 – 157 Street, was present to comment on the proposed rezoning, and stated that he is opposed. Mr. Cunningham stated that residents concerns and questions have been unheard and unanswered; that the density is too high; that parking spaces will be used for storage space causing increased parking on roads; that there is little usable greenspace causing children to play in the street; that the development will set a precedent for the area, and that existing homes will become A Typical to the area.

Councillor Higginbotham left the meeting at 11:42 p.m.

Mary Waddell, 15767 – 24 Avenue, was present to comment on the proposed rezoning, and stated that she is against the proposal based on density, inadequate parking, lack of green space, additional noise pollution, air pollution, limited fire and ambulance access on narrow streets, and the potential for a precedent for future development in the area. Mary Waddell continued that residents are gravely concerned for a development which proposes 18 houses where 2 houses should be, and asked that the number of units be reduced to a number which is more acceptable to the area.

Councillor Higginbotham returned to the meeting at 11:49 p.m.

Kelly Shannon of 15767 – 24th Avenue, was present to comment on the proposed rezoning, and stated that most of the people who are speaking do not live there, and that it is unfair that they make demands. Mr. Shannon pointed out that these houses are rented out and he understands they have investments there, but did not appreciate derogatory statements. Mr. Shannon stated that parking will be no worse than that presently in the area.

Clarence Arychuk was present to comment on the proposed rezoning, and stated that he was speaking on behalf of the developer. Mr. Arychuk pointed out that the area is designated in the Official Community Plan for a mobile home park and that this designation has been in place since 1994; that a mobile home park would also have 18 units, with smaller setbacks. Mr. Arychuk continued that the developer will pay 5% cash in lieu of a park dedication, which can be used by the

City to purchase green space. Mr. Arychuk noted that the streets are full urban streets and that there are actually 18 trees being removed from the site, and over 100 hedging cedars will be planted on the property to provide screening from the highway. He commented that there are no applications for development on adjacent properties. He then advised that a public information meeting was held and over 400 notices were sent out; and that approximately 52 people attended the meeting. Mr. Arychuk submitted comment sheets received at the public information meeting, and concluded that this type of development has been well received in the community.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the comment sheets be received.
Carried

RES.R00-2410

**16. Surrey Zoning By-law 1993, No. 12000,
 Text Amendment By-law, 2000, No. 14120**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended as follows:

1. Part 1 – Definitions is amended by deleting the definition "Underground Parking" and replacing it with the following:

"Underground Parking" see "Parking Facility - Underground"

2. Part 1 – Definitions is amended by inserting new definition "Driveway" before the definition "Duplex" as follows:

"Driveway" means a surfaced or paved portion of a single family *residential lot* that provides access for a *vehicle* from a *highway*, to a garage, carport, or parking pad.

3. Part 5 – Off-Street Parking and Loading/Unloading is amended in Table C.2: Parking Requirements for Commercial Uses by inserting the following required parking spaces for "Golf Driving Ranges" before the required parking spaces for "Marinas" as follows:

| Use | Required <i>Parking Spaces</i> |
|---------------------|---|
| Golf Driving Ranges | <ul style="list-style-type: none"> i. 1 <i>parking space</i> per tee; and ii. 2 <i>parking spaces</i> for employees; and iii. 1 <i>parking space</i> for each <i>vehicle</i> owned, operated or leased for <i>golf course</i> operations; and iv. Parking requirements for all <i>accessory uses</i>. |

4. Part 5 – Off-Street Parking and Loading/Unloading is amended in Table C.4: Parking Requirements for Institutional Uses by deleting the Required Parking Spaces for Care Facilities and replacing it with the following:

"Care Facilities

- i. 1 *parking space* for every 3 beds for employee parking excluding doctors; and
 - ii. 1 *parking space* for each 2 staff doctors; and
 - iii. 1 *parking space* for each 4 beds for visitor parking; and
 - iv. 2 *parking spaces* for drop off."
5. Part 5 – Off-Street Parking and Loading/Unloading is amended in Table C.4: Parking Requirements for Institutional Uses by deleting the Required Parking Spaces for Churches and replacing it with the following:

"Churches

- i. 7.5 *parking spaces* for every 100 sq. m. [1075 sq. ft.] of the *gross floor area* of a *church*; and
 - ii. Parking requirement reduced by 20% in *Surrey City Centre*."
6. Part 5 – Off-Street Parking and Loading/Unloading is amended in Table C.2: Parking Requirements for Commercial Uses by inserting the following foot note on pages 5.8 and 5.10:

"For the purposes of calculating total parking requirements where *accessory uses* is referenced the applicable parking standard identified in Tables C-2

and C-5 will be used for each specific *accessory use* on the *lot*."

7. Part 5 – Off-Street Parking and Loading/Unloading is amended in Table C.5: Parking Requirements for Recreational Facilities by inserting the following foot note on pages 5.14 and 5.15:

"For the purposes of calculating total parking requirements where *accessory uses* is referenced the applicable parking standard identified in Tables C-2 and C-5 will be used for each specific *accessory use* on the *lot*."

8. Part 5 – Off-Street Parking and Loading/Unloading is amended by deleting the table in sub-section B.1. Parking Dimensions and Configuration and replacing it with a new section "B. Parking Dimensions and Standards."

9. Part 15A – Cluster Residential Zone is amended by renumbering Sub-section H.1.(c) as H.1.(d).

10. Part 15A – Cluster Residential Zone is amended by inserting new Sub-section H.1.(c).

11. Part 16 – Single Family Residential Zone, Part 16A – Single Family Residential Secondary Suite Zone, and Part 17 – Single Family Residential Gross Density Zone (RF-G) are amended by deleting sub-section H. 3 and replacing it with a new section H.3.

12. Part 20 - Multiple Residential 10 Zone, Part 21 - Multiple Residential 15 Zone, Part 22 Multiple Residential 30 Zone, Part 23 - Multiple Residential 45 Zone, Part 24 - Multiple Residential 70 Zone, Part 25 - Multiple Residential 135 Zone, Part 26 - Multiple Residential Commercial 135 Zone, and Part 27 - Multiple Residential Commercial 150 Zone are amended by deleting sub-section H.2 and replacing it with the following:

- "2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the building envelope."

- 13. Part 37 - Town Centre Commercial Zone is amended by deleting sub-section B.15 in its entirety.
- 14. Part 37 - Town Centre Commercial Zone is amended by deleting sub-section D and replacing it with the following:

"The maximum *floor area ratio* shall not exceed 1.50 provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*."
- 15. Part 38 - Downtown Commercial Zone is amended by deleting sub-section B.16. in its entirety.
- 16. Part 38 - Downtown Commercial Zone is amended by deleting sub-section D.1. and replacing it with the following:

"1. The maximum *floor area ratio* shall not exceed 3.50 provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*."

These amendments are necessary 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 housekeeping amendments.

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

There were no objections to the proposed text amendment to the Surrey Zoning Bylaw.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Regular Council Public Hearing do
 now adjourn and reconvene on Tuesday, October 17, 2000 at 7:00 p.m.
 RES.R00-2411 Carried

The meeting adjourned at 12:17 a.m. and reconvened at 7:03 p.m. on Tuesday, October 17, 2000 at 7:00 p.m., with all members of Council in attendance.

C. COMMITTEE REPORTS

There were no Committee reports.

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 proclamation:

(a) **BRAIN TUMOR AWARENESS MONTH**
October, 2000

WHEREAS the causes of and cure for brain tumors is still unknown and early detection and treatment is vital to survival from this devastating disease; and

WHEREAS current information indicates that over 10,000 primary and secondary brain tumors are diagnosed in Canadian children and adults each year; and

WHEREAS brain tumors strike people of all ages from newborns to seniors, crossing all economic, social and ethnic boundaries and all walks of life; and

WHEREAS brain tumors are the most common cause of solid cancer in children; and

WHEREAS the mission of the Brain Tumor Foundation of Canada is to fund brain tumor research, provide patient and family support services and raise awareness among the general public to promote early detection and treatment of brain tumors;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of October, 2000 as "BRAIN TUMOR AWARENESS MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORT

G CORPORATE REPORTS

1. The Corporate Reports, under date of October 16, 2000, were considered and dealt with as follows:

Item No. R221 Family Court/Youth Justice Committee
File: 0042-014

The City Clerk submitted a report concerning the Family Court/Youth Justice Committee.

The City Clerk was recommending approval of the recommendations outlined in her report.

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

1. In accordance with Section 5, Provincial Court Act, R.S.B.C., 1996, c.379 as amended, the City of Surrey, supports the establishment of a Joint Family Court Committee and;
2. The City of Surrey work with the City of White Rock, City of Langley and Township of Langley to draft the committee's mandate and terms of reference and annual operating budget for approval by each Council with a view to confirming establishment of a Joint Family Court Committee for 2001.

RES.R00-2412

Carried

Item No. R222 Section 339 Tax Exemption By-law for Properties under Section 339 and 340 of the Local Government Act
File: 0580-001

The City Clerk submitted a report concerning Section 339 Tax Exemption By-law for properties under Section 339 and 340 of the Local Government Act.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the report be received; and Council
consider three readings of the Section 339 Tax Exemption By-law.
RES.R00-2413 Carried

Item No. R223 Section 341 Tax Exemption By-law for Properties under
Section 341 and 342 of the Local Government Act
File: 0580-001

The City Clerk submitted a report concerning Section 341 Tax Exemption By-law
for properties under Section 341 and 342 of the Local Government Act.

The City Clerk was recommending approval of the recommendations outlined in
her report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the report be received; and Council
consider three readings of the Section 341 Tax Exemption By-law, with the
addition of the Royal Canadian Legion on Beach Road.
RES.R00-2414 Carried

Item No. R224 Community Naming Process for the Guildford
Multi-purpose Facility
File: 8077-010

The General Manager, Parks, Recreation and Culture submitted a report
concerning a community naming process for the Guildford multi-purpose facility.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council name the new Guildford
facility as the Guildford Recreation Centre.
RES.R00-2415 Carried

Item No. R225 Strategies for Regional Arts & Cultural Development
Business & Implementation Plan
File: 0046-001

The General Manager, Parks, Recreation and Culture submitted a report
concerning strategies for Regional Arts and Cultural Development.

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

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

1. Receive this report.
2. Not support the Arts levy or structural model as proposed.
3. Refer the *Implementation Plan* back to the Inter-Municipal Cultural Steering Committee to further explore: a) a non-government inter-municipal service delivery model, b) an alternative funding strategy that includes direct benefits back to the local communities, and c) a phase-in period for achieving the strategies.
4. Advise other participating municipal councils that Surrey Council members will participate in an inter-municipal effort to secure additional provincial and federal support for arts and cultural development.

RES.R00-2416

Carried

Item No. R226 Appointments to the Advisory Design Panel
File: 0043-008

The General Manager, Planning and Development submitted a report concerning appointments to the Advisory Design Panel.

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

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

1. Appoint the following Architects as Advisory Design Panel members for a two year term to November 1, 2002 to fill vacancies created by expiry of terms:

Fred Adab, MAIBC;
Robert Hall, MAIBC; and
Gordon Klassen, MAIBC.
2. Extend the terms of the existing Architect panelists as "alternate" members for a one year term to November 1, 2001, for continuity:

Bob Whitbread, MAIBC;
David Mah, MAIBC; and
Marco Buccini, MAIBC.

- 3. Appoint the following Landscape Architects for a two-year term to November 1, 2002 to fill vacancies created by expiry of terms:

Jeff Philips, BCSLA, as a member;
Al Neufeld, BCSLA, as an alternate; and
Michael von Hausen, BCSLA, as an alternate.

- 4. Appoint the following representatives of the Development Advisory Committee to fill the new position recently approved by Council, to November 1, 2002:

Carla Kalke, as a member; and
Rob McCarthy, as an alternate.

- 5. Re-appoint the following members to November 1, 2002:

Corporal Terry Kopan, Surrey RCMP; and
Constable Shirley Steele, Surrey RCMP, as an alternate.

Leroy Mickelson, Surrey Access for All Committee, and
John Uitvlugt, Surrey Access for All Committee, as an alternate.

RES.R00-2417

Carried

H. BY-LAWS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14132"

7900-0139-00 - Edward Boschman, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA (BL 12000) to RF (BL 12000) - 11140 - 156 Street - to permit the development of approximately 4 single-family residential lots.

Approved by Council: October 2, 2000

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14132" pass its third reading.

RES.R00-2418

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13065, Amendment By-law, 2000, No. 14123"

7900-0241-00 - Han-Chang Yang, Li-Ta Yang, Yung-Chin Lin, Jun-Long Chen, James Chen-I Lin, Der-Shing Yu, Chih-Ming Yu, Li-Ta Yang and Li-Hui Wang, Maple-Line Enterprises Inc., Ming-Yang Lin, Sheng-Ming Lee, Tajaca Enterprises Ltd., c/o Sean Ogilvie Colliers International

To amend "Comprehensive Development Zone (CD)" By-law No. 13065 to include personal service uses, excluding body-rub parlours, as a permitted use on properties located at Units 101 - 108 and Units 201 - 208, 16055 Fraser Highway.

Approved by Council: October 2, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No 12000, Amendment By-law, 1997, No. 13065, Amendment By-law, 2000,
 No. 14123" pass its third reading.

RES.R00-2419

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13065, Amendment By-law, 2000,
 No. 14123" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R00-2420

Carried

- 3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 34 Amendment By-law, 2000, No. 14130"

7996-0334-00 - Pioneer Designs (1994) Corporation, c/o Wayne Fougere

To authorize the redesignation of the property located at 15886 - 84 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14131.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 34 Amendment By-law, 2000, No. 14130" pass its
third reading.

RES.R00-2421

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14131"

7996-0334-00 - Pioneer Designs (1994) Corporation, c/o Wayne Fougere

RA (BL 12000) to RM-30 (BL 12000) - 15886 - 84 Avenue - to permit the
development of approximately 56 townhouse units.

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14130.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14131" pass its third reading.

RES.R00-2422

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124"

7900-0134-00 - Khangura Investments Ltd.,
c/o Ankenman Associates Architects Ltd.

RF (BL 12000) to CD (BL 12000) - 6941, 6955, 6977, and
6969 - 128 Street - to permit the development of a 1,225 square metre
(13,189 sq.ft.) neighbourhood commercial plaza.

Approved by Council: October 2, 2000

It was Moved by Councillor Bose
Seconded by Councillor Eddington
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14124" be filed.

RES.R00-2423

Defeated with Councillors Hunt,
Higginbotham, Steele, Tymoschuk,
Villeneuve, Watts and Mayor McCallum
against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14124" pass its third reading.
RES.R00-2424 Carried with Councillors Bose and
Eddington against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14133"

7900-0044-00 - Martin Smith and Karen Gordon; Yumiko Hirai and
John McClurg, c/o Ed Desroches

RH (BL 12000) to CD (BL 12000) - Portions of 5662 - 144 Street and
5690 - 144 Street - to permit the development of approximately four
single-family lots.

Approved by Council: October 2, 2000.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14133" pass its third reading.
RES.R00-2425 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14125"

7900-0227-00 - Inderjit Chohan and Jarnail Gill, c/o Bob Cheema

RF (BL 12000) to CD (BL 12000) - 8037 King George Highway - to
permit the development of a 74-unit, 3-storey motel on the easterly
92 metres (302 ft.) and future single-family lots on the westerly 71 metres
(233 ft.) of the subject property.

Approved by Council: October 2, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14125" pass its third reading.
RES.R00-2426 Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14140"

7900-0213-00 - Douglas Jewell and Peggy Jackson, c/o Rock Solid Construction Ltd.

RA (BL 12000) to CD (BL 12000) - 6517 and 6545 - 142 Street - to permit subdivision into approximately 29 compact, single-family lots with 1 lot having additional subdivision potential and retain an existing single-family dwelling.

Approved by Council: October 2, 2000

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14140" pass its third reading.
RES.R00-2427 Carried with Councillor Bose against.

Councillor Watts advised that she owns a secondary suite, and left the meeting at 7:21 p.m. due to a potential conflict of interest with Item 8.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14134"

7998-0167-00 - Gurmeet and Gurdip Moor, c/o Thomas Knight

RF (BL 12000) to CD (BL 12000) - 13934 - 92 Avenue - to permit an increased floor area ratio and lot coverage for the existing house and to allow one secondary suite in an owner-occupied single-family dwelling.

Approved by Council: October 2, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14134" pass its third reading.
RES.R00-2428 Carried with Councillor Bose against.

Councillor Watts returned to the meeting at 7:22 p.m.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14136"

7900-0195-00 - Douglas and Doreen MacLaren, c/o Dan and Wendy MacLaren

RF (BL 12000) to CD (BL 12000) - 13863 - 114 Avenue - to permit the construction of a second single-family dwelling, in addition to the existing dwelling, on the subject property.

Approved by Council: October 2, 2000

| | | |
|--------------|--|---|
| RES.R00-2429 | <p>It was</p> <p>No. 12000, Amendment By-law, 2000, No. 14136" pass its third reading.</p> | <p>Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14136" pass its third reading. <u>Carried</u></p> |
|--------------|--|---|

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14139"

7900-0061-00 - Yellow Rose Investments Ltd., c/o Barnett Dembek Architects

CTA (BL 12000) to C-15 (BL 12000) - Portion of 13375 King George Highway - to permit the redevelopment of the front portion of the property into a 60-room motel, with a caretaker's suite and street-fronting commercial uses.

Approved by Council: October 2, 2000

| | | |
|--------------|--|---|
| RES.R00-2430 | <p>It was</p> <p>No. 12000, Amendment By-law, 2000, No. 14139" be referred to staff for a report back to Council on potential land uses in the area.</p> | <p>Moved by Councillor Villeneuve Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14139" be referred to staff for a report back to Council on potential land uses in the area. <u>Carried</u></p> |
|--------------|--|---|

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No.35 Amendment By-law, 2000, No. 14137"

7900-0226-00 - In Soo Park and Soon Hee Park, Theodorus & Cornelia Geetruda Van Tunen, Kathleen J. Harvey and Andrew Raaen, c/o Amar Sandhu, Triangle Holdings Ltd./Jan Developments Ltd.

To authorize the redesignation of the properties located at 18669, 18687, 18717 and 18735 Fraser Highway from "Suburban (SUB)" to "Commercial (COM)".

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14138.

RES.R00-2431 It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No.35 Amendment By-law, 2000, No. 14137" be tabled
 pending development of the West Clayton Neighbourhood Concept Plan.
Defeated with Councillors Hunt,
 Higginbotham, Steele, Tymoschuk, Watts
 and Mayor McCallum against.

RES.R00-2432 It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No.35 Amendment By-law, 2000, No. 14137" pass its
 third reading.
Carried with Councillors Bose, Eddington
 and Villeneuve against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14138"
 7900-0226-00 - In Soo Park and Soon Hee Park, Theodorus & Cornelia Geetruda
 Van Tunen, Kathleen J. Harvey and Andrew Raaen,
 c/o Amar Sandhu, Triangle Holdings Ltd./Jan Developments Ltd.

RA (BL 12000) to CD (BL 12000) - 18669, 18687, 18717 and
 18735 Fraser Highway - to permit the development of a range of retail
 commercial uses, restaurants, offices, personal service uses and drive-
 through establishments at 188 Street and Fraser Highway in Clayton.

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14137.

RES.R00-2433 It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14138" pass its third reading.
Carried with Councillors Bose, Eddington
 and Villeneuve against.

RES.R00-2433A It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That prior to the Development Permit being
 issued, the applicant work with the Clayton Community Association and the NCP
 group.
Carried

- 12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14126"

7900-0138-00 - Bruno and Robyn Boeckler, c/o Richard Brooks

RA (BL 12000) to RF (BL 12000) - 18345 - 64 Avenue - to permit subdivision into approximately 7 single-family lots.

Approved by Council: October 2, 2000

It was Moved by Councillor Higginbotham
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14126" pass its third reading.

RES.R00-2434

Carried

Councillor Bose advised that his family owns property in the area and left the meeting at 7:50 p.m. due to a potential conflict of interest on By-law No. 14127.

- 13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14127"

7900-0159-00 - Dennis and Grace Jeklin, 456693 B.C. Ltd., Mandarin Pacific Properties Inc., Kathleen Wimmer, c/o Pacific Rim Architecture (Ian Tingley)

A-1 (BL 12000) and A-2 (BL 12000) to RM-15 (BL 12000) - 16423, 16585, 16605 and 16667 - 64 Avenue, and 6410 - 164 Street - to permit the development of 194 townhouse units in West Cloverdale North.

Approved by Council: October 2, 2000

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14127" pass its third reading.

RES.R00-2435

Carried

Councillor Bose returned to the meeting at 7:51 p.m. and Councillor Steele left the meeting at 7:51 p.m. due to a potential conflict of interest with By-laws No. 14128 and 14129 .

- 14. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 33 Amendment By-law, 2000, No. 14128"

7900-0196-00 - BRP Investments Ltd., c/o Denis Turco Architect Inc.

To authorize the redesignation of the property located at 17637 - 58A Avenue from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14129.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 33 Amendment By-law, 2000, No. 14128" pass its
third reading.

RES.R00-2436

Carried with Councillors Villeneuve and
Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14129"

7900-0196-00 - BRP Investments Ltd., c/o Denis Turco Architect Inc.

CHI (BL 12000) and RF (BL 12000) to C-15 (BL 12000) - 17637 - 58A Avenue
and 5860 - 176 Street - to permit the development of a 65-seat pub and 35-seat
restaurant.

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14128.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14129" pass its third reading.

RES.R00-2437

Carried with Councillors Hunt and
Villeneuve against.

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That staff pursue a restrictive covenant with
the applicant with respect to the hours of operation.

RES.R00-2438

Carried

Councillor Steele returned to the meeting at 7:55 p.m.

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14141"

7900-0154-00 - Padwood Holdings Ltd. and Kelly and Teresa Shannon, c/o LDS Developments Ltd.

RF (BL 12000) to CD (BL 12000) - 15740 - 24 Avenue and 15767 Cranley Drive - to permit subdivision into approximately 18 single-family small lots.

Approved by Council: October 2, 2000

It was _____ Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14141" pass its third reading.
RES.R00-2439 _____ Carried with Councillor Bose against.

16. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law 14120"

0023-14120/5591-055 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended, is amended in the following Parts:

Part 1 - Definitions by replacing the definition "Underground Parking"; inserting new definition "Driveway";

Part 5 - Off-Street Parking and Loading/Unloading by replacing the parking space requirements for "Care Facilities" and "Churches" in Table C.4: Parking Requirements for Institutional Uses; inserting new parking space requirements for "Golf Driving Range" in Table C.2 Parking Requirements for Commercial Uses; Insert footnotes following Table C.2 Parking Requirements for Commercial Uses, and Table C.5 Parking Requirements for Recreational Facilities; Table in sub-section B.1 Parking Dimensions and Configuration is replaced.

Part 16 Single-Family Residential Zone (RF), Part 16A Single-Family Residential Secondary Suite Zone (RF-SS), and Part 17 Single-Family Residential Gross Density Zone (RF-G) in Section H. Off-Street Parking and Loading/Unloading by replacing sub-section 3.

Part 15A Cluster Residential Zone (RC) in Section H. Off-Street Parking and Loading/Unloading by inserting new sub-section 1.(c).

Part 20 Multiple Residential 10 Zone (RM-10), Part 21 Multiple Residential 15 Zone (RM-15), Part 22 Multiple Residential 30 Zone (RM-30), Part 23 Multiple Residential 45 Zone (RM-45), Part 24 Multiple Residential 70 Zone (RM-70), Part 25 - Multiple Residential 135 Zone (RM-135), Part 26 Multiple Residential Commercial 135 Zone (RMC-135) and Part 27 Multiple Residential Commercial

150 Zone (RMC-150) in Section H. Off-Street Parking and Loading/ Unloading by replacing sub-section 2.

Part 37 Town Centre Commercial Zone (C-15) by deleting sub-section B.15 and replacing sub-section D. Density.

Part 38 Downtown Commercial Zone (C-35) by deleting sub-section B.16 and replacing subsection 1. under D. Density.

These amendments are necessary 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 housekeeping amendments.

Approved by Council: September 18, 2000
Corporate Report Item R202

| | | |
|--------------|--------|--|
| RES.R00-2440 | It was | Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law 14120" pass its third reading. <u>Carried</u> |
|--------------|--------|--|

| | | |
|--------------|--------|--|
| RES.R00-2441 | It was | Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law 14120" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u> |
|--------------|--------|--|

FINAL ADOPTIONS

17. "Portion of 156 Street at 34 Avenue Road Exchange By-law, 2000, No. 14116"

0023-14116/7900-0107-00 – Ocean Park Developments Ltd.

To authorize the closure of 1,585 square metres of 156 Street and its exchange for 858 square metres of 15614 - 36 Avenue. This exchange will enable the developer to consolidate the closed road with a proposed 18 lot subdivision, and will facilitate the realignment of 156 Street to 156A Street. In addition, this exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan.

Compensation: \$54,525

Approved by Council: September 25, 2000
Corporate Report Item R203

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Portion of 156 Street at 34 Avenue
Road Exchange By-law, 2000, No. 14116" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2442 Carried

- 18. "Surrey Stop Up and Close of Harvie Road between 189 Street and 190 Street
By-law, 2000, No. 14117"

0023-14117/5694-0252-01 – City of Surrey

A by-law to authorize the stop up and closure of 0.333 hectares of Harvie Road
between 189 Street and 190 Street. This closure allows the developer to
consolidate the closed road with a proposed industrial development and will
facilitate the future widening of 189 Street.

Compensation: See memo from Realty dated September 14, 2000 in by-law
back-up.

Approved by Council: July 24, 2000
Corporate Report Item R174

- * This by-law is proceeding in conjunction with By-law No. 14118

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Stop Up and Close of Harvie
Road between 189 Street and 190 Street By-law, 2000, No. 14117" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2443 Carried

- 19. "Portion of 94A Avenue at 189 Street Road Exchange By-law, 2000, No. 14118"

0023-14118/5694-0252-01 – New Cory Investments Inc., City of Surrey,
Hoden Contracting Ltd.

To authorize the closure of 0.140 hectares of 94A Avenue at 189 Street and its
exchange for 57 square metres of 18915 – 94A Avenue and 40 square metres of
18910 – 94A Avenue . This exchange allows the developer to consolidate the
closed road with a proposed industrial development and will facilitate the future
widening of 189 Street.

Compensation: See memo from Realty dated September 14, 2000 in by-law back-up

Approved by Council: July 24, 2000
Corporate Report Item R174

* This by-law is proceeding in conjunction with By-law No. 14117

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Portion of 94A Avenue at 189 Street
Road Exchange By-law, 2000, No. 14118" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2444

Carried

20. "Surrey Notice of Development Variance Permits Mailing By-law, 2000,
No. 14122"

0023-14122/0023-001 -New Regulatory By-law

A by-law to provide for the mailing of Notices of the issuance of Development
Variance Permits.

Approved by Council: September 25, 2000
Corporate Report Item R207

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Notice of Development
Variance Permits Mailing By-law, 2000, No. 14122" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2445

Carried

INTRODUCTIONS

21. "Portion of 15106 - 84 Avenue Expropriation By-law, 2000, No. 14114"

0023-14114/5350-001, R-94-347 - John and Lois Bresnick

To authorize the expropriation of 564 square metres of 15106 - 84 Avenue for the
purpose of acquiring lands for highway.

Approved by Council: June 26, 2000
Corporate Report Item CC019

This item was dealt with under Item K. Notice of Motion

22. "Section 339 Tax Exemption By-law, 2000, No. 14142"

0023-14142/580-001 - Tax Exemption (Section 339 and 340 - Church)

A by-law to provide for the exemption from taxation of certain properties in the City of Surrey, pursuant to Section 339 and 340 of the "Local Government Act".

Approved by Council: To be approved.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Section 339 Tax Exemption By-law,
2000, No. 14142" pass its first reading.

RES.R00-2446

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Section 339 Tax Exemption By-law,
2000, No. 14142" pass its second reading.

RES.R00-2447

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Section 339 Tax Exemption By-law,
2000, No. 14142" pass its third reading.

RES.R00-2448

Carried

23. "Section 341 Tax Exemption By-law, 2000, No. 14143"

0023-14143/580-001 - Tax Exemption (Section 341 and 342 - Permissive)

A by-law to provide for the exemption from taxation of certain properties in the City of Surrey, pursuant to Section 341 and 342 of the "Local Government Act".

Approved by Council: To be approved.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Section 341 Tax Exemption By-law,
 2000, No. 14143" pass its first reading.
 RES.R00-2449 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Section 341 Tax Exemption By-law,
 2000, No. 14143" pass its second reading.
 RES.R00-2450 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Section 341 Tax Exemption By-law,
 2000, No. 14143" pass its third reading.
 RES.R00-2451 Carried

24. "Land Purchase By-law, 2000, No. 14146"

0023-14146/8380-181/E - Bahadar S. Sandhu

A by-law to authorize the purchase of the land for pleasure, recreation or community uses by the City of Surrey. This acquisition will bring the total number of properties acquired to 11 of the 12 required to improve the frontage and exposure of Newton Athletic Park along 128 Street and to support the future expansion of this park.

Approved by Council: October 2, 2000
 Corporate Report Item R212

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Land Purchase By-law, 2000,
 No. 14146" pass its first reading.
 RES.R00-2452 Carried

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

It was Moved by Councillor Watts
 Secoded by Councillor Hunt
 That "Land Purchase By-law, 2000,
 No. 14146" pass its second reading.
 RES.R00-2453 Carried

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

It was Moved by Councillor Watts
 Secoded by Councillor Hunt
 That "Land Purchase By-law, 2000,
 No. 14146" pass its third reading.
 RES.R00-2454 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. 7996-0334-00**
Pioneer Designs (1994) Corporation
c/o Wayne Fougere
 15886 - 84 Avenue

To relax requirements as follows:

- (a) To relax the front (north) yard setback for the buildings along 84 Avenue from 7.5 metres (25 ft.) to 4.98 metres (16.3 ft.).
- (b) To relax the rear (south) yard setback for the buildings along 83 Avenue from 7.5 metres (25 ft) to 3.98 metres (13.08 ft.).
- (c) To relax the west side yard setback for the southern most unit from 7.5 metres (25 ft.) to 4.57 metres (15 ft.) excluding the entry stairs on the west side of the building
- (d) To relax the west yard setback for the northern most unit from 7.5 metres (25 ft.) to 4.57 metres (15. ft.)
- (e) To relax the east side setback for the buildings along 159 Street from 7.5 metres (25 ft.) to 3.75 metres (12.33 ft.)
- (f) To relax the dimensional requirements for the width of indoor tandem parking stalls from 3.8 metres (12.5 ft.) to 3.20 metres (10.5 ft.)
- (g) To relax the requirements for dedicated indoor amenity space from 3 square metres (32.3 sq. ft.) per unit to 1.35 square metres (14.57 sq. ft.) per unit.

The proposal is to permit the development of approximately 56 townhouse units

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That Development Variance Permit

No. 7996-0334-00 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.R00-2455

Carried

- (b) **Development Variance Permit No. 7900-0213-00**
Douglas Jewell and Peggy L. Jackson
c/o Rock Solid Construction Ltd.
6545 - 142 Street

To relax the rear yard setback requirement from 7.5 metres (25 ft.) to 4.9 metres (16.1 ft.) to allow the interim retention of the existing dwelling at 6545 - 142 Street.

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

No. 7900-0213-00 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.R00-2456

Carried

Councillor Bose left the meeting at 8:09 p.m. due to a potential conflict of interest on Item I.1(c), as his family owns property in the area.

- (c) **Development Variance Permit No. 7900-0159-00**
Dennis & Grace Jeklin, 456693 B.C. Ltd., Mandarin Pacific Properties Inc., and Kathleen Wimmer
c/o Pacific Rim Architecture Ltd. (Ian Tingley)
16423; 16585; 16605 and 16667 – 64 Avenue, and 6410 - 164 Street

To relax requirements as follows:

- (a) To vary Part 1 to permit encroachments wider than 0.6 metres (2 ft.) into the required 7.5 metres (25 ft.) wide setbacks by 0.76 metres (2 ft. 6 in.) wide eaves on each storey into the front yard and side yard setback for all units except Nos. 1-8 inclusive and into the side yard setback on flanking street for Unit No. 187.

- (b) To reduce in Part 21, the side yard setback abutting units No. 9 to 19 from 7.5 metres (25 ft.) to 5 metres (16 ft. 6 in.) to permit sundecks.
- (c) To relax in Part 5, the required width of aisle for two-way traffic from 6.7 metres (22 ft.) to 6.1 metres (20 ft.) for 2.75 metre (9 ft.) wide parking spaces oriented at an angle of 90 degrees to the aisle provided that these parking spaces are clearly identified with the word "Small Car only".

To permit the development of 194 townhouse units in West Cloverdale North.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7900-0159-00 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.R00-2457

Carried

Councillor Bose returned to the meeting at 8:11 p.m., and Councillor Steele left the meeting at 8:11 p.m. due to a potential conflict of interest on Item I.1(d).

- (d) **Development Variance Permit No. 7900-0196-00**
BRP Investments Ltd.
c/o Denis Turco Architect Inc.
 5860 - 176 Street and 17637 - 58A Avenue

To reduce the side yard setback requirement from 3.0 metres (10 ft.) to 0 metre (0 ft.) to permit the development of a 65-seat neighbourhood pub and 35-seat restaurant

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7900-0196-00 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.R00-2458

Carried with Councillor Hunt opposed

2. **Liquor License Class "D" Neighbourhood Pub Application No. 7900-0196-00**
BRP Investments Ltd
c/o Denis Turco Architect Inc.
 5860 - 176 Street and 17637 - 58A Avenue

Council is requested to pass the following resolution with respect to the application for the above-referenced liquor license:

1. Council considers the majority of residents to be in favour of the license being granted;
2. Council's views on the proposed location are as follows:
 - (a) That Council has considered the proximity of the establishment to other social facilities and public buildings and has no concerns;
 - (b) That Council has considered the traffic, road access and availability of parking and has no concerns;
 - (c) That Council has considered the noise and appearance of the establishment and has no concerns;
 - (d) That Council has considered the local issues and has no concerns; and
3. The above resolutions, together with a copy of the original Planning Report be forwarded to the Liquor Control and Licensing Branch.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
Be it resolved that:

1. Council considers the majority of residents to be in favour of the license being granted;
2. Council's views on the proposed location are as follows:
 - (a) That Council has considered the proximity of the establishment to other social facilities and public buildings and has no concerns;
 - (b) That Council has considered the traffic, road access and availability of parking and has no concerns;
 - (c) That Council has considered the noise and appearance of the establishment and has no concerns;
 - (d) That Council has considered the local issues and has no concerns; and
3. The above resolutions, together with a copy of the original Planning Report be forwarded to the Liquor Control and Licensing Branch.

RES.R00-2459

Carried with Councillor Hunt against.

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

3. Delegation Requests

- (a) **Bill Reid - Cloverdale District Chamber of Commerce**
Paul Orazietti - Business Improvement Association
 File: 0065-012; 8071-001

The Cloverdale Pride Committee on tourism is requesting to appear before Council to make a presentation regarding major tourism projects for Surrey.

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That Bill Reid, Cloverdale District Chamber
of Commerce and Paul Orazietti, Business Improvement Association be
heard as a delegation at Regular Council.

RES.R00-2460

Carried with Councillors Eddington Hunt, Steele and Mayor McCallum against.

- (b) **Joseph S. King, Zoning Manager**
Rogers Cantel Tower
 File: 0065-012

Requesting to appear before Council to make a 40-minute presentation to convey the contents and recommendations of the SMP regarding the "Wireless Telecommunications Master Plan" for the City of Surrey.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Joseph S. King, Zoning Manager,
Rogers Cantel Tower be heard as a delegation at Council-in-Committee;
that the delegation be advised that they only have 15 minutes to make a
presentation and respond to questions from Council on the presentation;
and that the delegation be requested to give a written submission with an
executive summary.

RES.R00-2461

Carried

- (c) **Dr. Bob Coles & Petitioners**
Heritage Trails
 File: 0065-012; 2104-012

Requesting to appear before Council to present their perspectives regarding the secondary suites in the Heritage Trails subdivision of South Surrey.

RES.R00-2462

It was - Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Dr. Bob Coles & Petitioners, Heritage
 Trails be heard as a delegation at Council-in-Committee.
Carried

- (d) **Whitney Birch, Transit Planner**
Rapid Transit Project 2000 Ltd.
 File: 0065-012; 4106-001; 0048-001

Requesting to appear before Council regarding the "Millennium Line Fare
 Technology Safety and Security Study".

RES.R00-2463

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Whitney Birch, Transit Planner, Rapid
 Transit Project 2000 Ltd. be heard as a delegation at
 Council-in-Committee.
Carried

- (e) **Christiane Neumann**
 File: 0065-012; 0023-13880

Requesting to appear before Council to solicit Council's consent to
 improving the already existing by-laws for animals.

RES.R00-2464

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Christiane Neumann be heard as a
 delegation at Council-in-Committee.
Carried

4. Surrey Business Excellence Awards 2000 - October 24, 2000
 File: 0864-001; 0350-004

Council is requested to pass a resolution authorizing all members of Council to
 attend the Surrey Business Excellence Awards 2000, to be held October 24, 2000,
 and that all expenses be paid in accordance with Council policy.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That Councillor Steele be authorized to
attend the Surrey Business Excellence Awards 2000, to be held October 24, 2000,
and that all expenses be paid in accordance with Council policy.

RES.R00-2465

Carried

J. CORRESPONDENCE

RECOMMENDATION

1. Letters dated September 29, 2000 from **Roger Cunningham**, and September 30, 2000 from **Roman Niedbalski, Jagrup Jawanda and petitioners** regarding the process by which the Parks, Recreation & Culture Department, Planning & Development Department, School Board and Engineering are able to clear land, build roads and make plans around their neighbourhood without resident input with respect to the planned development of Tynehead Elementary School at 168A Street and 83 Avenue, and expressing their concerns.
File: 0547-003; 8350-001; 7999-0079-00

COMMENT/ACTION: These letters were forwarded to the Engineering Department; Parks, Recreation & Culture Department, Planning & Development Department and the School Board.

The Engineering Department advise that a traffic impact study was done for the new school site which addressed traffic issues for the ultimate enrollment for the school. Engineering further advise that traffic impact study and assessment of Traffic Operations and Transportation Planning, the impact on the drop-off area, the adjacent roadway system and the intersection was assessed, and any required upgrading was identified.

Parks, Recreation & Culture Department advise that a public meeting was held for the residents on Tuesday, September 19, 2000 at Tynehead School regarding the concept plan for the park portion of the school/park site. The concept plan showed the location of the proposed sports field, and a 10-metre buffer from the north property line to the soccer field. The concept plan also identified a tree preservation area on the southern portion of the site. Staff were available to answer questions about the timing of the construction.

Parks, Recreation & Culture further advise that based on the input received at the public meeting, Parks, Recreation & Culture staff are in the process of reconfiguring the concept plan to address the residents concerns. Changes will include relocating the soccer field further south to allow for a wider buffer along the north property line.

Residents have been advised of a second public meeting to be held in November to present the amended plan.

The School District completed a traffic study prior to undertaking construction of the site.

Planning & Development advise that a subdivision application was received October 16, 1998 from the School District and the City's Facilities & Realty Division. The purpose of the application was to facilitate a land exchange between the City and the School District in order for the School District to proceed with the construction of a new elementary school to be built at a more desirable location.

The original school site was on 168 Street which is an arterial road. There was a safety concern regarding this location due to the high volume of traffic on 168 Street. Following the above land exchange the new school site will front on an interior collector road being 168A Street and will be adjacent to the future park site to the east.

The alignment and development of 168A Street and 170 Street were based on the area concept plan which calls for 168A Street along the west side of the new school site to eventually be connected with the single-family development to the south. 170 Street on the east side of the park site would be extended to connect with 80A Avenue to the south.

Since school and park can be located in any zone, no rezoning application is needed for this development and, therefore, the pre-notification and public hearing process do not apply.

The subdivision has not been given final approval, pending approval from the Ministry of Environment. Once approval is received, the subdivision plans can be signed.

See letter from the Surrey School District #36 attached to the backup addressing School District issues with respect to Coast Meridian Elementary (formerly Tynehead South Area Elementary) - Site #155.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the correspondence from
 Roger Cunningham, Roman Niedbalski, Jagrup Jawanda and petitioners be
 received.

RES.R00-2466

Carried

INFORMATION ITEMS

2. Letter, dated September 26, 2000, from **Mayor George F. Ferguson, City of Abbotsford**, advising that the Abbotsford Council agreed that the School Site Acquisition Charges, as proposed by School District No. 34 be accepted; however, does not support the Province off-loading its financial responsibility for the provision of school sites.
 File: 0003-135; 0021-001

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That the correspondence from Mayor
 George F. Ferguson, City of Abbotsford, be received.

RES.R00-2467

Carried

3. Letter, dated September 27, 2000, from **Bruce A. Hawkshaw, City Clerk, City of North Vancouver**, advising that the City of North Vancouver unanimously endorsed the following resolution:

"WHEREAS dyslexia is a language based difficulty that affects an individual's ability to read, write, and spell and is present in almost 10% of the general population;

AND WHEREAS all persons within this society should have the right to learn how to read and write if they are able;

AND WHEREAS with specialized teaching methods children with dyslexia can be successfully integrated within the school system;

AND WHEREAS at the present time only those parents with substantial financial resources can afford to provide special tutoring and/or to send their children to a special school where this condition can be treated;

AND WHEREAS the notion that a child's ability to learn how to read and write should be dependent on their family's financial status is offensive in the extreme;

THEREFORE BE IT RESOLVED THAT the City of North Vancouver urges the Province of British Columbia to adequately fund the special programs and special

schools so necessary to teach children with learning disabilities how to read, write, and spell;

AND THAT the City of North Vancouver urges the Province of British Columbia to allocate equal funding dollars per student to public and private schools to support the required specialized programs for students with specific learning disabilities;

AND THAT a letter, with this motion and transcripts of any special presentations made with respect to this motion attached, be sent to the Premier of the Province of British Columbia from the City of North Vancouver demanding quick and decisive action to provide adequate resources to deal with learning disabilities in our society;

AND THAT a copy of that letter, including attachments, be sent to:

- all municipalities and school districts within the Province of British Columbia
- the provincial Minister responsible for Health and Education
- our local Members of the Legislature
- the Leader of the Opposition within the Legislature
- the Union of British Columbia Municipalities; and
- local media outlets.

File: 0003-135; 0312-001

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That the correspondence from the City of

North Vancouver be received.

RES.R00-2468

Carried

ACTION ITEMS

4. Letter, dated September 28, 2000, from **Mayor Richard W. Wozney, District of Kitimat**, urging the City of Surrey to write to the Minister of Health requesting him to accept responsibility for providing the necessary treatment for autistic children so that treatment can begin at once.

File: 0003-135; 0003-008

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated September 28, 2000,

from Mayor Richard W. Wozney, District of Kitimat be received.

RES.R00-2469

Carried

5. Letter, dated October 4, 2000, from **Gil Mervyn, Municipal Clerk, The Corporation of Delta**, seeking Council's support of the following resolution regarding Land Use Contracts:

"THAT WHEREAS between 1973 and 1978, Land Use Contracts were used by most municipalities to permit development and to ensure that the developer contributed to servicing costs;

WHEREAS some 25 years later, the servicing requirements related to those developments have either been satisfied or are outdated; and

WHEREAS many Land Use Contracts contain or relate to outdated or less rigorous provisions of municipal zoning by-laws which do not adequately address public concerns relating to redevelopment of these lands; and

WHEREAS redevelopment of sites within the provisions of Land Use Contracts are not subject to municipal regulations imposed at a later date, such as development permits and development cost charges; and

NOW, THEREFORE, be it resolved that the provincial government be requested to amend the Local Government Act to provide municipalities with the authority to unilaterally amend or terminate a Land Use Contract which would permit redevelopment which is not in the public interest having regard to current zoning regulations for similar types of development, and to rezone affected properties in consultation with the property owners and in accordance with the rezoning process set out in the Local Government Act.

File: 0036-001; 5505-001

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That the letter dated October 4, 2000, from

Gil Mervyn, Municipal Clerk, The Corporation of Delta be received and that Delta Council be advised that Surrey Council supports this initiative.

RES.R00-2470

Carried

K. NOTICE OF MOTION**1. "Portion of 15106 - 84 Avenue Expropriation By-law, 2000, No. 14114"**

0023-14114/5350-001, R-94-347 - John and Lois Bresnick

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That Council authorize the expropriation of
 564 square metres of 15106 - 84 Avenue for the purpose of acquiring lands for
 highway.

RES.R00-2471

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Portion of 15106 - 84 Avenue
 Expropriation By-law, 2000, No. 14114" pass its first reading.

RES.R00-2472

Carried with Councillors Steele and
Eddington against.

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

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Portion of 15106 - 84 Avenue
 Expropriation By-law, 2000, No. 14114" pass its second reading.

RES.R00-2473

Carried with Councillors Steele and
Eddington against.

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

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Portion of 15106 - 84 Avenue
 Expropriation By-law, 2000, No. 14114" pass its third reading.

RES.R00-2474

Carried with Councillors Steele and
Eddington against.**2. Corporate Report Item No. R1584 Proposed Mixed Use Light Impact
Industrial/Commercial Development at
8312 - 128 Street; By-law No. 13285
(7997-0049-00).**

Councillor Hunt noted that one of the resolutions passed by Council on July 13,
 1998, is causing the Planning & Development Department problems, and advised
 that he would like to give notice to amend the resolution to clarify it. Councillor
 Hunt read the resolution: "That Council adopt a policy that no further commercial

development proposals will be considered for the industrial designated lands in the vicinity of 84 Avenue and 128 Street in accordance with Appendix V".

Councillor Hunt then gave the following Notice of Motion:

"That Resolution R98-2129 of the July 13, 1998 Regular Council minutes be amended by inserting a comma after the word "commercial", and inserting the words "retail and ancillary retail".

L. ANY OTHER COMPETENT BUSINESS

1. Flame of Hope Benefit Gala

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That all members of Council be authorized

to attend the Flame of Hope Benefit Gala, and that all expenses be paid in accordance with Council policy.

RES.R00-2475

Carried

2. Closure of Prince Charles Boulevard

Councillor Villeneuve noted that at a previous Council meeting, staff was requested to contact Ms. Wise and Ms. Day on this matter, and advised that to date, no contact has been made by staff. Councillor Villeneuve requested that staff ensure that Ms. Wise and Ms. Day are kept informed of issues regarding Prince Charles Boulevard.

3. Council Initiative Task Force

Councillor Hunt advised that he was prepared to put forward names of persons interested in sitting on the Task Force this evening.

Council requested that this matter be considered at a future meeting, noting that the time frames for the Task Force to complete its work may have to be adjusted.

4. School Site Acquisition Charges

Councillor Bose referenced joint discussions between the City of Surrey and the City of Langley regarding school site acquisition charges and questioned the status of this issue.

The General Manager, Planning & Development indicated that a report is being prepared for consideration at the next Regular Council meeting.

5. Sustainable Communities Congress - Ottawa, February 8 - 10

Councillor Bose advised that the FCM is organizing a congress in February to deal with the whole range of sustainability issues, and indicated that he is interested in attending the Congress.

Council requested that the information on the Sustainable Communities Congress be circulated to all members of Council, and that it be placed on the next Regular Council agenda for consideration.

It was

Moved by Councillor Bose

Seconded by Councillor Watts

That the information on the FCM

Sustainable Communities Congress be received.

RES.R00-2476

Carried

6. Upgrading of 32 Avenue

Councillor Watts pointed out that the community wants consultation on upgrading of 32 Avenue, and referenced a memo she had received from staff indicating that they did not see a need for consultation. Councillor Watts stressed the importance of consultation with the community on the upgrading of 32 Avenue.

7. Panorama Lands Master Plan

Councillor Watts advised that she received a comprehensive report on the Panorama Lands Master Plan survey, but commented that she has still not received a copy of the questionnaire that she requested.

M. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the Regular Council - Public Hearing

meeting do now adjourn.

RES.R00-2477

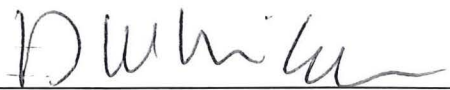
Carried

The Regular Council - Public Hearing adjourned at 8:51 p.m. on Tuesday,
October 17, 2000.

Certified correct:



Acting City Clerk



Mayor