



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 20, 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

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 - November 6, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council –
Land Use meeting held on November 6, 2000, be adopted.

RES.R00-2687

Carried

2. Council-in-Committee - November 6, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the minutes of the
Council-in-Committee meeting held on November 6, 2000, be received.

RES.R00-2688

Carried

3. Regular Council - November 6, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the Regular Council
meeting held on November 6, 2000, be adopted.

RES.R00-2689

Carried

4. Council-in-Committee - November 20, 2000

Recommendations were ratified for the following:

Item No. C014 2000 Annual Review of the Official Community Plan
File: 2300-003

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

1. Receive the information in this report regarding:
 - a) the status of Surrey's development activity and OCP growth policies; and,
 - b) the status of applications to amend the OCP Land Use Designation Map.
2. Approve the addition of a new TYPE 4. OCP Amendment "Commercial/Industrial Development" category for reviewing Non-City Initiated applications to amend the OCP Land Use Designation Map, with criteria and procedures as specified in this report.
3. Approve the following City initiated amendments to Schedule A. Land Use Designation Map, Division A of "Surrey Official Community Plan By-law, 1996, No. 12900", as amended:
 - a) Fleetwood south-west pocket: Amend the land use designation map from Suburban to Urban for the area as specified in this report.
 - b) East Fleetwood minor boundary adjustment. Amend the Urban/Suburban boundary to coincide with the existing RF zone boundary as specified in this report.
 - c) South East Cloverdale minor boundary adjustment. Amend the Industrial/Suburban boundary to coincide with the existing property boundaries as specified in this report.
 - c) North East Fraser Heights minor boundary adjustment. Amend the Industrial/Suburban boundary to coincide with the existing IP-2 zoning boundary as specified in this report.
4. Approve amendment to the Official Community Plan to add a new section titled, "Division E. Crescent Beach Commercial Area Design Guidelines - April 1999", to support implementation of the Crescent Beach Land Use Plan.
5. Approve closure of 1996 OCP In-stream amendment application #95-0230 due to the expiry of Council's directed completion date of July 15, 2000.

6. Approve closure of OCP Type 3 Major Amendment application #98-0092, Suburban to Urban within the Rosemary Heights Central NCP, following the applicant's withdrawal of the application.
7. Approve a text amendment to Adoption and Amendment Procedures in Division A. Section 7. Administration and Procedures, footnote No.2, to clarify the definition of a Type 2 Major OCP Amendment - Significant Community Benefits – to:
 - a) Exclude local employment, as employment related applications will be included in the new Type 4. Commercial/Industrial OCP Amendment category.
 - b) Specify that the definition of Significant Community Benefit will include the phrase, "any OCP amendment proposal that Council deems to be a Significant Community Benefit."
8. Approve the following amendments to Section 3. Land Use Strategy: Land Use Designations and Permitted Zones:
 - a) Add the new Single Family Residential (12) Zone (RF-12), and the Single Family Residential (9) Zone (RF-9) as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - b) Add the new RF-SD (fee simple semi-detached) Zone as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - c) Add the new RM-19 zone as permitted outright within the OCP Multiple Residential Designation, and as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - d) Add the Local Commercial C-4 and the Neighbourhood Commercial C-5 zones as permitted outright within the OCP Commercial Designation.
 - e) Delete the obsolete R-C zone as permitted outright in the Suburban Designation, and the obsolete RF-C zone as permitted outright in the Urban designation.

RES.R00-2690

Carried

B. DELEGATIONS

**1. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14167**

Rezoning Application No.: 7900-0222-00

ADDRESS: **CIVIC/LEGAL**
7896 - 155 Street/PID: 009-764-437, West Half Lot 3,
Sec. 23, Tp. 2, NWD Plan 13031

APPLICANT: Walter and Agnes Sask
c/o Amar Sandhu
1049 E. 54th Avenue
Vancouver, B.C. V5X 1L8

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 subdivision into approximately 5 single family residential lots.

It was Moved by Councillor Hunt
Seconded by Watts
That on table correspondence be received.
RES.R00-2691 Carried

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

	<u>For</u>	<u>Against</u>
Gurcharan Jawanda	X	
Mukhtiar Johal	X	
Bhjan S. Sall	X	

Jan Ludwinowski of 7887 -155 Street, was present to comment on the proposed rezoning. Mr. Ludwinowski thanked Council for the upgrade to his street; stated that he is not against the subdivision. Mr. Ludwinowski asked about lot sizes and asked about maintenance of gas rights of way.

2. **Surrey Official Community Plan By-law, 1996,
No. 12900, No. 37, Amendment By-law, 2000, No. 14168**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14169**

Rezoning Application No.: 7996-0097-00

ADDRESS: **CIVIC/LEGAL**
14466 - 84 Avenue/PID: 009-181-148, Lot 28, Sec. 27,
Tp. 2, NWD Plan 29749
14486 - 84 Avenue/PID: 009-181-181, Lot 29, Sec. 27,
Tp. 2, NWD Plan 29749
8379 - 146 Street/PID: 001-523-872, Lot 9, Except
Parcel "A" (Explanatory Plan 12347), Sec. 27, Tp. 2, NWD
Plan 5946
8361 - 146 Street/PID: 011-166-282, Parcel "A"
(Explanatory Plan 12347), Lot 9, Sec. 27, Tp. 2, NWD
Plan 5946
8341 - 146 Street/PID: 011-166-347, Lot 10, Sec. 27,
Tp. 2, NWD Plan 5946
14557 - 82A Avenue/PID: 013-211-676, Lot 2, Sec. 27,
Tp. 2, NWD Plan 80668

APPLICANT: Mukhtiar S. & Kamaljit K. Johal, 420302 B.C. Ltd., Bhajan
S. & Kashmir K. Sall, Kuldip S. & Baljinder Johal, and
Bill-Brad Developments Ltd.
c/o Mr. Clarence Arychuk
Hunter Laird Engineering Ltd.
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **By-law 14168**
To authorize the redesignation of the properties from
Suburban (SUB) to Urban (URB).

By-law 14169
To rezone the properties from "One-Acre Residential Zone
(RA)" to "Single Family Residential Zone (RF)".

The purpose of the redesignation and the rezoning is to
allow subdivision into approximately 55 single family lots.

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 on table correspondence be received.
 RES.R00-2692 Carried

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

	<u>For</u>	<u>Against</u>
Mukhtiar Johal	X	
Purewall	X	
Bhajan S. Sall	X	

Sharon Watkins, 8221 145A Street, was present to comment on proposed rezoning By-Laws 14168, 14169, 14170 and 14171. Sharon Watkins advised that she was speaking on behalf of four neighbours. Ms. Watkins advised that she is against the OCP being amended, as a lot of time and effort went into the Official Community Plan. Ms. Watkins expressed concern with the density of the neighbourhood, commenting that 95% of the single family dwellings approved for the neighbourhood are no longer single family. She expressed concern that this proposal will not be single family homes, and that none of the environmental greenways have been constructed.

Sharon Watkins continued that a recent subdivision for single family homes approved in May appears to be 95% basement homes and asked how house plans would be controlled. Ms. Watkins also expressed concern for traffic volume in the area, pointing out that traffic around Enver Creek Secondary is dangerous. Ms. Watkins stated that the area was designated one acre lots and should be maintained due to increased population and traffic in the area; and asked that Council drive by the area early in the morning prior to approving the project.

**3. Surrey Official Community Plan By-law, 1996, No. 12900,
 No. 38 Amendment By-law, 2000, No. 14170**

**Surrey Zoning By-law 1993, No. 12000,
 Amendment By-law, 2000, No. 14171**

Rezoning Application No.: 7900-0188-00

ADDRESS: CIVIC/LEGAL
 8271 - 146 Street/PID: 013-211-668, Lot 1, Sec. 27, Tp. 2,
 NWD Plan 80668

APPLICANT: Bharpur S. Kurry
 c/o Richard Brooks
 # 4 - 15243 - 91 Avenue
 Surrey, B.C. V3R 8P8

PROPOSAL: **By-law 14170**
To authorize the redesignation of the property from Suburban (SUB) to Urban (URB).

By-law 14171
To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the redesignation and rezoning is to permit subdivision into approximately 5 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 Watts
That on table correspondence be received.
Carried

RES.R00-2693

4. Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 2000, No. 14172

Rezoning Application No.: 7900-0173-00

ADDRESS: **CIVIC/LEGAL**
16985 Greenway Drive/PID: 006-712-649, Lot 13, Sec. 30, Tp. 8, NWD Plan 32014
17039 Greenway Drive/PID: 006-712-606, Lot 12, Sec. 30, Tp. 8, NWD Plan 32014

APPLICANT: John L. & Elizabeth A. McKay and 464753 B.C. Ltd.
c/o Progressive Lands Ltd.
5591 No. 3 Road
Richmond, B.C. V6X 2C7

PROPOSAL: To rezone the properties from "General Agriculture Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)".

The purpose of the rezoning is to permit the subdivision into approximately 20 half-acre residential gross density lots.

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.

There were no persons present who objected to the proposed rezoning.

**5. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14164**

Rezoning Application No.: 7900-0228-00

ADDRESS: **CIVIC/LEGAL**
7161 - 126 Street/PID: 001-385-011, Lot 4, Sec. 18, Tp. 2, NWD Plan 13886
7171 - 126 Street/PID: 009-854-053, Lot 3, Sec. 18, Tp. 2, NWD Plan 13886
12570 - 72 Avenue/PID: 001-831-607, The West 175 Feet of The North Half of Lot 1 Except Parcel C (Bylaw Plan 82296), Sec. 18, Tp. 2, NWD Plan 1692
12576 - 72 Avenue/PID: 004-556-089, Lot "A" Except Parcel 2, (Bylaw Plan 82296), Sec. 18, Tp. 2, NWD Plan 17547
12590 - 72 Avenue/PID: 010-293-591, Lot "B" Except: Parcel 3, (Bylaw Plan 82296), Sec. 18, Tp. 2, NWD Plan 17547

APPLICANT: A. & S. Kooner, Kooner Construction Ltd., B. & A. Kahlon, A. Tung and G. Ghuman
c/o Jolly Dhaliwal, Country West Properties Ltd.
121 - 13140 - 80 Avenue, 2nd Floor,
Surrey, B.C. V3W 3B2

PROPOSAL: 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 an approximately 10,668 square metre (35,000 sq. ft.) retail commercial centre.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14164**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping node including a *drive-through bank*.

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. *adult entertainment stores*;
 - ii. *auction houses*; and
 - iii. *secondhand stores* and *pawnshops*;
 - (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) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pub*;
 - (e) *Office uses* excluding *social escort services*;
 - (f) *General service uses* excluding *funeral parlours* and *vehicle rentals*;
 - (g) *Community services*; and
 - (h) *Child care centres*.
2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee for the protection of the business permitted on the *lot*.

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 on table correspondence be received.
Carried

RES.R00-2694

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

	<u>For</u>	<u>Against</u>
Parminder S. Bhupal	X	
S.S. Grewal	X	
Harjap Walia	X	
Baljit Singh	X	
Avtar Basra	X	
Mandhar S. Tiwanda	X	
Charanjit Singh Matharu	X	
Mike Sanghera	X	
Harvinder Bhural	X	
Jasvinder Dhaliwal	X	
Sukhvinder Dosanjh	X	
Mukhtiar Johal	X	
Harminder Singh	X	
Jagan Deol	X	
Satbir Gill	X	
Raj K. Singh	X	
Tejindar S. Grewal	X	
Daljit S. Grewal	X	
Avtar S. Kang	X	
Avtar S. Grewal	X	
Barjinder Singh	X	
Amrik Sull	X	
Amar Sandhu	X	
Dhesa Modhan	X	
G.S. Ubhi	X	

Mr. Paul Basi, of 14432 – 70 Avenue was present to comment on the proposed rezoning. Mr. Basi stated that he believes the project is a benefit to the community; that it builds up some security and takes away some of the isolation.

Mr. Rudolf Bangeman, of 7115 – 126 Street was present to comment on the proposed rezoning. Mr. Bangeman stated that he believes the project is an improvement for the area.

**6. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14165**

Rezoning Application No.: 7900-0163-00

ADDRESS: CIVIC/LEGAL
5446 - 152 Street/PID: 013-028-375, Parcel "B"
(Reference Plan 3904) District Lot 167, Group 2, Except:

Firstly Parcel "C" (Reference Plan 4579), Secondly: Part In Plan LMP15992 NWD

APPLICANT: Wilson Eric Norris
c/o Hugh Carter, Carter Property Consultants Inc.
206 - 20641 Logan Avenue
Langley, B.C. V3A 7R3

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

The purpose of the rezoning is to permit the development of a private elementary school (shown as Block A) and future development of a business park building (shown as Block B).

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14165**

INTENT:

This Comprehensive Development Zone, with respect to the *Lands*, is intended to regulate and accommodate a *private school* and industrial business park development.

The *Lands* are divided into Block A and Block B as shown on Schedule "A" which is attached hereto and forms part of this By-law. Each Block is intended to accommodate the following uses:

Block A: *Private School*
Block B: *Business Park*

PERMITTED USES:

Block A:

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

1. *Private schools.*
2. *Child care centres.*
3. *Community services.*
4. *Accessory uses*, including the following:
 - (a) One (1) or two (2) *dwelling units* for the accommodation of official, manager or caretaker of the *principal use* provided that such use is limited in area to 260 square metres [2,800 sq.ft.] either accommodated in one separate *building* or within the *principal building*.

Block B:

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

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses excluding *social escort services*.
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Accessory uses* including the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops.
 - (b) *Eating establishments*, excluding *drive-through restaurants*;
 - (c) *Community services*;
 - (d) *Child care centre*; and
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq.ft.] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq.ft.] or greater in floor area; and
 - c. Notwithstanding Sub-sections B.5 (e) iii.a. and iii.b. the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq.ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500 sq.ft.] *dwelling unit* within the strata plan;
 - b. 90 square metres [970 sq.ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.5 (e) iv.a. and iv.b. the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

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.

RES.R00-2695	It was	Moved by Councillor Hunt Seconded by Councillor Watts That on table correspondence be received. <u>Carried</u>
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The Mayor noted that one person had indicated in writing their support for the proposal.

	<u>For</u>	<u>Against</u>
Laura M. Byrne	X	

Kristin Cassie of 13057 – 61 Ave, was present to comment on the proposed rezoning and stated that she is with the Montessori School. Ms. Cassie pointed out that they are increasing the profile of Montessori and hope to raise the enrolment for all Montessori preschools.

7. Surrey Official Community Plan By-law, 1996, No. 12900, No. 36, Amendment By-law, 2000, No. 14147

Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 2000, No. 14148

Rezoning Application No.: 7900-0211-00

ADDRESS: **CIVIC/LEGAL**
19061 - 54 Avenue/PID: 012-203-661, East Half of the South Half Lot 10, Sec. 4, Tp. 8, NWD Plan 1461
19095 - 54 Avenue/PID: 012-203-301, Parcel "A" (G63489E)
Lot 9, Sec. 4, Tp. 8, NWD Plan 1461

APPLICANT: New Cory Investments Inc. & Lenard and Kathleen Muzyka
c/o Paul Quinn
ReMax Colonial Pacific Realty
15415 - 24 Avenue
Surrey, B.C. V4A 2J3

PROPOSAL: To authorize the redesignation of the properties from Suburban (SUB) to Industrial (IND).

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

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

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>
Ralph Mulder	X	
Ann Mulder	X	

James McAusland, 19060 - 54 Avenue and 5353 - 192 Street, was present to comment on the proposed rezoning and stated that he supports both proposals. Mr. McAusland asked about the alignment of the trunk sewer lines

**8. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14174**

Rezoning Application No.: 7900-0175-00

ADDRESS: **CIVIC/LEGAL**
2616 - 180 Street/PID: 002-362-902, Parcel "B",
(X19947E) North Half of South East Quarter, Sec. 20,
Tp. 7, NWD

APPLICANT: Adam-Chris Development Ltd.
c/o Adam Christiaanse
16218 - 29 Avenue
Surrey, B.C. V4B 4Z5

PROPOSAL: To rezone the property from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)".

DEVELOPMENT VARIANCE PERMIT:

To waive the requirements of "Surrey Subdivision and Development By-law, 1986, No. 8830", Part V, Section 24(a), to provide the following standards of service for the RA Zone along the 180 Street frontage of the property as follows:

- Construction of a 6.0-metre half-road standard on 180 Street;
- Interim on-site storm water detention

- Dedication and construction of future 180 Street north of the cul-de-sac;
- 180 Street maximum road length;
- water supply for domestic and fire protection

The purpose of the rezoning and the development variance permit is to permit the development of 4 suburban residential lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14174**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of suburban *residential lots*.

PERMITTED USES:

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

1. One *single family dwelling*.
2. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses including the sale of products grown and produced on the *lot* from which they are sold, subject to the following:
 - (a) The sale of products is limited to food and *horticultural* products, excluding dressed fowl or poultry, butchered meat and preserved food; -
 - (b) The maximum floor area for retail and display of products does not exceed 93 square metres [1,000 sq.ft.].
 - (c) All products and related display are contained within a *building*;
 - (d) The sale of products is an *accessory use* to a *single family dwelling* and the principal *agricultural* and *horticultural* use of the *lot*; and
 - (e) A business license has been issued.
4. *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;
 - (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; and
 - (c) Refer to Subsection B.3(d).

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 the following person had indicated in writing his support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>
Filip Christiaanse	X	

I. Thielemann, of 2623 – 184 Street, was present to comment on the proposed rezoning, and stated that she was concerned with the process used by the Planning Department. Ms. Thielemann pointed out that this project has a major impact on other owners; that she had not been informed about an Agricultural Advisory Committee meeting which considered this proposal, or a Council meeting where the project was first considered. Ms. Thielemann advised that she did not receive an information package until November 18, and that this gave her only 2 days to prepare. Ms. Thielemann then commented on a survey conducted by the applicant and stated that the residents closest to the proposal were not given all the information.

I. Thielman continued that she has spent years establishing a certified organic farm and that they will have to shut down because of the effects of the septic field on the project. She pointed out that trenches were dug around the property and the water on the property was artificially lowered. She noted that the proposed development is uphill from her property and sewage will flow down on to her property and expressed concern for pesticides and other chemicals which would also flow onto her property. Ms. Thielemann stated that she does not approve extension of 180 Street; that the park and walkway will have a negative impact on her property and the new owner. Ms. Thielemann went on to question the impact on wildlife and stated that there is the need for a wide corridor for wildlife travel. Ms. Thielemann concluded that the development would shut down her business and result in a loss of revenue.

Carl Schlaphoff, of 2623 – 184 Street, was present to comment on the proposed rezoning, and expressed concern for the placement of the septic field and surface runoff which would flow down onto his property. He stated that tree roots were cut when the trenching was dug and this will affect many trees. Mr. Schlaphoff advised that organic farms cannot have blacktopping on them and went on to question the validity of the percolation test. He further expressed concern with the multi-purpose park which would bring more traffic and garbage to the area, and the potential use of herbicides to maintain the pathway.

Mr. Adam Christiaanse, of 16218 – 29 Avenue, was present to comment on the proposed rezoning. Mr. Christiaanse stated that he is only proposing 4 lots on 17 acres. He pointed out that the surrounding area has 34 houses on average properties of 4 or 5 acres; that the buffer between his property and the neighbour will be the old railway which is 100 feet, and the house set back from the railway has been increased to 50 feet to alleviate concerns. Mr. Christiaanse also pointed out that there is a 10 foot wide buffer where vegetation cannot be cut.

Mr. Christiaanse continued that he has had to conduct a drainage study for the whole area which includes creating a drainage ditch to pick up storm water and

connect it to the City of Surrey drainage system; that all drainage work has been done under the guidance of the Engineering Department. Mr. Christiaanse advised that he has sent letters to 89 neighbours to ask if they were in favor; that 66 were in favor, 4 neutral, and 4 not against for a total of 74 people. Mr. Christiaanse pointed out that the septic system will be built under the guidance of the Boundary Health Unit; that fields are tested from November to April, and he will learn in April if the fields are suitable for development. Mr. Christiaanse advised then that Boundary Health has not rejected the septic fields; that 180 Street will not be connected to 32 Avenue; that he has had an arborist who has said which trees can be retained and which cannot; that he has only cut 5 trees and the remainder will stay.

Councillor Villeneuve left the meeting at 8:24 a.m.

**9. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14175**

Rezoning Application No.: 7900-0235-00

ADDRESS: **CIVIC/LEGAL**
Portion of 2355 King George Highway/
PID: 001-119-486, Lot 3, Sec. 14, Tp. 1, NWD Plan 8443

APPLICANT: M. Jorjezian Investments Corporation
c/o CitiWest Consulting Ltd. (Roger Jawanda)
101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

PROPOSAL: To rezone a portion of the property (the westerly 50 metres (176 ft.)) of the site from "Highway Commercial Industrial Zone (CHI)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit subdivision into two single family residential lots and a remainder CHI zoned lot.

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 Watts
That on table correspondence be received.
Carried

RES.00-

There were no persons present who objected to the proposed rezoning.

**10. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14135**

Rezoning Application No.: 7999-0181-00

ADDRESS: **CIVIC/LEGAL**
13958 - 96 Avenue/PID: 024-036-641, Lot 1, Sec. 33,
Tp. 2, NWD Plan LMP 36762
13968 - 96 Avenue/PID: 024-036-650, Lot 2, Sec. 33,
Tp. 2, NWD
Plan LMP 36762
13978 - 96 Avenue/PID: 024-036-668, Lot 3, Sec.33,
Tp. 2, NWD Plan LMP 36762
9575 - 140 Street/PID: 024-036-692, Lot 6, Except: Part
Dedicated Road on Plan LMP 36763, Sec. 33, Tp. 2, NWD
Plan LMP 36762
9583 - 140 Street/PID: 024-036-684, Lot 5, Except: Part
Dedicated Road on Plan LMP 36763, Sec. 33, Tp. 2, NWD
Plan LMP 36762
9591 - 140 Street/PID: 024-036-676, Lot 4, Except: Part
Dedicated Road on Plan LMP 36763, Sec. 33, Tp. 2, NWD
Plan LMP 36762

APPLICANT: 513018 B.C. Ltd.
c/o Joseph Scarlatti
9979 - 140 Street
Surrey, B.C. V3T 5W2

PROPOSAL: To rezone the properties from "Single Family Residential
Zone (RF)" to "Single Family Residential Secondary Suite
Zone (RF-SS)".

The purpose of the rezoning is to permit the construction of
a single family dwelling containing one secondary suite on
each of the 6 newly created lots.

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.

Mrs. Hofer, 13910 – 96 Avenue, was present to comment on the proposed
rezoning and asked about the lane.

11. Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 1993, No. 12144, Amendment By-law, 2000, No. 14166

Rezoning Application No.: 7900-0286-00

ADDRESS: CIVIC/LEGAL
11125 - 124 Street (also shown as 11120 Bridge Road)/
PID: 018-689-949, Lot C (BH110375), Sec. 18, B5N,
R2W, NWD Plan 69522

APPLICANT: Revelstoke Home Centres Ltd.
c/o Michael Hill, Howard Bingham Hill Architects
201 -1444 Alberni Street
Vancouver, B.C. V6G 2Z4

PROPOSAL: To amend "Comprehensive Development Zone (CD)"
By-law No. 12144 to include call centers as a permitted
use.

The purpose of the amendment is to permit a call center to
locate in the existing building on site.

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 persons present who objected to the proposed rezoning.

12. Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 2000, No. 14162

Rezoning Application No.: 7900-0093-00

ADDRESS: CIVIC/LEGAL
9640 - 160 Street/PID: 011-221-712, Lot 2, Sec. 35 B5N,
R1W, NWD Plan 10649

APPLICANT: Avtar & Kulwant Kang
Key Corp. Consulting Ltd. (Jim Hartshorne)
207 - 1001 Cloverdale Avenue
Vancouver, B.C. V8X 4C9 and
Ankenman Marchand Architects (Francois Marchand)
293 East 2nd Avenue
Vancouver, B.C. V5T 2B8

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

The purpose of the rezoning is to permit the development of a 75-seat drive-through McDonald's Restaurant.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14162**

INTENT:

This Comprehensive Development Zone is intended to accommodate *eating establishments* including *drive-through restaurants*.

PERMITTED USES:

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

1. *Eating establishments* including *drive-through restaurants*.

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 Watts
That on table correspondence be received.
Carried

RES.R00-2696

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

	<u>For</u>	<u>Against</u>
Valerie Jebson		X
Joanne Seib		X
Shaun Redmond		X
Lynn Ryn		X
Katarin Tunjic		X
Linda Rennie		X
Angela Mitchuk		X
Cynthia Walker		X
Kathy Hoskin		X
Larry Holland		X
Alan So		X
C. Arychuk		X
Nanakjit Shorar	X	
Pauline Cattrell		X
Gurnam Sull	X	
Avtar S. Grewal	X	
Daljit Grewal	X	

	<u>For</u>	<u>Against</u>
Avtar Kang	X	
Jaswinder Dhaliwal	X	
Simkitpal Bains	X	
Balwant Dod	X	

Timothy Ankenman, Architect for the project, stated that he was present with consultants and representatives of the corporations who were available for any questions. Mr. Ankenman pointed out that they have been working with staff and the community for over 10 months and believe they have addressed all the issues. Mr. Ankenman commented that McDonald's have a long history of locating near schools and that it has proven beneficial, and added that uses are not in conflict and do become long-term partnerships.

Mr. Paldiép Seehra, of 15665 – 98 Avenue, was present to comment on the proposed rezoning, and stated that he is in favor of the project as it will clean the area up and create jobs for people in the area.

Councillor Villeneuve returned to the meeting at 8:35 p.m.

Mr. Sandeep Kang, of 9640 – 160 Street, was present to comment on the proposed rezoning. Mr. Kang stated that McDonald's and Chevron will be an asset to the community. Mr. Kang commented that students do not skip classes to go to McDonald's; and noted that there is a litter problem around all schools. Mr. Kang noted that McDonald's will have a litter pickup patrol which is an asset.

Mr. Kulwant Kang, of 9640 – 160 Street was present to comment on the proposed rezoning. Mr. Kang stated that this looks like a really good project and will provide part time jobs for students. Mr. Kang then presented a letter from a resident of 15744 – 96 Avenue in support of the project.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the correspondence be received.
Carried

RES.R00-2697

Jennifer Sturko, 15775 – 98 Avenue, was present to comment on the proposed rezoning, and stated that she is for the project. Ms. Sturko felt that it will keep kids in the school area during school hours which will make a difference for skipping and loitering in other areas.

Mr. Armrik Sull, of 8945 – 156A Street, was present to comment on the proposed rezoning, and stated that urban growth is a fact of life. Mr. Sull felt that the area would not be suitable for residential development and that the proposed project will be an asset in the area. Mr. Sull strongly supports the project.

Mr. Harminder Singh, of 8987 156 Street, was present to comment on the proposed rezoning, and stated that he supports the proposed rezoning.

Mr. Jagan Deol, of 15525 – 89B Avenue, was present to comment on the proposed rezoning, and stated that he strongly supports the McDonald's Restaurant and Chevron Gas Station.

Ms. Mabel Bishop, 17053 – 94A Avenue, was present to comment on the proposed rezoning. Ms. Bishop stated that she is Secretary-Treasurer of the Tynehead Pioneers, and that they support the development of the McDonald's Restaurant and Chevron Gas Station. Mabel Bishop provided a survey of pioneers of the area which indicates that 37 are for the proposal, 9 opposed and 3 undecided, and also a survey from the Tynehead Community Association which indicates that 23 are for the proposal and 2 are opposed.

It was

Moved by Councillor Tymoschuk
Seconded by Councilor Hunt
That the surveys be received.
Carried

RES.R00-2698

Ms. Brenda Liberto, of 16083 – 93 Avenue, President, North Surrey Public Art Advisory Committee was present to comment on the proposed rezoning. Ms. Liberto stated that she is concerned with both the McDonald's and the Chevron; that a McDonald's in a residential area will alter the neighbourhood, expressing concern that the value of the Tynehead Park land shifts to a commercial development. Ms. Liberto expressed concern with increased traffic and congestion which affect traffic flow, and that increased traffic will be dangerous for the students. Ms. Liberto pointed out that the close proximity of the project would impact on the positive environment the PAC has tried to create at the school. She indicated that the project will encourage students to leave the school resulting in decreased adult supervision, with the potential to increase poor conduct. She felt that the low price of McDonald's will affect the school culinary program which is a complex curriculum with a commercial outlet serving up to 300 students daily. Mr. Liberto also felt that the School District does not support the project; and advised that 76 letters signed by people opposed to the development had been forwarded to Council.

In response to questions Brenda Liberto stated that she would not be as opposed to only the Chevron going in, as it is not as big a draw for kids.

Mr. Tom Marcus, of 16089 – 93 Avenue, was present to comment on the proposed rezoning, and stated that 160 Street has a horrendous traffic problem already. Mr. Marcus commented that McDonald's will not teach children culinary delights. He also noted that students would go around the barrier.

Ms. Judith Morang, of 9652 – 160 Street, was present to comment on the proposed rezoning, and stated that change will be inflicted to the detriment of properties around which is unfair. Ms. Morang noted that this project benefits only two properties.

Amarjit Athwal, of 9353 – 156A Street, was present to comment on the proposed rezoning, and stated that he supports the proposal which will enhance the

character of the community. Mr. Athwal noted that most young kids get their first job at McDonald's and that McDonald's supports charities; that there are 2 other McDonald's in the area and that kids will go there anyway;

Mr. Jaswinder Padda, of 7516 – 145A Street, was present to comment on the proposed rezoning, and stated that he strongly supports the project. Mr. Padda noted that the students need alternative food.

Ms. Linda Rennie, of 9770 – 158B Street, was present to comment on the proposed rezoning, and stated that the neighbourhood has changed greatly in the last 7 years. Ms. Rennie commented on the removal of trees to accommodate the track; that she wakes up every weekend to the sound of parents screaming support for their children who play sports on the track. Ms. Rennie pointed out that these 2 developments will affect a much wider area than is assumed; that traffic sounds already carry for a great distance.

Ms. Cindy Walker, of 16311 – 95Avenue, Serpentine PAC was present to comment on the proposed rezoning, and stated that a lighted area such as McDonald's will attract illicit activity and unwanted people. Ms. Walker asked if there had been consultation with the RCMP with regard to illegal activity; that at her previous residence there was a McDonald's and they have a limited area where they pick up litter. Ms. Walker commented that it is surprising that a number of people in support do not live in the area, and it will not impact them.

Lynn Ryan, of 10071 – 161Street, was present to comment on the proposed rezoning, and stated that she is the Past President of the Serpentine Public Art Advisory Committee. She pointed out that there is a massive problem with traffic in the area and that McDonald's and the Chevron Station will provide a haven for kids and add to the major traffic problem. Ms. Ryan pointed out that the students will go around the barrier on 160 Street and pull a u-turn at the end of the barrier; and that she does not agree with either proposal.

Valeri Jepson, 15820 – 94 Avenue was present to comment on the proposed rezoning, and stated that she is also a PAC President. Ms. Jepson advised that she is concerned with using 92 Avenue as an alternate route to 160 Street, and that she is opposed to the McDonald's and Chevron projects.

Simi Bains, co-owner of property 9714 – 160 Street, was present to comment on the proposed rezoning, and stated that the City of Surrey is competent to fix the traffic problems at 96 Avenue and 160 Street. Mr. Bains advised that he strongly supports the developments; that the Chevron will provide a valuable service and that Chevron is aesthetically sound. He felt that McDonald's provides training for employees which is invaluable. Mr. Bains then pointed out that jaywalking on 96 Avenue is because of a pizza restaurant across the street. Mr. Bains concluded by commenting that McDonald's will provide faster service which will reduce tardiness.

Mr. Steve Atkinson, of 2910 Jamison Road, Nanaimo, was present to comment on the proposed rezoning, and stated that he represented Lyle Atkinson of

15869 - 91 Avenue, who was unable to attend this evening. Mr. Atkinson read a letter from Lyle Atkinson who indicated that he is in support of both the McDonald's and the Chevron.

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Watts

That the letter be received.

RES.R00-2699

Carried

Mr. Dhawinder Gurwal, of 9443 – 160 Street, was present to comment on the proposed rezoning, and stated that he supports the McDonald's and Chevron developments.

Mr. Rajinder Sandhu, 9635 – 161 Street, was present to comment on the proposed rezoning, and stated he has worked for three years to change his zoning. Mr. Sandhu advised that the proposed layout changes his development and that he does not support the projects.

Mr. Sean Redmond, of 16135 - 95 Avenue, was present to comment on the proposed rezoning, and stated that he has two daughters attending North Surrey High School and one is enrolled in the culinary program which includes catering, food prep, and accounting. Mr. Redmond pointed out that the program needs the support of the students who attend the school and a McDonald's will have a negative affect.

Mr. Gerry Hall, of 162 Street and 82 Avenue, was present to comment on the proposed rezoning. Mr. Hall stated that this is spot zoning, and does not make good economics when there are 2 other drive in facilities in the area. Mr. Hall pointed out that there is heavy traffic congestion on 160 Street already; and that it would be better to have community centre there.

Mr. Rob Blackwell was present to comment on the proposed rezoning, and stated that he represents McDonald's Restaurants. Mr. Blackwell advised that the site was chosen because it is a strategic location and a key corridor through Surrey. Mr. Blackwell pointed out that there are existing McDonald's Restaurants near high schools; that some of the concerns are found to be real, but these can be handled through good management and communication. Mr. Blackwell advised that the culinary arts program came up as a concern after a second public meeting; that they did try to contact the school for a meeting to discuss the program, but have not been able to get a meeting. He indicated that McDonald's is prepared to teach a food safety seminar at the school, provide a culinary arts scholarship to bolster the program, or donate kitchen equipment. Mr. Blackwell added that McDonald's can provide the real work experience to complement the culinary program; that hours of operation will be 6:30 a.m. to 11:30 p.m.; that they have a litter pick up every day which covers a one block radius; that they also participate in adopt-a-street programs which cover up to 4 blocks; that they would be prepared to pick up litter between the restaurant and the high school; and that each restaurant is professionally managed.

13. **Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14163**

Rezoning Application No.: 7900-0092-00

ADDRESS: **CIVIC/LEGAL**
9610 - 160 Street/PID: 013-354-281, Lot 1, Except:
Firstly: East 100 Feet Except: East 33 Feet, Secondly: East
33 Feet, Thirdly: Parcel A (Bylaw Plan 82877); Sec. 35,
B5N, R1W, NWD
Plan 10649

APPLICANT: Chevron Canada Ltd.
c/o Ankenman Marchand Architects (Francois Marchand)
293 East 2nd Avenue
Vancouver, B.C. V5T 2B8

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 development
of a combined self-serve/full-serve gasoline station and a
convenience store.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14163**

INTENT:

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

PERMITTED USES:

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

1. *Gasoline station* provided that where self-service is available, at least two
(2) of the total number of fueling positions available on the same *lot* shall
be full-service.
2. *Accessory uses* including the following:
 - (a) *Retail stores* limited to the following:
 - i. *Convenience store* provided that the total sales and display
area open to the public is not more than 106 square metres
[1,141 sq.ft.]; and
 - ii. Sale of automotive accessories.

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 Tymoschuk
 Seconded by Councillor Watts
 That on table correspondence be received.
Carried

RES.R00-2700

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

	<u>For</u>	<u>Against</u>
Katarin Tunjic		X
Lynn Ryn		X
Angela Mitchuk		X
Cynthia Walker		X
Kathy Hoskin		X
Nanakjit Shorar	X	
Pauline Cattrell		X
Gurnam Sull	X	
Avtar Kang	X	
Daljit Grewal	X	
Gurmeet Sodhi		X
Judith Morang		X
G. Morang		X
P.S. Sangher	X	
G.S. Sandu	X	
S.B. Hadkin		X

Timothy Ankenman, architect for the project, stated that in response to CPTED concerns, there will be 24-hour surveillance from the Chevron, which includes security cameras, prickly vegetation, and will the project be well lit, as well as fenced and gated, with in-ground sprinklers which will deter loitering.

Mr. Larry Holland, of 16062 – 96 Avenue, was present to comment on the proposed rezoning, and stated that he will be directly affected by the development. Mr. Holland advised that he and his partner are concerned with the left turn issue; that 3 properties are blocked off by putting a median in, and that this will bring about many illegal u-turns for those trying to access their own property. Mr. Holland expressed concern for increased traffic which is at a standstill during peak hours. Mr. Holland pointed out that the area is residential and should stay residential. Mr. Holland went on to comment that litter is not excessive at the moment, but if McDonald's only picks up in a one block radius, it will not be sufficient. Mr. Holland concluded that when he purchased the property he did check zoning, and it was all RA.

Councillor Steele left the meeting at 10:04 p.m.

Mr. Dave Jensen, 9830 King George, was present to comment on the proposed rezoning. Mr. Jensen stated that he is with the Surrey Crime Prevention Society, and that Chevron provides offices for Crime Watch at some of its locations and that they will be doing that at the new location. Mr. Jensen pointed out that this benefits members of the Society and allows them to reduce their personal vehicle, cell phone and other personal expenses; that it gives them a place to do paperwork. He also noted and that RCMP are encouraged to utilize the offices as well.

Councillor Steele returned to the meeting at 10:07 p.m.

Brenda Liberto, 16089 – 93 Avenue was present to comment on the proposed rezoning and stated that there are many good corporate citizens who provide employment, but they are already in place in the area and more are not needed.

Councillor Tymoschuk left the meeting at 10:14 p.m.

Katarin Tunjic, 16059 – 95A Avenue was present to comment on the proposed rezoning, and stated that her main concerns are with the environment. Ms. Tunjic advised that she is concerned with the litter outside the one block pick up area; that there are mice and raccoons in the area which will increase with the increased litter. Ms. Tunjic felt that the median is a good idea, but there is a need to address the issue of children crossing safely.

Councillor Tymoschuk returned to the meeting at 10:16 p.m.

Larry Hardesty of Chevron Canada, was in attendance to comment on the proposed rezoning, and stated that Chevron is concerned with the environment and provides double walled fibreglass tanks, and has a vapor recovery system; and that there is contained garbage with regular collection. Mr. Hardesty advised that they have worked very closely with the Crime Prevention Society who have participated in the design of the project; that hours of operation are proposed to be 24-hours; that they will provide video cameras which will alert employees to suspect activity; and that they are proposing to close the station at 152 Street and 96 Avenue.

Mr. Hardesty advised that they are willing to change these hours of operation if required.

**14. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14173**

Rezoning Application No.: 7900-0220-00

ADDRESS: **CIVIC/LEGAL**
16446 - 108 Avenue/PID: 007-555-814, Parcel One
(Explanatory Plan 14928) of Lot A and West Half of Lot B

Except: Parcel A (Reference Plan 81071) Sec. 24, B5N, R1W, NWD Plan 6307

APPLICANT: R.A.B. Ventures # 3 Ltd.,
c/o H.Y. Engineering Ltd.
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 42 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 on table correspondence be received.
Carried

RES.R00-2701

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

	<u>For</u>	<u>Against</u>
Nancy Brovold		X
Ivar Brovold		X
Elizabeth Khoo (Lee)		X
Linda Rennie		X
Helen Lohman		X
Gyula Vargo		X

Kevin Purton, 16790 Beechwood Court, was present to comment on the proposed rezoning, and stated that this is a biologically diverse property adjacent to a school. Mr. Purton pointed out that the area is used by many animal species and that the site sensitivity is listed as high. He commented that most of the forested areas have become subdivision. Mr. Purton advised that storm runoff would introduce more residential runoff and that there is no water retention system or filtering system. Mr. Purton noted that new residences in the catchment will contribute to overcrowding at the school; that greenspace enhances a neighbourhood; that removal of natural areas is permanent, and that almost all mature trees in the area have been removed for residential development. Mr. Purton then commented that there is a shortfall of parks in the area, and urged that the proposal be deferred until a study determines whether all park requirements for the Fraser Heights area are being met.

Fei Kung, 16556 Glenwood Crescent, was present to comment on the proposed rezoning, and stated that Fraser Glen subdivision was given an award as one of the best designed in the Lower Mainland and residents take great pride in that. Mr. Kung pointed out that the proposal is for smaller lot sizes which they object to. Mr. Kung advised that a neighbour has collected over 100 signatures of residents in the area who object to the proposal, and which have been given to Council. Mr. Kung submitted additional signatures to the petition.

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That the petition be received.
Carried

RES.R00-2702

Nasser Hozar 16501 Glenwood Crescent, was present to comment on the proposed rezoning, and stated that he lives adjacent to the subject property. Mr. Hozar noted that this subdivision is situated between 2 established subdivisions and will squeeze smaller lots into the area. He noted that those who attended a town hall meeting with the developer raised some concerns, and that the developer was going to look into the concerns but they have not heard anything. Mr. Hozar felt that the public should be informed of the building design guidelines to ensure continuity for the area. Mr. Hozar then stated that the developer should be asked to make the changes, and that these should be registered as a covenant against each lot; and asked Council to consider the value of homes in the area.

Roger Emanuels, 10763 East Glen, was present to comment on the proposed rezoning, and expressed concern with the number of lots being proposed. Mr. Emanuels stated that these would be smaller lots with homes that could accommodate suites, and that they have asked the developer to not have doorways in the basement to reduce the potential for basement suites. Mr. Emanuels expressed concern that they were not able to provide input to first and second reading. Mr. Emanuels further stated that there is natural traffic calming because of a half road, which will create traffic problems if it is opened up; and concluded that a traffic plan should be developed for the area;

Ian Emanuels, 10717 – 164 Street, was present to comment on the proposed rezoning, and stated that this development will complete the void between two developments. Mr. Emanuels expressed concern with lot sizes; asked that houses built with basements not have outside access. Mr. Emanuels expressed concerns about increased traffic in the area.

Mike Tynan, 140 Ocean View Place, Lions Bay, was present to comment on the proposed rezoning. Mr. Tynan stated that he is the consultant for the project, and advised that the average lot size complies with the infill policy. Mr. Tynan added that the houses will be pleasing; that the lots will appear the same from the street, and that they have made changes to accommodate the neighbours concerns. Mr. Tynan pointed out that even without basement access, if someone wants to put a suite in, they will do so. Mr. Tynan pointed out that they have addressed

neighbours' concerns with finishing materials; and that this will be a nice development.

Councillor Higginbotham left the meeting at 11:00 p.m.

Rob Barker 11288 163 Street, was present to comment on the proposed rezoning, and stated that he is the developer. Mr. Barker advised that they determined that they could have up to 42 lots. Mr. Barker further advised that they met with some of the residents through the Planning Department, commenting that in excess of 100 notices were delivered in the area for a public information meeting.

Mr. Barker added that the residents were helpful in making their comment, and as a result, that they are going to install traffic calming on 164 Street at their cost.

Mr. Barker concluded that the project meets with the infill policy and that he is confident it will be a good development for the area.

Councillor Higginbotham returned to the meeting at 11:02 p.m.

F. Chow – 16512 Glenwood Crescent, was present to comment on the proposed rezoning, and stated that there are spacious lots and greenbelts in the area.

Mr. Chow advised that he is concerned with the lot sizes, and asked that he would like to see continuity in the neighbourhood. Mr. Chow commented that in Vancouver he sees 2 or 3 houses being placed on large lots which changes the context of the neighbourhood.

The meeting recessed at 11:11 p.m., and reconvened at 11:19 p.m., with Councillor Villeneuve taking her seat as indicated in the minutes.

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) BC ARCHIVES WEEK

November 19 - 25, 2000

WHEREAS archives are the storehouses of all the most important records created by the world's communities; and

WHEREAS the City of Surrey's Archives holds evidence of Surrey's development from a fishing and farming community into a major city of British Columbia; and

WHEREAS the Province of British Columbia has proclaimed the week of November 19 - 25 to be Archives Week throughout the Province;

NOW, THEREFORE, BE IT RESOLVED that I, D.W. (Doug) McCallum, do hereby declare the week of November 19-25, 2000 as "ARCHIVES WEEK" in the City of Surrey, and invite all citizens to visit the City Archives, meet the staff, and explore the documentary heritage of Surrey.

Doug W. McCallum
Mayor

Councillor Villeneuve entered the meeting at 11:22 p.m.

(b) WHITE RIBBON WEEK

November 25 to December 6, 2000

WHEREAS the majority of women and men in our community are deeply concerned about the pressing problem of violence against women; and

WHEREAS the White Ribbon Campaign believes that most men want to make a positive contribution to ending this violence; and

WHEREAS our municipality wants to take tangible steps to raise awareness, along with other municipalities across the country;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare November 25 - December 6, 2000 as "WHITE RIBBON WEEK" in the City of Surrey, and encourage all members of Council and all municipal employees, particularly men, to wear the 'white ribbon' during White Ribbon Week.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

There were no Councillor's reports.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of November 20, 2000, were considered and dealt with as follows:

Item No. R251 Contract Award for Ozone Replacement at
Newton Wavepool
File: 8073-038; 28272

The General Manager, Engineering submitted a report concerning the contract award for ozone replacement at the Newton Wavepool. Tenders were received as follows:

- Vancouver Mechanical Ltd. \$329,835.00
- Georgia Mechanical Ltd. \$319,352.00
- Keith Plumbing and Heating Ltd. \$308,998.00
- Strathcona Mechanical Ltd. \$299,677.00

The above prices include the \$194,489.00 for the supply of the ozone system.

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the contract to replace the ozone
equipment at the Newton Wave Pool be awarded to Strathcona Mechanical Ltd. in
the amount of \$301,603.40 including GST.

RES.R00-2703

Carried

Item No. R252 Preliminary Design Concept for Lake at Bear Creek and
76 Avenue
File: 4800-401

The General Manager, Engineering submitted a report to outline the preliminary design concepts before seeking approvals from the agricultural and environmental agencies as well as seeking input from the public, and to request approval to sell the excess 32 acres of land.

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

Councillor Bose asked that the question be divided.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council support in principle the preliminary design concept for the construction of a recreational lake and wetland area at Bear Creek and 76 Avenue as shown on the attached figure.

RES.R00-2704 Carried with Councillors Eddington and Villeneuve against.

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That Council support the sale of 32 acres of land, south of Bear Creek, that is in excess of park, lake and flood control need to offset a portion of the lake construction costs.

Before the motion was put: -

It was Moved by Councillor Villeneuve
 Seconded by Councillor Eddington
 That the above motion be deferred for consideration of the capital budget.

RES.R00-2705 Defeated with Councillors Tymoschuk, Steele, Watts, Hunt, Higginbotham and the Mayor against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the above motion be tabled pending a report from staff providing additional information.

RES.R00-2706 Carried

Item No. R253 Surrey Endorsement of TransLink Brief to Canadian Transportation Act Review Panel, and TransLink Federal Funding Proposal
 File: 0048-001

The General Manager, Engineering submitted a report concerning Surrey endorsement of the TransLink Brief to the Canadian Transportation Act Review Panel, and TransLink Federal Funding Proposal.

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

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

1. Council endorse the recommendations contained in the TransLink brief to the Canadian Transportation Act, (CTA) Review Panel,

2. Council endorse the TransLink proposed Federal Funding Program for Transportation in the Greater Vancouver Region,
3. Council advise local Federal election candidates and the CTA Panel of Surrey's support, and,
4. TransLink pursue the reduction or elimination of the vehicle levy.

RES.R00-2707

Carried

Item No. R254 Daniel Johnson House: 13951 Crescent Road
File: 0525-041; 7900-0164-00

The General Manager, Planning and Development and the General Manager, Parks, Recreation & Culture Department, submitted a report concerning the Daniel Johnson House at 13951 Crescent Road.

The General Manager, Planning and Development and the General Manager, Parks, Recreation & Culture Department, were recommending approval of the recommendations outlined in their report.

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

1. Receive this report as information; and
2. Approve the recommendation of the Heritage Advisory Commission dated September 20, 2000, endorsing the Conservation Plan contained in the proposed Heritage Revitalization Agreement By-law for the Daniel Johnson House at 13951 Crescent Road.

RES.R00-2708

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14167"

7900-0222-00 - Walter and Agnes Sask, c/o Amar Sandhu

RA (BL 12000) to RF (BL 12000) - 7896 - 155 Street - to permit subdivision into approximately 5 single family residential lots.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14167" pass its third reading.
 RES.R00-2709 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 37 Amendment
 By-law, 2000, No. 14168"

7996-0097-00 - Bill-Brad Developments Ltd., Kuldip and Baljinder Johal,
 420302 B.C. Ltd., Bhajan and Kashmir Sall, Mukhtiar and
 Kamaljit Johal, c/o Mr. Clarence Arychuk, Hunter Laird
 Engineering Ltd.

To authorize the redesignation of the properties located at 14466,
 14486 - 84 Avenue; 8341, 8361, 8379 - 146 Street, and 14557 - 82A Avenue from
 Suburban (SUB) to Urban (URB).

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14169.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 37 Amendment By-law, 2000, No. 14168" pass its
 third reading.
 RES.R00-2710 Carried with Councillors Villeneuve,
 Eddington, and Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14169"

7996-0097-00 - Bill-Brad Developments Ltd., Kuldip and Baljinder Johal,
 420302 B.C. Ltd., Bhajan and Kashmir Sall, Mukhtiar and
 Kamaljit Johal, c/o Mr. Clarence Arychuk,
 Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 14466 and 14486 - 84 Avenue; 8341,
 8361 and 8379 - 146 Street, 14557 - 82A Avenue - to permit subdivision
 into approximately 55 single family lots.

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14168.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14169" pass its third reading.
 RES.R00-2711 Carried with Councillors Villeneuve,
 Eddington, and Bose against.

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 38 Amendment
 By-law, 2000, No. 14170"

7900-0188-00 - Bharpur S. Kurry, c/o Richard Brooks

To authorize the redesignation of the property located at 8271 - 146 Street from
 Suburban (SUB) to Urban (URB).

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14171.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 38 Amendment By-law, 2000, No. 14170" pass its
 third reading.
 RES.R00-2712 Carried with Councillors Villeneuve, Bose,
 and Eddington against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14171"

7900-0188-00 - Bharpur S. Kurry, c/o Richard Brooks

RA (BL 12000) to RF (BL 12000) - 8271 - 146 Street - to permit
 subdivision into approximately 5 single family lots.

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14170.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14171" pass its third reading.
 RES.R00-2713 Carried with Councillors Villeneuve, Bose,
 and Eddington against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14172"

7900-0173-00 - John and Elizabeth McKay; 464753 B.C. Ltd.,
c/o Progressive Lands Ltd.

A-1 (BL 12000) to RH-G (BL 12000) - 16985 and 17039 Greenway Drive
- to permit subdivision into approximately 20 half-acre residential gross
density lots.

Approved by Council: November 6, 2000

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14172" pass its third reading.

RES.R00-2714

Carried with Councillors Villeneuve, Bose,
and Eddington against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14164"

7900-0228-00 - Amarjit and Sukhdev Kooner; Kooner Construction Ltd.;
Amrik S. Tung; Gurbax S. Ghuman, Baldev and Adesh Kahlon,
c/o Jolly Dhaliwal, Country West Properties Ltd.

RA (BL 12000) to CD (BL 12000) - 12570, 12576, 12590 - 72 Avenue;
7161 and 7171 - 126 Street - to permit the development of an
approximately 10,668 square metre (35,000 sq.ft.) retail commercial
centre.

Approved by Council: November 6, 2000

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14164" pass its third reading.

RES.R00-2715

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14165"

7900-0163-00 - Wilson Norris, c/o Hugh Carter, Carter Property Consultants
Inc.

A-1 (BL 12000) to CD (BL 12000) - 5446 - 152 Street - to permit the
development of a private elementary school and future development of a
business park building.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14165" pass its third reading.
 RES.R00-2716 Carried with Councillor Tymoschuk against.

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 36 Amendment
 By-law 2000, No. 14147"

7900-0211-00 - Lenard and Kathleen Muzyka, New Cory Investments Inc.,
 c/o Paul Quinn, ReMax Colonial Pacific Realty

To authorize the redesignation of the properties 19095 and 19061 - 54 Avenue
 from Suburban (SUB) to Industrial (IND).

Approved by Council: October 16, 2000

This By-law is proceeding in conjunction with By-law 14148.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 36 Amendment By-law 2000, No. 14147" pass its
 third reading.
 RES.R00-2717 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14148"

7900-0211-00 - Lenard and Kathleen Muzyka, New Cory Investments Inc., c/o
 Paul Quinn, ReMax Colonial Pacific Realty

RA (BL 12000) to IL (BL 12000) - 19095 and 19061 - 54 Avenue - to
 facilitate future industrial development.

Approved by Council: October 16, 2000

This By-law is proceeding in conjunction with By-law 14147.

It was Moved by Councillor Bose
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14148" pass its third reading.
 RES.R00-2718 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14174"

7900-0175-00 - Adam-Chris Development, c/o Adam Christiaanse

A-2 (BL 12000) to CD (BL 12000) - 2616 - 180 Street - to permit the development of 4 (Four) Suburban Residential lots.

Approved by Council: November 6, 2000

It was Moved by Councillor Villeneuve
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14174" be denied.

Before the motion was put: -

It was Moved by Councillor Steele
Seconded by Councillor Hunt
That " Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14174" be referred back to staff for a report on the impact on the neighbouring organic farm.

RES.R00-2719

Defeated with Councillors Villeneuve, Bose,
Watts, Higginbotham, and the Mayor
against.

The main motion was then put and: -

RES.R00-2720

Carried with Councillors Tymoschuk,
Steele, Eddington, and Hunt against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14175"

7900-0235-00 - M. Jorjezian Investments Corporation, c/o CitiWest Consulting Ltd. (Roger Jawanda)

CHI (BL 12000) to RF (BL 12000) - Portion of 2355 King George Highway - to permit subdivision into two single family residential lots and a remainder CHI zoned lot.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14175" pass its third reading.

RES.R00-2721

Carried

Councillor Watts advised that she owns a secondary suite and left the meeting due to a potential conflict of interest at 11:42 p.m.

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14135"

7999-0181-00 - 513018 B.C. Ltd., c/o Joseph Scarlatti

RF (BL 12000) to RF-SS (BL 12000) - 13958, 13968, 13978 - 96 Avenue; 9575, 9583 and 9591 - 140 Street - to permit the construction of a single family dwelling containing one secondary suite on each of the 6 newly created lots.

Approved by Council: October 16, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 2000, Amendment By-law, 2000, No. 14135" pass its third reading.
 RES.R00-2722 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14135" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R00-2723 Carried with Councillor Bose Against

Councillor Watts returned to the meeting at 11:44 p.m.

- 11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12144, Amendment By-law, 2000, No. 14166"

7900-0286-00 - Revelstoke Home Centres Ltd., c/o Michael Hill,
 Howard Bingham Hill Architects

To amend "Comprehensive Development Zone (CD)" By-law 12144 to include call centres as a permitted use on property located at 11125 - 124 Street in order to permit a call centre to locate in the existing building on site.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 2000, Amendment By-law, 1993, No. 12144, Amendment By-law, 2000,
 No. 14166" pass its third reading.
 RES.R00-2724 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1993, No. 12144, Amendment By-law, 2000,
 No. 14166" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R00-2725

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14162"

7900-0093-00 - Avtar S. and Kulwant K. Kang, c/o Key Corp. Consulting Ltd.
 (Jim Hartshorne) and Ankenman Marchand Architects
 (Francois Marchand)

RA (BL 12000) to CD (BL 12000) - 9640 - 160 Street - to permit the
 development of a 75-seat drive-through McDonald's Restaurant.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14162" pass its third reading.
 RES.R00-2726 Carried with Councillors Bose, Villeneuve,
 Watts and Mayor McCallum against.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14163"

7900-0092-00 - Chevron Canada Limited, c/o Ankenman Marchand Architects
 (Francois Marchand)

RF (BL 12000) to CD (BL 12000) - 9610 - 160 Street - to permit the
 development of a combined self-serve/full-serve gasoline station and a
 convenience store.

Approved by Council: November 6, 2000

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14163" pass its third reading.
 RES.R00-2727 Carried with Councillors Bose, Villeneuve,
 Watts and Mayor McCallum against.

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14173"

7900-0220-00 - R.A.B. Ventures #3 Ltd., c/o H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 16446 - 108 Avenue - to permit subdivision into approximately 42 single family lots.

Approved by Council: November 6, 2000

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14173" pass its third reading.

RES.R00-2728

Carried with Councillors Villeneuve and Bose against.

FINAL ADOPTION

15. "Portion of 135A Street at Highway No. 10 Road Exchange By-law, 2000, No. 14154"

0023-14154/7900-0007 - Sunnyside Glass Co. Ltd.

To authorize the closure of 437 square metres unopened portion of 135A Street at Highway 10 and its exchange for 42.5 square metres of 5825 - 136 Street. This exchange allows the developer to consolidate the closed road with a proposed carwash facility and for the future widening of Highway No. 10 and 136 Street. In addition, this exchange allows the area to develop as prescribed in the Neighbourhood Concept Plan.

Approved by Council: October 30, 2000
Corporate Report Item R245

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Portion of 135A Street at Highway

No. 10 Road Exchange By-law, 2000, No. 14154" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2729

Carried

Councillor Bose advised that he has a conflict of interest with items 16, 17, and 18, and left the meeting at 12:00 a.m.

16. "Land Purchase By-law, 2000, No. 14155"

0023-14155/8380-253/A/B/C - Eva Investments Corporation

To authorize the purchase of a portion of 6184 - 164 Street for pleasure, recreation or community uses by the City of Surrey. This acquisition will provide park/open space in the West Cloverdale North neighbourhood.

Approved by Council: October 30, 2000
Corporate Report Item R230

This By-law is proceeding in conjunction with By-laws 14156 and 14157.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Land Purchase By-law, 2000,
No. 14155" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2730

Carried

17. "Land purchase By-law, 2000, No. 14156"

0023-14156/8380-253/A/B/C - Arthur and Susan Willms

To authorize the purchase of a portion of 6152 - 164 Street for pleasure, recreation or community uses by the City of Surrey. This acquisition will provide park/open space in the West Cloverdale North neighbourhood.

Approved by Council: October 30, 2000
Corporate Report Item R230

This By-law is proceeding in conjunction with By-laws 14155 and 14157.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That "Land Purchase By-law, 2000,
No. 14156" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2731

Carried

18. "Land Purchase By-law, 2000, No. 14157"

0023-14157/8380-253/A/B/C - Kerry and Avril Ballantine

To authorize the purchase of a portion of 16524 - 63 Avenue for pleasure, recreation or community uses by the City of Surrey. This acquisition will provide park/open space in the West Cloverdale North neighbourhood.

Approved by Council: October 30, 2000
Corporate Report Item R230

This By-law is proceeding in conjunction with By-laws 14155 and 14156.

Mayor McCallum noted that "Land Purchase By-law, 2000, No. 14157" was not in order for consideration of final adoption.

Councillor Bose returned to the meeting at 12:03 a.m.

19. "Portions of 12 Avenue Road Exchange By-law, 2000, No. 14161"

0023-14161/8380-209 - City of Surrey

To authorize the closure of 0.290 hectares of 12 Avenue and 840 square metres of 12 Avenue and its exchange for 2 square metres of 16218 - 12 Avenue. This exchange will consolidate an unopened portion of road with a future City park and a portion of City-owned land to be dedicated for a future corner truncation.

Approved by Council: September 7, 1999
Corporate Report Item R1991

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Portions of 12 Avenue Road

Exchange By-law, 2000, No. 14161" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2732

Carried

20. "City of Surrey Vehicle for Hire By-law, 1999, No. 13610, Amendment By-law, 2000, No. 14160"

0023-14160/0023-13610 - Regulatory By-law Text Amendment

"City of Surrey Vehicle for Hire By-law, 1999, No. 13610", as amended, is hereby further amended in Part 2 Licensing, under the Section Number of Licenses, by increasing the number of taxicab licenses in the City of Surrey from 262 to 287 to permit the sale of 29 new taxicab licenses.

Note: Corporate Report C011 indicates 29 licenses will be auctioned; 25 are new licenses and there are 4 licenses currently not issued.

Approved by Council: October 30, 2000
Corporate Report Item C011

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "City of Surrey Vehicle for Hire
 By-law, 1999, No. 13610, Amendment By-law, 2000, No. 14160" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Before the motion was put: -

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That final reading of "City of Surrey Vehicle
 for Hire By-law, 1999, No. 13610, Amendment By-law, 2000, No. 14160" be
 deferred pending Council hearing from a delegation on this matter.

RES.R00-2733

Carried

INTRODUCTIONS

- 21. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508,
 Amendment By-law, 2000, No. 14176"

0023-14176/0023-12508 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as
 amended, is hereby further amended in Schedule 2 by replacing Section 5 -
 Park/store excess vehicle(s) and Section 6 - Prohibited parking/storage of house
 trailer/boat. These amendments are necessary to correct the section references for
 the parking and storage of excess vehicles, house trailers and boats to conform to
 the new section numbering brought about by Surrey Zoning By-law, 1993,
 No. 12000 Text Amendment By-law, 1999, No. 13774".

Approved by Council: To be approved

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Municipal Ticket Information
 Utilization By-law, 1994, No. 12508, Amendment By-law, 2000, No. 14176" pass
 its first reading.

RES.R00-2734

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Municipal Ticket Information
 Utilization By-law, 1994, No. 12508, Amendment By-law, 2000, No. 14176" pass
 its second reading.

RES.R00-2735

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Municipal Ticket Information
Utilization By-law, 1994, No. 12508, Amendment By-law, 2000, No. 14176" pass
its third reading.

RES.R00-2736

Carried

MISCELLANEOUS

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12777"

7995-0050-00 - Budget Building & Landscaping Supplies Ltd.

RA (BL 12000) to CD (BL 12000) - 12561 - 80 Avenue - to allow recreational vehicle parking and storage and other specific uses including warehouse use, horticultural use, and limited retail and office uses.

Approved by Council: November 21, 1995

* Planning and Development advise that (reference memorandum dated November 1, 2000 in By-law back-up) one of the issues raised at the Public Hearing involved Part J.3 SPECIAL REGULATIONS, which requires that the storage of wrecked and damaged vehicles occur only with a building. This clause should not have been included in the "Comprehensive Development Zone (CD)", as the storage of wrecked vehicles is not a permitted use.

Therefore, a housekeeping amendment is required to delete Section J.3 from "Comprehensive Development Zone (CD)" By-law No. 12777.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Resolution R96-700 of the
March 4, 1996 Regular Council Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12777" be rescinded.

RES.R00-2737

Carried with Councillor Eddington against.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12777" be amended in Section J.
SPECIAL REGULATIONS by deleting sub-section 3. and renumbering
accordingly.

RES.R00-2738

Carried with Councillor Eddington against.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1996, No. 12777" pass its third reading, as
 amended.
 RES.R00-2739 Carried with Councillor Eddington against.

23. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999,
 No. 13769"

0023-13769/0023-001 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000," as amended in Part 1 Definitions by including a definition for "Methadone Clinic"; and in the Permitted Uses section of the Multiple Residential Commercial (RMC-135, RMC-150), Special Care Housing (RMS-1, RMS-2), Neighbourhood Commercial (C-5), Community Commercial (C-8, C-8A, C-8B), Town Centre (C-15), Downtown Commercial (C-35), and Business Park (IB) Zones to specifically exclude "methadone clinics" as a permitted use.

Approved by Council: June 14, 1999
 Corporate Report Item C425

* Planning and Development advise that (reference Corporate Report R246 in By-law back-up) it is necessary for Council to amend Surrey Zoning By-law, 1993, No. 12000, as follows:
 Part 1 Definitions by including a definition for "Methadone Clinic"; Part 4 General Provisions to include a provision for "Methadone Clinics" as an accessory use to a hospital; and in the Permitted Uses section of the Multiple Residential Commercial (RMC-135, RMC-150), Special Care Housing (RMS-1, RMS-2), Neighbourhood Commercial (C-5), Community Commercial (C-8, C-8A, C-8B), Town Centre (C-15), Downtown Commercial (C-35), and Business Park (IB) Zones to specifically exclude "methadone clinics" as a permitted use.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Resolution R99-1713 of the
 June 28, 1999 Regular Council Minutes passing Second Reading of "Surrey
 Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13769" be
 rescinded.
 RES.R00-2740 Carried

- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 1999, No. 13769" be amended as outlined
above.
- RES.R00-2741 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 1999, No. 13769" pass its second reading,
as amended.
- RES.R00-2742 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13769" be held at
the City Hall on January 22, 2001, at 7:00 p.m.
- RES.R00-2743 Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12536,
Amendment By-law, 1999, No. 13770"

0023-13770/0023-12536/0023-001 - Council Initiated Text Amendment

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995,
No. 12536" in Section 2.B. Permitted Uses by re-numbering Subsection 3.(g) as
Subsection 3.(h); and by inserting new Subsection 3.(g) methadone clinic. This
amendment will permit a methadone clinic as an accessory use on the Surrey
Memorial hospital site at 13750-96 Avenue/13700 - 96 Avenue/
13665 - 94A Avenue.

Approved by Council: June 14, 1999
Corporate Report Item C425

- * This by-law is proceeding in conjunction with By-law No. 13769.
- * Planning & Development advise that By-law No. 13770 should be filed to
bring to a close the proposed amendment to the CD Zone for the Surrey
Memorial Hospital site.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1995, No. 12536, Amendment By-law, 1999,
No. 13770" be filed.

RES.R00-2744

Carried**I. CLERK'S REPORT****1. Formal Approval of Development Variance Permits**

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

- (a) **Development Variance Permit No. 7900-0175-00**
Adam-Chris Development Ltd.
c/o Adam Christiaanse
2616 - 180 Street

To waive the requirements of "Surrey Subdivision and Development By-law, 1986, No. 8830", Part V, Section 24(a), to provide the following standards of service for the RA Zone along the 180 Street frontage of the property as follows:

- Construction of a 6.0-metre half-road standard on 180 Street;
- Interim on-site storm water detention;
- Dedication and construction of future 180 Street north of the cul-de-sac;
- 180 Street maximum road length; and
- water supply for domestic and fire protection.

To permit the development of 4 suburban residential lots.

This Development Variance Permit was not in order, as the rezoning application had been defeated earlier in the meeting.

- (b) **Development Variance Permit No. 7900-0251-00**
259844 B.C. Ltd/Cal Rosen
9833 - 182 Street

To reduce the minimum southern side yard setback for a principal building from 3 metres (10 ft.) to 1.8 metres (5.9 ft.) to increase the potential building envelope of Lot 7 to allow the construction of a single family dwelling.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Variance Permit
No. 7900-0251-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Permit; and that Council authorize the transfer of
the Permit to the heirs, administrators, executors, successors, and assigns
of the title of the land within the terms of the Permit.

RES.R00-2745

Carried

- (c) **Development Variance Permit No. 7997-0156-01**
Jarnail Singh Cheema and Harjinder Singh Cheema
H.Y. Engineering
11072 - 130A Street

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

- (a) To reduce the minimum front yard setback for the principal building from 7.5 metres (24.6 ft.) to 4.75 metres (15.6 ft.);
- (b) To reduce the minimum rear yard setback for the principal building from 7.5 metres (24.6 ft.) to 1.83 metres (6.0 ft.);
- (c) To reduce the minimum front yard setback for the accessory building from 18 metres (59 ft.) to 10.77 metres (35.3 ft.);
- (d) To reduce the minimum rear yard setback for the accessory building from 1.8 metres (5.9 ft.) to 0.71 metres (2.3 ft.); and
- (e) To reduce the minimum lot depth from 28.0 metres (91.9 ft.) to 20.1 metres (65.9 ft.).

The proposal is to permit subdivision into two single family lots and enable the retention of an existing dwelling and accessory garage on proposed Lot 2.

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

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

No. 7997-0156-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R00-2746

Carried

- (d) **Development Variance Permit No. 7900-0230-00**
McDonald's Restaurant of Canada
Gustavson Wylie Architects Inc.
12930 - 96 Avenue

To vary Surrey Sign By-law, No. 13656, Part 5, Section 2, as follows:

- (a) To allow an additional fascia sign on the west elevation.

To permit the construction of an addition to the existing restaurant and to upgrade the existing landscaping.

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

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

No. 7900-0230-00 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.R00-2747

Carried

2. Delegation Requests

- (a) **Pat Goble, President**
Surrey Access for All Committee
File: 0065-012; 8013-001; 0523-500

Requesting to appear before Council to discuss wheelchair and scooter accessibility into the Council Chamber as well as microphone access for the disabled.

RES.R00-2748

It was	Moved by Councillor Hunt Seconded by Councillor Watts That Pat Goble, Present, Surrey Access for All Committee be heard as a delegation at Council-in-Committee. <u>Carried</u>
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(b) **Garry Geisler**
Volunteer ORN Coordinator
Operation Red Nose Langley/Surrey
File: 0065-012; 8000-001

Requesting to appear before Council to present and seek Council's approval of Operation Red Nose National Safe Driving Campaign hosted in Langley & Surrey by the Langley Gymnastics Foundation.

RES.R00-2749

It was	Moved by Councillor Hunt Seconded by Councillor Watts That Garry Geisler, Volunteer ORN Coordinator, Operation Red Nose Langley/Surrey be heard as a delegation at Council-in-Committee. <u>Carried</u>
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J. CORRESPONDENCE

ACTION ITEMS

1. Letter dated November 2, 2000 from **Jane Burnes, Director, British Columbia 2000**, inviting the City of Surrey to nominate, by December 1, 2000, a special person to make their mark in history by being the last person to sign the BC Book pages in Surrey.
File: 0009-0001; 0003-008; 0868-006

RES.R00-2750

It was	Moved by Councillor Hunt Seconded by Councillor Watts That the letter dated November 2, 2000 from Jane Burnes, Director, British Columbia 2000 be referred to Mayor McCallum. <u>Carried</u>
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2. Letter dated November 3, 2000 from **George Puil, Chair, Board of Directors, Greater Vancouver Regional District**, inviting Council to submit one or more nominations for the GVRD Agriculture Advisory Committee for the two-year period commencing in January 2001 and ending in December 2002.
File: 0046-001

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated November 3, 2000 from
George Puil, Chair, Board of Directors, Greater Vancouver Regional District be
referred to the Agricultural Advisory Committee for recommendation to Council.

RES.R00-2751 Carried

3. Letter dated November 13, 2000 from **Bill Beamish, Chief Administrative Officer, District of Houston**, requesting Council's support of the following regarding support for sports:

- the need for a comprehensive Plan for Sport in Canada;
- accessibility of Sport for all Canadians, and
- Tax Reform

and encouraging the City to contact the leaders of all national political parties and local candidates to ensure that Sport is a priority in the 2000 Federal Election.
File: 0003-135

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated November 13, 2000
from Bill Beamish, Chief Administrative Officer, District of Houston be referred
to the Parks, Recreation and Culture Commission.

RES.R00-2752 Carried

K. NOTICE OF MOTION

1. Slot Machines

At the October 30, 2000 Regular Council meeting, Councillor Higginbotham submitted the following Notice of Motion:

"That Surrey Council receive proposals for permitting slot machines and that each proposal be based on its own merits and that the merits be based on the U.B.C.M. gaming principles and Surrey's zoning requirements."

File: 0021-001; 0024-211

It was Moved by Councillor Higginbotham
 Seconded by Councillor Bose
 That Surrey Council receive proposals for
 permitting slot machines and that each proposal be based on its own merits and
 that the merits be based on the U.B.C.M. gaming principles and Surrey's zoning
 requirements.

Mayor McCallum indicated that he will be setting up a Gaming Committee in
 early December to look at gaming issues.

Before the motion was put: -

It was Moved by Councillor Higginbotham
 Seconded by Councillor Bose
 That the matter be referred to Select

Committee on Gaming.

RES.R00-2753

Carried with Councillors Bose and Hunt
 Against

L. ANY OTHER COMPETENT BUSINESS

1. Utility Billings - February

Councillor Villeneuve referenced the recommendation of the Finance Committee
 to do a separate utility billing in February and pointed out that it is important to
 get the message out as soon as possible.

2. Banner Policy

Councillor Villeneuve referenced the report staff is working on concerning a
 policy for banners, and hoped that it will be coming forward to Council soon.

3. Outdoor Pools

Councillor Watts commented that she had met with the Guildford Partners and
 they are concerned that there have been no public input into the closure of outdoor
 pools.

Councillor Steele, the Chair, Parks, Recreation and Culture Commission advised
 that the Commission will seek public input prior to any decision to close outdoor
 pools.

4. Revenue - Newton Wave Pool

Councillor Higginbotham briefly commented on the feasibility of looking at
 options to generate revenue at the Newton Wave Pool.

5. Corporate Report R253 - Surrey Endorsement of TransLink Brief to Canadian Transportation Act Review Panel, and TransLink Federal Funding Proposal

Councillor Higginbotham requested that staff prepare a report with possible motions to take to the FCM, based on Items A.1 - 7 and B.2 & 3 contained in the report.

Mayor McCallum suggested that Councillor Higginbotham bring this matter forward in two weeks.

6. Barnston Island

Councillor Eddington noted that Pitt Meadows has an interest in Barnston Island and asked if Surrey was doing anything in this regard.

Mayor McCallum responded that an in depth report was done on this issue approximately two - three years ago.

M. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Regular Council - Public Hearing

meeting do now adjourn.

RES.R00-2754

Carried

The Regular Council - Public Hearing meeting adjourned at 12:24 a.m., Tuesday, November 21, 2000.

Certified correct:



Acting City Clerk



Mayor