



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 19, 2001
Time: 7:00 p.m.

Present:

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

Absent:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - February 5, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Regular Council -
Land Use meeting held on February 5, 2001, be adopted.

RES.R01-355

Carried

2. Council-in-Committee - February 5, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the
Council-in-Committee meeting held on February 5, 2001, be received.

RES.R01-356

Carried

3. Regular Council - February 5, 2001

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the minutes of the Regular Council
meeting held on February 5, 2001, be adopted.

RES.R01-357

Carried

B. DELEGATIONS**1. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14224****Rezoning Application No. 7900-0294-00**

ADDRESS: CIVIC/LEGAL
19110 - 96 Avenue/PID: 014-656-442, Lot 2, Sec. 33,
Tp. 8, NWD Plan 82274

APPLICANT: Umberto Oballa
c/o Yearwood & Company (Christopher Dyson)
2 - 9613 - 192 Street
Surrey B.C. V4N 4C7

PROPOSAL: To rezone the property from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow a 60-seat licensed restaurant and light impact industrial uses.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14224****INTENT:**

This Zone is intended to accommodate and regulate the development of *light impact industry*.

PERMITTED USES:

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

1. *Light impact industry.*
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage*.
7. *General service uses* limited to the following:
 - (a) driving schools;
 - (b) *industrial equipment rentals*;
 - (c) taxi dispatch offices;
 - (d) industrial first aid training; and
 - (e) trade schools.

8. *Warehouse uses.*
9. Office uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
10. *Accessory uses* including the following:
 - (a) Only one *eating establishment*, provided that the seating capacity does not exceed sixty seats and limited to one such establishment in the *building*.
 - (b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Community services*;
 - (d) *Child care centres*;
 - (e) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. contained within the *principal building*;
 - ii. occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*; and
 - iii. a maximum floor area of the lesser of:
 - a. 140 square metres [1,500 sq.ft.]; or
 - b. 33% of the total area of the *principal building* within which the *dwelling unit* is contained; and
 - (f) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
 - i. it is part of an automobile painting and body work business;
 - ii. the number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
 - iii. the business operator holds a current and valid Motor Dealer's certificate; and
 - iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

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.

Christopher Dyson, 9613 – 192nd Street was present to comment on the proposed rezoning, and advised that he is a lawyer and represents the applicant. He pointed out that the number of parking spots are 24 as opposed to the 14 in the application, and that there should be more than ample parking for the proposal.

2. **Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14228**

Rezoning Application No. 7999-0184-00

ADDRESS: **CIVIC/LEGAL**
15220 - 92 Avenue (also shown as 9172 - 152 Street)
PID: 015-194-086, Lot 1, Sec. 35, Tp. 2 NWD Plan 82409

APPLICANT: B.C. Family Hearing Resource Society
c/o Ben Ostrander, R.B.O. Architecture Inc.
201 - 1111 Beach Avenue
Vancouver, B.C. V6E 1T9

PROPOSAL: To rezone the property from "Multiple Residential 15 Zone (RM-15)" to "Assembly Hall 1 Zone (PA-1)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 1, 4 and 31, Section H, I, 17 and Sub-section F.1, F.2 and H.2, as follows:

- (a) To relax the side yard setback from 7.2 metres (23 ft. & 7 in.) i.e., equal to the building height, to 3.6 metres (12 ft.);
- (b) To relax the portion of the off-street parking including drive-aisle to locate within the front and side yard setbacks along a flanking street;
- (c) To relax the width of the landscaped strip from 3 metres (10 ft.) to 1.5 metre (5 ft.) along a portion of the east property line;
- (d) To increase the height of structures permitted to encroach into the building setback area from less than 0.6 metres (2 ft.) to the height ranging from 0.81 metres (2ft. 8 in.) to 1.72 metres (5 ft. 8 in.) for the perimeter wall within the front and side yard setbacks along a flanking street;
- (e) To relax the front and side yard setback along a flanking street for structures from 7.5 metres (25 ft.) to zero metres (0 ft. 0 in.) for perimeter walls, and
- (f) To increase the maximum encroachment of 0.6 metres (2 ft.) into the setbacks to 1.2 metres (4 ft.) for roof eaves into the side yard setback and side yard setback along the flanking street.

The purpose of the rezoning and development variance permit is to permit the development of a community service known as the Family Hearing Resource Centre.

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.

**3. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14229**

Rezoning Application No. 7900-0275-00

ADDRESS: **CIVIC/LEGAL**
12695 - 72 Avenue/PID: 007-096-909, Lot 37, Except:
Parcel "C", (Bylaw Plan 77913), Sec. 19, Tp. 2, NWD
Plan 34315
12709 - 72 Avenue/PID: 007-095-473, Lot 38, Except:
Parcel "D" (Bylaw Plan 77913) Sec. 19, Tp. 2, NWD
Plan 34315

APPLICANT: Robert C. McClure, Kathleen F. Gustafson and
Omer C. Morier
c/o Gomberoff Bell Lyon Architects
101 - 1012 Balfour Avenue
Vancouver, B.C. V6H 1X1

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 affordable housing project containing approximately 34 townhouse units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14229**

INTENT:

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

PERMITTED USES

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

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

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

Mayor McCallum noted that Hafiz Mohammed and Nazir Mohammed had indicated in writing their opposition to the proposed rezoning.

Oleg Verbenkov, 5267 – 176 Street, was present to comment on the proposed rezoning, and advised that he represented Mr. Kutan, the owner on the west side of the property. Mr. Verbenkov commented that there have been a number of discussions with respect to the remaining parcel. Mr. Verbenkov advised that his client is concerned with the ability of his property to be developed, pointing out that his client would prefer that a portion of the land be transferred to him to ensure future development of his property. He added that his client would have no objection to a covenant restricting development on this land until such time as it is consolidated. He also noted that his client would like a covenant so that future owners are aware that there is the potential for development for multi-family on his property. Mr. Verbenkov concluded with a request that a 6 foot cedar fence be erected on the north side of the lot at 12719 – 72nd Avenue and the west side of the adjacent remnant parcel for future access at the new property line.

It was

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That the written submission from

Oleg Verbenkov be received.

RES.R01-358

Carried

Bashir Mohammad, 12683 – 72nd Avenue, was present to comment on the proposed rezoning, and advised that he represented his brother. He advised that his brother has tried to sell his property, and has discussed this with real estate brokers and other developers. Mr. Mohammad further advised that they have been told that the proposed development will devalue his brother's property. Mr. Mohammad pointed out that they had inquired about building a duplex on the property.

Mr. Soheili, 16436 Glenside Court, was present to comment on the proposed rezoning, and advised he is the realtor for Mr. Kutan, the owner of the western property. He further advised that the sale of the property has fallen through; and that Mr. Kutan has indicated that he is willing to sell his property.

Mr. Gomberoff, 1012 Balfour Avenue, Vancouver, was present to comment on the proposed rezoning, and advised that this is an affordable project approved by B.C. Housing Management. Mr. Gomberoff stated that they tried to acquire the two neighbouring properties, but the offers were turned down. He then noted that one of the issues they looked at with the Planning Department was the ability of neighbouring properties to develop and indicated that they have provided access for a future road for development. Mr. Gomberoff noted that they are giving over 2200 square feet to one of the properties to allow it to develop for future multi-family development.

Jamie Ritchie #202 - 2250 Commercial Drive, was present to comment on the proposed rezoning, and advised that he represents Columbia Housing Society. Mr. Ritchie advised that they have no objections to the request by Mr. Kutan for a restrictive covenant. Mr. Ritchie added that they are attempting to move the project forward as quickly as possible.

Benjamin Kutan, 13019 - 58 Avenue, was present to comment on the proposed rezoning, and questioned the terms of the transfer of the remnant property to him. He stated that he was not receiving a clear answer and that he would prefer his property rezoned at the same time. He noted that his property could only have 3 small townhouses; and commented on time frames surrounding negotiations.

Leon Bogner, was present to comment on the proposed rezoning, and advised that he is the builder for Columbia Housing Society. Mr. Bogner pointed out that BC Housing Management has agreed to the development on the basis of 34 units. He noted that they inquired about purchasing the adjacent two properties, but the purchase price was too high and it was uneconomical. Mr. Bogner commented that they are giving Mr. Kutan enough property to build three or four townhouses and that Mr. Mohammad will also be able to build. He concluded that they have made every effort to allow access for the neighbouring properties and allow them to develop.

**4. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14215**

Rezoning Application No. 7900-0165-00

ADDRESS: CIVIC/LEGAL
17472 - Hwy # 10 (also shown as 17474 Hwy. # 10 and
5455 - 176 St.)/PID: 005-901-987, Lot 75, District Lot 363,
Gp. 2, NWD Plan 45512

APPLICANT: Michawn Trucking Ltd.

c/o Pangea Development Group Inc. (David Steinart)
201 - 20689 Fraser Highway,
Langley, B.C. V3A 4G4

PROPOSAL: To rezone the property from "Light Impact Industrial Zone (IL)" and "General Agriculture Zone (A-1)" to "Light Impact Industrial Zone (IL)".

The purpose of the rezoning is to allow future expansion of light impact industrial uses.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That on table correspondence from
W.M. Seeley opposing the proposed rezoning be received.

RES.R01-359

Carried

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

**5. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14216**

Rezoning Application No. 7900-0189-00

ADDRESS: CIVIC/LEGAL
18287 - 64 Avenue/PID: 011-440-767, East Half Lot 1,
Sec. 17, Tp. 8, NWD Plan 9821

APPLICANT: Joseph and Mary Estok
c/o Coastland Engineering (Mike Helle)
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

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

The purpose of the rezoning is to allow consolidation with an adjacent remnant parcel and further subdivision into approximately 24 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.

Mayor McCallum noted that Leo Poehlke, Manon Huot, and Rick Kujhko had indicated in writing their opposition to the proposed rezoning.

Ken Baker was present to comment on the proposed rezoning, and advised that he was concerned with the road going through the property, which will cause a large traffic flow through the neighbourhood; and questioned whether there were 24 or 26 lots.

Councillor Bose left the meeting at 7:36 p.m. due to a perceived conflict of interest on Item #6.

**6. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14227**

Rezoning Application No. 7996-0345-00

ADDRESS: CIVIC/LEGAL
16636 - 64 Avenue/PID: 012-419-788, Lot 4, Sec. 12,
Tp. 2, NWD Plan 1921

APPLICANT: 443090 B.C. Ltd. and K.I.R. Enterprises Ltd.
c/o Citiwest Consulting Ltd.,
101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

PROPOSAL: To rezone the property from "General Agricultural Zone (A-1)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the subdivision into approximately 27 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.

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

Councillor Bose returned to the meeting at 7:39 p.m.

**7. Surrey Land Use Contract No. 175, Authorization By-law, 1977,
No. 4296, Partial Discharge By-law, 2000, No. 14201**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14202**

**Surrey Heritage Revitalization Agreement
By-law, 2000, No. 14203**

Rezoning Application No. 7900-0164-00

ADDRESS: **CIVIC/LEGAL**
13931 Crescent Road/PID: 006-511-368, Lot 9, District
Lot 157, Group 2 NWD Plan 30697
13951 Crescent Road/PID: 005-179-009, Lot 28, District
Lot 157, Group 2, NWD Plan 53898

APPLICANT: City of Surrey
c/o Lisa Donohoe, Realty Sec.
7452 - 132 Street
Surrey, B.C. V3W 4M7

PROPOSAL: **By-law 14201**
To discharge LUC No. 175 from the property at 13951 Crescent Road to allow the underlying zone (CPG) to come into effect.

By-law 14202
To rezone the property at 13931 Crescent Road from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "One-Acre Residential Zone (RA)" and the property at 13951 Crescent Road from "Golf Course Zone (CPG)" to "One-Acre Residential Zone (RA)".

By-law 14203
To allow for a Heritage Revitalization Agreement for the Daniel Johnson House at 13951 Crescent Road. The Heritage Revitalization Agreement varies the following by-law regulations:

- lot width;
- floor area ratio;
- maximum allowable total floor area and maximum allowable floor area for an accessory building limited to a detached garage;
- front, rear and east side yard setbacks for a single family dwelling and accessory buildings; and
- rear yard setback for buildings or structures associated with a hobby kennel.

The purpose of this Agreement is to ensure the on-site retention and restoration of the Johnson House.

The purpose of the proposal is to permit subdivision of two residential lots with retention of a heritage house on one of these lots and one remainder lot as a park.

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>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Rick Johnson	X		
Hilary Thomas		X	
Louisa Surges		X	
Robert Prior		X	
Keith Surges		X	
Jack Prior		X	
H.D. Halladay		X	
Vivienne Halpenny		X	
Alide Smulders			X
Joan Ashenhurst			X
Yolanda Salazar-Samper		X	
Enrique Salazar-Samper		X	
Ruby Ramsell		X	
Fred Cotton		X	

Bob Wood, 10 – 14045 Nico Wynd Place, was present to comment on the proposed rezoning, and advised that he is President of Nico-wynd Strata, representing 132 owners. Mr. Wood pointed out that their property is on the eastern boundary of the proposed development, and advised that they do not object to the recreation and heritage value. Mr. Wood commented that they understand this is a partial discharge of Land Use Contract 175, and asked for assurance that the proposal will not affect Nico-wynd. Mr. Wood went on to comment on the flood path and asked that it be protected. He further asked that the existing statutory right of way be discharged in favour of an access link into the park land. Mr. Wood then asked for clarification on the term hobby kennel.

Frank Canil, 3460 141 Street, was present to comment on the proposed rezoning, and advised that he agreed there should be a separate entry to the dyke. Mr. Canil felt a kennel should not be allowed as there are many waterfowl in the area.

Larry Ramsell, 14391 Crescent Road, was present to comment on the proposed rezoning, and advised that he could not see the sense in putting a dog kennel next to such a sensitive area. Mr. Ramsell stated that there should be a parking lot for people who want to access the dyke.

Michael Van Hausen, 14562 16A Avenue, was present to comment on the proposed rezoning. Mr. Van Hausen advised that the park dedication will create a continuous walkway that was not there previously, and noted that the walkway will go through to the Stewart Farm, along the waterfront, and is part of the Elgin Park Master Plan.

Paul Griffin 14482 – 32nd Avenue was present to comment on the proposed rezoning, and advised that when Nico-wynd was first developed the access was put in place to allow public entry to the dyke. Mr. Griffin stated that Council should not consider discharging this as it will restrict public access to the waterfront.

Anna Erhardt, 13868 28 Avenue, was present to comment on the proposed rezoning, asked that Council restrict what can be done on the property which would remove the hobby kennel use.

Barbara Paton, 3417 – 148 Street was present to comment on the proposed rezoning. Ms. Paton and advised that the walkway access was reviewed a couple of years ago, and noted that there are two accesses to Crescent Road. She pointed out that the one on the east side will still go through Nico-wynd, and went on to question whether the walkway will go continuously to the Stewart House due to a sea marsh. Ms. Paton then commented on the heritage value of the Daniel Johnson house, and stated that there are community groups who would be interested in a partial interest in the house. Ms. Paton felt that it should be retained until the City is able to purchase it.

Sandra Bramall, 2496 136 Street was present to comment on the proposed rezoning, and asked that Council receive a letter from her neighbour who objects to the proposal.

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the correspondence from Mr. Bekei
 opposing the proposed rezoning be received.

RES.R01-360

Carried

Sandra Bramall continued that she had limited information on the proposed rezoning. Ms. Bramall then commented on swamp land in the area and effluent being discharged into the Nicomekl River. Ms. Bramall referred to and commented on 1996 Corporate Reports which dealt with public waterfront access, noting that the City had paid 1.5 million dollars for property to provide waterfront access; which was unnecessary as public access already existed. Ms. Bramall then commented on flooding damage to the Daniel Johnson house and flooding damage and repairs to other properties in the area; and expressed concerns with disclosure to future purchasers.

It was
 Moved by Councillor Eddington
 Seconded by Councillor Hunt
 That a 10-minute recess be held (8:29 p.m.).
Carried

RES.R01-361

The meeting was reconvened at 8:40 p.m. with all members of Council present except Councillor Higginbotham and Councillor Watts who entered the meeting as noted in the minutes.

8. **Surrey Official Community Plan By-law, 1996,
No. 12900, No. 40 Amendment By-law, 2001, No. 14330**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14331**

Rezoning Application No. 7900-0225-00

ADDRESS: **CIVIC/LEGAL**
2030 - 128 Street (also shown as 12817 - 20 Avenue)
PID: 003-094-057, Lot 1, Sec. 17, Tp. 1, NWD Plan 71039
2064 - 128 Street/PID: 009-309-535, Lot 1, Sec. 17, Tp. 1
NWD Plan 23153
12851 - 20 Avenue/PID: 009-306-005, Lot 3, Sec. 17,
Tp. 1, NWD Plan 23153
12825 - 20 Avenue/PID: 003-094-065, Lot 2, Sec. 17,
Tp. 1, NWD Plan 71039

APPLICANT: Roy and Nancy Langton
c/o Hunter Laird Engineering Ltd.
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **By-law 14330**
To authorize the redesignation of the properties from
Suburban (SUB) to Urban (URB)
By-law 14331
BLOCK A
To rezone portions of the properties at 12825 and
12851 - 20 Avenue from "Half-Acre Residential Zone
(RH)" and "One-Acre Residential Zone (RA)" to "Single
Family Residential Zone (RF)".
BLOCK B
To rezone the properties at 2030 - 128 Street (also shown
as 12817 - 20 Avenue) and 2064 - 128 Street and the
portions of the properties at 12825 and 12851 - 20 Avenue,
from "Half-Acre Residential Zone (RH)" and "One-Acre
Residential Zone (RA)" to "Comprehensive Development
Zone (CD)".

The purpose of the rezoning is to permit subdivision into
approximately 28 single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14331**

INTENT:

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

PERMITTED USES:

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

1. One *single family dwelling*.
2. *Accessory uses*.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That on table correspondence from
 M. Johnson and J. & M. Schussler supporting the proposal, Dr. & Ms. Cooke
 expressing concern, and from A. Barrie opposing the proposal be received.

RES.R01-362

Carried

Councillor Higginbotham returned to the meeting at 8:42 p.m.

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

<u>Name</u>	<u>For</u>	<u>Against</u>
Rick Johnson	X	
Bob Reimer	X	
Elsie & John Schussler	X	
Paul Johnson	X	
Roy Langton	X	
Ken Jully	X	
R. Geoghean	X	
Paul Langton	X	
Alan Hotell	X	
Bruce Flaing	X	
Trish Marrison		X
Brock Dorward	X	
Fred & June Christian		X
Douglas Leard		X
Dennis Woods		X

<u>Name</u>	<u>For</u>	<u>Against</u>
Sandra Bramall		X
Ruby Cram		X
Val Thorner		X
Greg Worsley	X	
John Ford		X
Fred Cohon		X

John Plummer 12957 – 17A Avenue, was present to comment on the proposed rezoning, and advised that five years ago he had opposed a proposed rezoning of the property to 17 lots. Mr. Plummer stated that he does not support this rezoning, and added that the integrity of the Official Community Plan should be maintained. Mr. Plummer felt that spot zoning should not occur, and indicated that an area review of the community plan should be conducted and adjustments made where necessary. Mr. Plummer asked that Council turn the rezoning down and maintain the half acre lot sizes.

Councillor Watts returned to the meeting at 8:44 p.m.

Joe West, 12663 – 21A Avenue was present to comment on the proposed rezoning. Mr. West advised that 12 years ago he had taken part in the development of a comprehensive development plan for South Surrey, pointing out that it was a good plan and revised about two years ago; that the plan required developers to donate a portion of property to parks; that he objected to redevelopment of the area; that there is existing heavy traffic in the area; and asked if there would be a main sewage connection available to the property and public open space for residents of the area.

Tim Johnson, Ocean Park Nursery, was present to comment on the proposed rezoning. Mr. Johnson advised that he and his brother enthusiastically support the project; and stated that the development serves other types of residents who may wish to downsize their property and live in Ocean Park.

Ed Walmsley, 13230 – 15th Avenue was present to comment on the proposed rezoning and advised that he moved to the area because of the mix of housing and that as a real estate professional he was speaking in support of the proposal.

John Timms was present to comment on the proposed rezoning, and advised that he supports the development as it is affordable family housing. Mr. Timms referred to sustainable communities, and noted that the School District is reluctant to expand as they anticipate a downturn in the number of students in Elgin Park School. Mr. Timms added that mixed housing must be looked at as an alternative. Mr. Timms noted that the proposed development will use shops and transportation in the area, and concluded that this is a good location for this development.

Greg Vanstone, 12948 - 21A Avenue was present to comment on the proposed rezoning. Mr. Vanstone advised that he is not opposed to development, but is opposed to inappropriate development. Mr. Vanstone pointed out that this project does not comply with the Official Community Plan, noting that the property

would support 8 lots under the Official Community Plan. He pointed out that the proposal is 3.5 times the Official Community Plan density which is a radical increase. Mr. Vanstone went on to comment that when he purchased his half acre lot he was assured that the property to the back was also half acre. Mr. Vanstone pointed out that he understands things can change, but this change was not well considered. Mr. Vanstone noted that there are traffic problems which will get worse if the road is continued, and referred to a requirement to provide alternate access. He noted that the applicant has no way of obtaining this access as there is no dedication or right of way in place to obtain the access. Mr. Vanstone concluded by requesting that the Official Community Plan be maintained, and submitted a petition and correspondence opposing the development.

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the petition submitted by Mr. Vanstone
 opposing the proposed rezoning be received.
 RES.R01-363 Carried

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Villeneuve
 That the correspondence from Mr. Vanstone
 be received.
 RES.R01-364 Carried

Allan Goertzen 1657 - 128 Street was present to comment on the proposed rezoning. Mr. Goertzen advised that he lives on a half acre lot and finds it very hard to maintain. He advises that he wants to stay in the area and that this type of housing is needed. Mr. Goertzen noted that the development is in walking distance to shops and schools. Mr. Goertzen went on to comment on the high cost of half acre lots and homes which serve only a small section of people, and noted that it is possible in the future there will be even higher density in the Ocean Park area. He and concluded his comments by stating that he supports mixed housing.

Graham Wind, 12935 – 21B Avenue was present to comment on the proposed rezoning. Mr. Wind advised that the neighbourhood has a special character, and pointed out that this type of rezoning changes the character of the neighbourhood. Mr. Wind expressed concern with the value of his property if this project goes forward. Mr. Wind concluded his comments by stating that he is not in favor of the project.

Gary Rolls, 12918 - 21A Avenue was present to comment on the proposed rezoning. Mr. Rolls advised that he is opposed to the proposal, stating that he moved into the area based on the Official Community Plan, and supports development that complies to the OCP. He noted that previously 17 lots were turned down on the property, and commented that it is discouraging to now have a proposal for 28 lots. Mr. Rolls asked Council to maintain the integrity of the Official Community Plan.

Judith McGillivray, 12945 – 21B Avenue was present to comment on the proposed rezoning. Ms. McGillivray noted that there had been several comments on the integrity of the Official Community Plan which was sanctioned through consultation. Ms. McGillivray commented that change is expected to occur through due process, and indicated that minor change is acceptable. Ms. McGillivray pointed out that this is a major change representing a 350% increase in density. She stated that the Official Community Plan should stay in effect until a review is held, and asked that Council not support this major change to the neighbourhood.

Gordon Wiebe, 1590 – 131 Street was present to comment on the proposed rezoning and stated that he supports the proposal. Mr. Wiebe commented that that he likes the look of the project, and noted that it will provide more affordable housing for the area.

Ralph Wong, 2181 – 129 Street, was present to comment on the proposed rezoning. Mr. Wong stated that he objects to the proposal, pointing out that they checked the surrounding area before purchasing their home. Mr. Wong pointed out that traffic at 22nd and 129th is a challenge, and expressed concern that the proposal will increase the traffic problems. Mr. Wong asked that the integrity of the Official Community Plan be maintained.

Fred Christian 12590 – 28A Avenue, was present to comment on the proposed rezoning. Mr. Christian stated that he enjoys the Ocean Park Area, and he objects to the number of homes being proposed. Mr. Wong noted that it is already dangerous trying to access 129 Street.

Anna Erhardt 13868 – 28 Street was present to comment on the proposed rezoning. Ms. Erhardt stated that she had worked on the Official Community Plan five years ago, and pointed out that the Plan designates the area as half-acre density. Ms. Erhardt then questioned how drainage will be handled. Ms. Erhardt then stated that Mr. & Mrs. Bradley of 12639 – 24A Avenue are very strongly opposed to the development. Ms. Erhardt asked Council to maintain the Official Community Plan.

Clarence Arychuk was present to comment on the proposed rezoning, and advised that he is a consultant for the proposal. Mr. Arychuk noted that the project has developed over a period of months and included a lot of public consultation. He commented that people want amenities and quality, but prefer a little less property. Mr. Arychuk stated that they will ensure there are half-acre properties abutting the urban development that 129th Street will not be carried through but will become a cul-de-sac; and that this is not spot zoning but has had extensive analysis.

9. **Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14334**

Rezoning Application No. 7900-0176-00

ADDRESS: **CIVIC/LEGAL**
3316 - 140 Street/PID: 011-311-843, Lot 2, Except:
Parcel "A", (Explan. Plan 13923), DL 166, Gp. 2, NWD
Plan 8189
3330 - 140 Street/PID: 011-311-801, Parcel "A", (Explan.
Plan 13923) Lot 2, DL 166, Gp. 2, NWD Plan 8189
3380 - 140 Street/PID: 011-311-720, Parcel "B",
(N114681E) Lot 1, DL 166, Gp. 2, NWD Plan 8189
14119 - 32 Avenue/PID: 001-660-560, Lot 9, DL 166,
Gp. 2, NWD Plan 17350
14133 - 32 Avenue/PID: 010-264-451, Lot 10, DL 166,
Gp. 2, NWD Plan 17350
14187 - 32 Avenue/PID: 011-433-680, Lot 2, DL 166,
Gp.2, NWD Plan 9707
14249 - 32 Avenue/PID: 011-433-655, West Half (Explan.
Plan 14809), Lot 1, DL 166, Gp. 2, NWD Plan 9707
14281 - 32 Avenue/PID: 011-433-671, East Half Lot 1, DL
M166, Gp. 2, NWD Plan 9707
14216 - 34 Avenue/PID: 012-193-062, Lot 6, Except:
Firstly: Parcel "B" (Ref. Plan 8641), Secondly: Part
Subdivided by Plan 33266; DL 166, Gp. 2, NWD
Plan 1449
14265 - 34 Avenue/PID: 012-192-996, Lot 5, DL 166,
Gp. 2, NWD plan 1449
**Portion of 34 Avenue/Portion of DL 166, Gp. 2, dedicated
Road by Plan 1449**

APPLICANT: Arthur & Maureen Lefebvre, Simon & Lone Larsen, Clyde
& Marie Sandall, Irene Mortimer, Progressive Construction
Ltd., Nehuba Holdings Ltd., and City of Surrey
c/o Progressive Construction Ltd.
5591 - No. 3 Road
Richmond, B.C. V6X 2C7

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14334", Section F, as
follows:

- (a) To relax the rear yard (easterly) setback from
7.5 metres (24.6 ft.) to 5 metres (16.4 ft.).

- (b) To relax the side yard (northerly) setback from 2.0 metres (6.5 ft.) to 1.5 metres (5 ft.).

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

The purpose of the rezoning is to permit subdivision and development of approximately 108 suburban single-family lots.

The purpose of the development variance permit is to relax the rear and side yards of the new CD Zone for the existing dwelling located at 3330 - 140 Street.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14334**

INTENT:

This Zone is intended for single family housing on small *suburban lots* with substantial public *open space* set aside within the subdivision.

PERMITTED USES:

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

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

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the on table correspondence from
 Ken Derpak and V. & D. Halliday supporting the proposal, from J. Newton
 expressing concern and M. Angelopoulos commenting on the proposal be
 received.

RES.R01-365

Carried

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Diane & Vern Halliday	X		
Nancy McLaughlin			X
Sheila Way		X	
John Ford		X	
Keith Surges		X	
F.C. Lun		X	
Donna Lawson		X	
Jean Wright Norris		X	
George Lawson		X	
D. Nightingale		X	
Bob Scanlon		X	
Carol Wright		X	
F. Jeans		X	
M. Chandler		X	
Guy Lemieux		X	
Peter Witchell		X	
Laurie Canil		X	
John Paris		X	
Ken Paris		X	
Ruby Ramsell		X	
James Stewart		X	
Sandie Mclean		X	
Nancy Merrifield		X	
Dianne Gillis		X	
Odette LePage		X	
Sean Brown		X	
Lindsey Friesen		X	
Denis LePage		X	
Ann Lemieux		X	
Connie White		X	
Y. Salazer-Samper		X	
Keanna Koltai		X	
Brock Dorward	X		
Martha Baldwin		X	
Mark Armitage		X	
Pat McAffer		X	
Lloyd Ratsoy		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Tom Koltai		X	
Shireen Douglas		X	
Kelly Townson		X	
Darlene Newton		X	
John Newton		X	
Shawneen Hole		X	
Donna France		X	
Katherina Ross		X	
Enrique Salazar-Samper		X	
Don Scott	X		
Tamara Fletcher		X	
Kimberley Paris		X	
Rebecca Fletcher		X	
Frank Fletcher		X	
Russell J. White		X	
Mary Fletcher		X	
Thomas Townson		X	
Alida Smulders		X	
Pam Spelliscy		X	
H.D. Halladay			X
Dieter, Steimecke		X	
Vivienne Halpenny		X	
Josephine Ready	X		
Marie E. Sandall	X		
Hilory Thomas		X	
Jack F. Prior		X	
H. & C. Bringeland		X	
Robert Prior		X	
Frank Brownell		X	
Sheryl Trask		X	
Lia Brownell		X	
Mike Foster		X	
Margaret Garrison			X
Ken Sully	X		
E. Foster		X	
Ole Rannaoja		X	
J.C. Wright		X	
Gail Wood		X	
Dave Bertram		X	
Maria Bertram		X	
Marilyn Armitage		X	
Ted H. Brunner		X	
Karen Brunner		X	
Charles D. Neild		X	
Kathleen C. Neild		X	
Chela Davison		X	
Cathy Tan		X	
John Werring		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Melanie Berezan		X	
Fred Cotton		X	

John Turner, 12628 – 26A Avenue, was present to comment on the proposed rezoning, and advised that he is the Land Development Manager for Progressive Construction. Mr. Turner pointed out that they have hired the most qualified consultants, and stated that all of the City's requirements will be met. Mr. Turner noted that they have held two public information meetings, and indicated that the public did not object to development but were concerned with the base flow to Elgin Creek and possible affect of the landfill on the houses.

Mr. Turner continued his comments, indicating that the landfill will not affect the houses. Mr. Turner also noted that residents were also concerned with relocation of 34 Avenue and advised that the new location for 34 Avenue will have a positive affect on traffic patterns. He discussed stream preservation, noting that they are designing a fish-friendly box culvert where the road crosses Elgin Creek, and commented that base flows to the creek will equal or surpass non-development base flows. Mr. Turner added that trees have been categorized and assessed; and noted that approximately 400 trees will be removed, but replaced with additional landscaping, boulevard trees and habitat compensation.

Mr. Turner pointed out that he has been assured that there is no threat of methane gas from the landfill; that 65 test holes and 8 wells have been dug to determine the limits of the landfill; and that water quality has been tested and submitted to the Ministry of Environment.

Rob Way, 14310 Greencrest Drive, was present to comment on the proposed rezoning. Mr. Way advised that his two main concerns are destruction of the viable urban forest, and a prime portion of the salmon bearing Elgin Creek. Mr. Way expressed concern for tree removal and the type of replacement trees, and went on to read from articles and quotes dealing with the need to retain native trees and urban forests. Mr. Way discussed road issues stating that the 34th diversion does not appear to be needed for current traffic patterns. Mr. Way then commented on Elgin Creek, advising that there are salmon going up Elgin Creek, but there are fewer every year. Mr. Way felt that the culvert at Crescent Road should be replaced. Mr. Way advised that he is not opposed to development, but is opposed with the manner in which it is being done and that it does not take advantage of the natural assets on the property.

It was

Moved by Councillor Watts

Seconded by Councillor Steele

That the submission from Mr. Way be

received.

RES.R01-366

Carried

Murray Weisenberger, 12785 Crescent Road was present to comment on the proposed rezoning. Mr. Weisenberger advised that he is opposed to the potential

affect on the ability of Elgin Creek to be a successful spawning creek. Mr. Weisenberger commented that he is concerned with potential liability to the City from the landfill, and felt that any potential liability should be shared with the developers. Mr. Weisenberger added that their additional testing should have been done between the landfill and the creek bed, and expressed concern that development will encourage leaching through the landfill and affect Elgin Creek. Mr. Weisenberger indicated that testing should be conducted throughout the time of the development and into the future; and suggested that the development be reworked to have small nodes of development with half acre and one acre lots which would be better for the fish.

Dr. Roy Strang, 2456 – 141st Street, was present to comment on the proposed rezoning, and advised that he was speaking as Chairman of the Environmental Advisory Committee. Dr. Strang stated that the Environmental Advisory Committee had received a presentation from the developer and that the Committee passed two motions that Council had received.

Dr. Strang continued that the Environmental Advisory Committee expressed concern that no soil testing had been done on the periphery of the development, and particularly at the north. Dr. Strang stated that tests should be conducted and should focus on materials that are potentially hazardous, and that greater testing should be done in the direction of Elgin Creek. Dr. Strang commented on the alignment of 34th Avenue, and on the definition of significant trees. Dr. Strang pointed out that there is concern with the water flow in Elgin Creek, and asked that the developer consider pervious driveways to allow water to be absorbed directly into the soil rather than into the storm water system, which would avoid heavy flows into Elgin Creek.

Kathi Nicholson 14358 Greencrest Drive, was present to comment on the proposed rezoning. Ms. Nicholson asked for confirmation of the requirement for park space, and questioned whether park land should come out of developable land. Ms. Nicholson stated that she opposes the development as proposed. Ms. Nicholson then commented on the notice by the City of its intention to sell municipal property. Ms. Nicholson referred to a delegation to Council by the Elgin Ratepayers, and stated that an overwhelming number of residents were upset that the local area plan was not being observed. Ms. Nicholson then submitted a petition opposing the development.

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the petition containing 332 signatures
 opposing the development be received.

RES.R01-367

Carried

Kathi Nicholson also submitted a petition regarding the 34th Avenue realignment.

It was Moved by Councillor Eddington
Seconded by Councillor Steele
That the petition containing 242 signatures
requesting the permanent removal of 34 Avenue between King George Highway
and 141 Street from Engineering R91 Map be received.
RES.R01-368 Carried

David Rhys 14180 Greencrest Drive was present to comment on the proposed rezoning. Mr. Rhys advised that he is opposed to the development in its current form and displayed overheads, pointing out the landfill area in relation to the development site. Mr. Rhys stated that work by consultants has determined there is 2 metres of garbage fill which is not capped and allows percolation of rainwater through the landfill.

Councillor Villeneuve left the meeting at 11:02 p.m.

Mr. Rhys continued that most of the testing has been done in the area of development, and pointed out the groundwater flow direction. Mr. Rhys noted that only 2 of the wells tested the landfill area, and stated that there has been minimum surface water testing. Mr. Rhys stated that water should be tested for hydrocarbons. Mr. Rhys commented that residents are satisfied with the work that has been done on the southern portion of the development, but feel more testing should be done in the north.

Councillor Villeneuve returned to the meeting at 11:08 p.m.

Mr. Rhys commented on water seepage which appears to be contaminated, and expressed concern with liability to the developer and the City if there is contamination. He stated that the landfill should be capped, which would reduce the amount of groundwater going through the landfill. Mr. Rhys pointed out that the proposed 34th Avenue road alignment cuts through a significant area of the Elgin Creek bed. Mr. Rhys concluded by pointing out an alternative alignment over an existing culvert to provide a better crossing.

Larry Ramsell, 14391 Crescent Road was present to comment on the proposed rezoning. Mr. Ramsell stated that he is with Elgin Ratepayers and the Nicomekl Enhancement Society. Mr. Ramsell advised that he is concerned with low water flow and contamination of Elgin Creek, and commented on storm drain ditches and sewer lines which have diverted water from the Creek during low flows with the result that the creek is almost gone. He went on to comment on the need to ensure that the project does not harm the environment, but enhances it to allow for salmon spawning. Mr. Ramsell concluded that unless there is some way to provide more water, he opposes the rezoning.

Guy Ethier 14302 Greencrest Drive was present to comment on the proposed rezoning. Mr. Ethier questioned the traffic study; stated that he would like to see the traffic counts, as there is no need for 34th Avenue. Mr. Ethier commented on other roads in the area which handle traffic, and asked how the First Nations feel about a road across Semiahmoo Trail. Mr. Ethier stated that there will be

disruption of native indigenous wildlife. Mr. Ethier then stated that he opposes the development, and would like to meet with the developer so that the Elgin Ratepayers can have input into what is proposed.

It was Moved by Councillor Bose
Seconded by Councillor Hunt
That the Public Hearing do now adjourn
until Tuesday, February 20, 2001 at 7:00 p.m.
RES.R01-369 Carried

The Public Hearing adjourned at 11:42 p.m. February 19, and reconvened at 7:00 p.m. February 20, with all members of Council present, except Councillor Higginbotham who took her seat as indicated in the minutes.

Frank Canil, 3460 – 141 Street was present to comment on the proposed rezoning. Mr. Canil stated that he is against the project in its present form, and questioned the need for 34th Avenue.

Councillor Higginbotham returned to the meeting at 7:10 p.m.

Mr. Canil stated that this is a pristine area and cutting down of the trees will kill the watershed. Mr. Canil pointed out that the road is proposed for the deepest part of the creek which will require a large culvert. He also pointed out that cutting of the trees will ruin the aesthetics of the property, and went on to comment on the wildlife in the area that will be affected. Mr. Canil then noted that previous workers had unearthed garbage and just left it, and questioned the assertion that there will be no impact from methane gas. Mr. Canil expressed concern that there will be flooding of properties below the development. Mr. Canil concluded that it is poor land use for the area.

Paul Griffin, 14482 – 32nd Avenue was present to comment on the proposed rezoning. Mr. Griffin stated that he is concerned with the impact this development will have on traffic on 32nd Avenue, and questioned whether there would be a sidewalk along the development. Mr. Griffin stated that a sidewalk should be extended to 144th Street for the safety of children, and noted that if the development is approved, the 34th Avenue extension may be required. Mr. Griffin reviewed the history of the planning process for South Surrey and commented on an award that the City of Surrey won in 1996 for its consultative process during 5-year review of the Official Community Plan. Mr. Griffin concluded that the Official Community Plan approved by the community should be maintained.

Steve Berezan, 14124 Crescent Road present to comment on the proposed rezoning. Mr. Berezan stated that he had prepared some notes for Council.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the notes from Mr. Berezan be
received.

RES.R01-370

Carried

Mr. Berezan commented on a late December advertisement for the sale of City property which forms part of the proposed development and questioned why the City of Surrey was in the land development business. Mr. Berezan noted that there are two feeder creeks which flow into Elgin Creek. Mr. Berezan stated that a traffic study over a 2-week period did not give a clear reflection of the traffic. Mr. Berezan then commented on an old fish hatchery which has water rights in Elgin Creek and stated that the Creek flows have changed over the years and are now not enough to fill the hatchery's water rights. Mr. Berezan felt that removal of the trees will change the hydrology of the creek and indicated that water should be diverted to the creek to help bring the salmon back up. Mr. Berezan asked that Council retain 70% of the trees and asked that the development be tabled until more consultation was undertaken.

Dennis Woods 14342 Greencrest Drive was present to comment on the proposed rezoning. Mr. Woods reviewed his professional credentials and commented on the adequacy of the tree survey. Mr. Woods stated that there are a total of 4 landfill acres to the north and 4 landfill acres to the south of the 34th Avenue road allowance. Mr. Woods also noted that the 8 acres represent 16% of the development and questioned the use of undevelopable land in development calculations. Mr. Woods commented on iron in the water and displayed a picture of a GVRD sump, which intermittently runs into a culvert and then connects with Elgin Creek. Mr. Woods stated that this happens when the GVRD cleans the line. Mr. Woods then reviewed the City's arterial road layout which would indicate that 34th Avenue is not necessary. He reviewed the tree survey and displayed a map and pictures of trees that may not have been included in the survey and which appear to number around 250. Mr. Woods displayed pictures of a small creek which headwaters in a small pond which is then ditched, and connects with Elgin Creek. Mr. Woods displayed an overview of existing conditions and an overview of the developer's plan. Mr. Woods stated that the developer's plan provides the garbage dump as parkland. Mr. Woods concluded by displaying two plan designs that would allow for the retention of trees.

Keith Boswell, 3379 – 144th Street was present to comment on the proposed rezoning. Mr. Boswell stated that he anticipated that the area would be developed and 34th Avenue would be put through. Mr. Boswell advised that he is in favour of the development, but has concerns with contaminants in the landfill. Mr. Boswell noted that the 34th Avenue Roadway should be completed in the first phase of the development to minimize potential damage to the creek.

Ernie Thiessen, 14110 - 32nd Avenue was present to comment on the proposed rezoning. Mr. Thiessen stated that he and his family had been members of the original Elgin Ratepayers Association, and advised that he is in favour of the development. Mr. Thiessen felt that the property should not be left to sit the way

it is; that if 34th Avenue does not go through, something will have to be done with the traffic.

Marie Sandell 3380 140 Street, was present to comment on the proposed rezoning. Ms. Sandell stated that this is a positive development for the community. Ms. Sandell stated that the City should take the money it will earn from the development to clean up the dump site and improve Elgin Creek.

Paul Spelliscy 14334 Greencrest Drive – was present to comment on the proposed rezoning, and submitted a letter from his neighbour which expressed concerns about the development.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Eddington
 That the letter from Corry Vander Ende
 expressing concern with the effect of the increased water run-off on the septic
 fields to the north be received.

RES.R01-371

Carried

Paul Spelliscy stated that he lives adjacent to the site and commented on the removal of trees. Mr. Spelliscy advised that he attended both public information meetings. Mr. Spelliscy went on to comment that it will take 100 years to replace some of the trees. Mr. Spelliscy then discussed a survey he did in the area, noting that of the homes he visited, 10% were unavailable, of the remaining 90%, approximately 89% were opposed to the development. Mr. Spelliscy highlighted some of the comments made by some taxpayers. Mr. Spelliscy then commented on the use of specialists by the developer, and asked that Council maintain the Local Area Plan and Official Community Plan. Mr. Spelliscy then commented on the information available to the public, and on an overloaded school system.

John Werring, 14232 - 101 Avenue was present to comment on the proposed rezoning. Mr. Werring advised that he is with the Sierra Legal Defense and was asked by the Elgin Ratepayers to look at certain aspects of the development. Mr. Werring reviewed his credentials and advised that he had been on the site and commented on the affect of the development on potential fish habitat; on water flows, vegetation, insects, larvae, creek bed, and the ability of the creek to sustain fish. Mr. Werring displayed a map of the stream route and noted that it is possible that fish have been spawning there. Mr. Werring then commented on adjacent feeder creeks and ditches flowing into the creek and stated that paving of these feeder creeks may cause Elgin Creek to dry up. Mr. Werring then said that he will be submitting his findings to the Department of Fisheries and Oceans.

Helen Healey, 3173 - 142 Street was present to comment on the proposed rezoning. Ms. Healey stated that she has lived on 32nd Avenue for 11 years, and is concerned that the development will increase traffic on 32nd if 34th Avenue is not put through. Ms. Healey commented on the problem with drainage in the area; commented on the trees along 32nd which provides aesthetics. Ms. Healey asked that these be looked at and not removed.

Diane Gillis, 16879 - 58A Avenue was present to comment on the proposed rezoning. Ms. Gillis expressed concern that this may be a contaminated site. Ms. Gillis asked about potential liability and asked a series of questions related to the property around ownership and disclosure. Ms. Gillis questioned why the City had purchased the property. Ms. Gillis asked if there would be a detention pond on the site, and submitted information on a previous City of Surrey court case concerning disclosure.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Reasons for Judgment on the
 referenced court case submitted by Ms. Gillis be received.

RES.R01-372

Carried

Bill McLeod, 13492 Crescent Road was present to comment on the proposed rezoning. Mr. McLeod stated that he owns a parcel of land surrounded on 3 sides by the proposed development. Mr. McLeod also stated that he is in favour of the development, which will make for attractive family housing. Mr. McLeod felt that this is an opportunity to begin solving the problem of the old dump. Mr. McLeod concluded his comments, noting that the area is a good one for the density proposed.

Linda Bain Woods, 14342 Greencrest Drive was present to comment on the proposed rezoning. Ms. Woods commented on other developments in the area where trees and significant habitats have been removed. Ms. Woods referred to the style of houses to be used in the development. Ms. Woods then commented on the impact on water supplies and that the area has water restrictions during the summer. Ms. Woods discussed groundwater and Elgin Creek. Ms. Woods asked that Council ensure that the trees are not removed.

Anna Erhardt, 13868 – 28 Avenue was present to comment on the proposed rezoning. Ms. Erhardt commented on the impact on schools in the area. Ms. Erhardt went on to comment on drainage in the area. Ms. Erhardt then noted that salmon are susceptible to a change in water temperature and that water in detention ponds should filter through bulrushes and gravel. Ms. Erhardt discussed what should be preserved for future generations. Ms. Erhardt went on to comment on the dump site, and noted that there may already be hydrocarbons leaching through. Ms. Erhardt then advised of a development in Winnipeg, which built on an old dump site and which had difficulties. Ms. Erhardt expressed concern on what the contents of the dump may be, and felt that it is unlikely old records will be available. Ms. Erhardt also felt that the City should consider removing the dump site entirely or advise potential owners that it is there.

Barbara Paton, 3417 – 148 Street was present to comment on the proposed rezoning. Ms. Paton asked about the garbage dump and the alignment of 34th Avenue. Ms. Paton commented on those who had been unable to speak at the public hearing. Ms. Paton then commented on assessments of properties in the area which have garbage dumps on them. Ms. Paton asked several questions

concerning the development, and concluded by asking about closure of the old dump.

Sheila Whitford, 13815 – 28 Avenue was present to comment on the proposed rezoning. Ms. Whitford referred to previous Progressive Construction developments. Ms. Whitford stated that building near old dump sites is not acceptable. Ms. Whitford concluded by requesting that there will not be any dumping in the creek.

Sandra Bramall, 2496 – 136 Street was present to comment on the proposed rezoning. Ms. Bramall commented on rules surrounding due process at public hearings, and questioned conflict of interest rules. Ms. Bramall stated that she is opposed to the rezoning application, making reference to previous Council Minutes and the Semiahmoo Peninsula study. Ms. Bramall commented on City ownership of a portion of the land in the development, the budget, environmental issues, previous uses of the landfill, remediation and capping of the site, how leachate is formed and how it flows. Ms. Bramall stated that leachate will be disturbed by development. Ms. Bramall expressed displeasure that some of her questions could not be answered, questioned due process, stated that she believed Council to be in conflict. Ms. Bramall showed an overhead of alleged contaminated runoff water from a test pit. Ms. Bramall commented on the coming together of the community and asked that Council honor the Semiahmoo Peninsula Study and the Official Community Plan.

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

Rick Mullan, 5591 No. 3 Road in Richmond was present to comment on the proposed rezoning. Mr. Mullan advised that he is the Development Manager for Progressive Construction and advised that Progressive has never had any ownership of the property.

Councillor Hunt returned to the meeting at 10:11 p.m., and Councillor Villeneuve left the meeting at 10:11 p.m.

Ken Sully, 2489 – 138 Street was present to comment on the proposed rezoning. Mr. Sully noted density and the Official Community Plan. Mr. Sully stated that the lands have been assembled, and noted there is only one buyer for the City-owned lands. Mr. Sully concluded by asking Council to support the application and stated that it is a good use of the land.

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

Natta Erhardt, 13868 – 28 Avenue was present to comment on the proposed rezoning, and asked that enough uncontaminated water be made available to ensure the fish will survive.

Greg Sewell, was present to comment on the proposed rezoning. Mr. Sewell advised that he is with Coastland Engineering, consultants for the project. Mr. Sewell stated that they have noted all the concerns. He advised that the

consultants have been involved in the process for a number of months and noted that a number of the consultants have met with City staff and the Ministry of Environment.

Councillor Steele left the meeting at 10:25 p.m.

Greg Sewell noted that construction of 34th Avenue was an issue but that it had been in the City plan for a number of years. Mr. Sewell advised that there will be minimal disruption to Elgin Creek as it will be done at the same time as development and that the work is subject to Ministry of Environment regulations. Mr. Sewell commented on the backgrounds of the other consultants working on the project, and the nature of their work on the project.

Councillor Watts left the meeting at 10:26 p.m.

Ian White of Envirowest Consultants was present to comment on the proposed rezoning. Mr. White stated that a number of concerns had been expressed on the affect to the Creek and advised that they have met with the Department of Fisheries and Oceans, and are working with the Ministry of Environment. Mr. White stated that both agencies have established a criteria for the 34th Avenue crossing of Elgin Creek and the riparian area and indicated that a Section 35 Authorization will be required for some of the work.

Councillor Steele returned to the meeting at 10:27 p.m., and Councillor Watts returned to the meeting at 10:29 p.m.

Mr. White discussed peak and high flows in the creek and pointed out that what is being proposed will meet or exceed those in the master drainage plan. Mr. White noted that the limiting factor in the creek is low flows which limits fish productivity and noted that they are looking at several options to maintain base flows, or improve them. Mr. White discussed the use of detention ponds, wildlife habitat, and offsite enhancement works.

Gary Romanitz of Stantec Consulting was present to comment on the proposed rezoning. Mr. Romanitz stated that the company has extensive experience in drainage work in Surrey, and went on to review the qualification of the company. Mr. Romanitz stated that all of the work they have done has involved extensive public consultation. Mr. Romanitz then referred to the design for major storm events, and the method of calibrating flows. Mr. Romanitz commented on the existing pond at the top of the development, and stated that it has a limited catchment area. He noted that a pond would still be required in the lower area. Mr. Romanitz concluded that they are diligently working with the City of Surrey, the Department of Fisheries and Oceans and the Ministry of Environment to ensure that the all requirements are met.

Norm Hall, of Arbortech Consulting was present to comment on the proposed rezoning. Mr. Hall stated that one of his jobs was to look at the safe preservation of existing trees, and noted that there are external factors to be considered in the environment surrounding the trees. Mr. Hall pointed out that any revenues

generated by the tree cutting is quickly taken up by disposal costs. He went on to comment that trees are beneficial to the habitat and that consideration has to be given to whether trees are safe to preserve in a specific land use. Mr. Hall reviewed the areas where significant trees are able to be safely preserved; stated that there is a significant tree loss which they hope to mitigate with a tree replacement concept plan.

Mr. Hall continued by reviewing the replacement plan, noted where existing trees can be retained, and commented on use of native trees in the replacement plan. Mr. Hall discussed the landscaping concept and boulevard planting and noted that there are occasional conifers in the area surveyed by the residents. Mr. Hall indicated that the trees in those areas are Cottonwood or Alder and concluded that some of the trees are not in good shape and present a hazard.

Councillor Higginbotham left the meeting at 11:30 p.m., and returned to the meeting at 11:32 p.m.

David Neill, Morrow Environmental Consultants was present to comment on the proposed rezoning. Mr. Morrow stated that there should be a net loss of groundwater running through the landfill material. Mr. Neill stated that the land only has certain infiltrative capacities and generally, you cannot return all water back into the ground. Mr. Morrow added that soil samples downhill of the landfill did not have any contaminants. Mr. Neill then advised that there was extensive field screening of the eight wells, which included testing for hydrocarbons. Mr. Neill commented on the location of the landfill, and noted that the total area of the landfill is about 4 hectares on and off the development property. Mr. Neill stated that they did not find any organic materials in the landfill, but noted that there were a lot of metals, plastics, woods, paper products, with soil interspersed with the landfill materials. Mr. Neill also stated that there is no evidence of methane gas, and added that they did not find materials that would indicate there was leachate. Mr. Neill advised that it would be prudent to have further investigation at the north of the landfill. Mr. Neill concluded that development will not have a negative impact on the sites below.

Cathy Tan, 9074 – 156 Street was present to comment on the proposed rezoning. Ms. Tan stated that she is opposed to the proposal and asked that future generations be considered and left with an environmental legacy.

Mike Tynan, 13659 – 108th Avenue was present to comment on the proposed rezoning. Mr. Tynan stated that the land in South Surrey is very valuable and there will be increasing pressure for higher density. Mr. Tynan commented that when developing, he looks for consistency in density and cited several properties in the area with similar density.

Barbara Paton, 3331 – 148th Street was present to comment on the proposed rezoning. Ms. Paton referred to old zoning applications, under files 5691-0021 and 5689-0645, which may have some useful information for staff to review.

**10. Surrey Zoning By-law 1993, No. 12000,
Text Amendment By-law, 2001, No. 14223**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:
Part 5 - Off-Street Parking and Loading/Unloading is amended in the Table under sub-section B.1 - Parking Dimensions and Standards by deleting the figures "6.7" under the use "Parking Facilities" and in the column "Tandem Parking" and inserting the figures "13.4" in their place.

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

There were no persons present who objected to the proposed text amendment

**11. Surrey Zoning By-law 1993, No. 12000,
Text Amendment By-law, 2001, No. 14332**

APPLICANT: City of Surrey
14245 - 56 Avenue
Surrey, B.C. V3A 3A2

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

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by deleting Map 11. Area XI and appending new Map 11, Area XI.

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

There were no persons present who objected to the proposed text amendment

**12. Surrey Zoning By-law 1993, No. 12000,
Text Amendment By-law, 2001, No. 14333**

APPLICANT: City of Surrey
14245 - 56 Avenue
Surrey, B.C. V3X 2A2

PROPOSAL: To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as follows:

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by inserting new Map 16. Area XVI and Map 17. XVII for the Fleetwood Town Centre Neighbourhood Concept Plan (NCP) Area and the Campbell Heights Local Area Plan (LAP) Area.

Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by adding new sections 16 and 17.

These amendments are necessary to enact bonus density provisions for the areas of Fleetwood Town Centre and Campbell Heights.

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

There were no persons present who objected to the proposed text amendment.

Council then agreed to deal with Items I.2(a) - (d).

I. CLERK'S REPORT

2. Delegation Requests

- (a) **V. (Wally) Sandvoss, President**
Port Kells Community Association
File: 0065-012; 2350-012

Requesting to appear before Council to discuss the Association's initiated Port Kells and Anniedale NCP in preparation for the year 2002.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That V. (Wally) Sandvoss, President,
Port Kells Community Association be heard as a delegation at
Council-in-Committee.

RES.R01-373

Carried

- (b) **Alyce Karr, Principal**
East Kensington Elementary School
File: 0065-012; 0547-018

Requesting to appear before Council to present a copy of their book "A Collection of Memories"; a 100 year history of East Kensington School, and to thank the City for the grant.

RES.R01-374 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Alyce Karr, Principal, East Kensington
Elementary School be heard as a delegation at Regular Council.
Carried

- (c) **Grant Hein**
The Q Palace Internet Café/Billiards
File: 0065-012; 2125-0203

Requesting to appear before Council regarding the premises at
17674 - 58 Avenue.

RES.R01-375 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Grant Hein, The Q Palace Internet
Cafe/Billiards be heard as a delegation at Council-in-Committee.
Carried

- (d) **Salim Lakhani**
File: 0065-012; 8020-001

Requesting to appear before Council regarding Rave parties in the
City of Surrey.

RES.R01-376 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Salim Lakhani be heard as a delegation
at Council-in-Committee.
Carried

RES.R01-377 It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the balance of the agenda be deferred
to the February 26, 2001 Regular Council meeting.
Carried

C. COMMITTEE REPORTS

1. Public Safety Committee - January 17, 2001

Recommendation to be adopted.

Rave Parties
File: 0023-4200; 8020-001

The Public Safety Committee makes the recommendation to Council that Rave
parties be banned within the City of Surrey.

2. Tourism Advisory Committee - January 31, 2001

Minutes to be received.

3. Environmental Advisory Committee - February 15, 2001

Recommendations to be adopted.

Elgin Creek

That the Environmental Advisory Committee recommend to Council that:

1. A testing program be conducted on the City owned lot in the area bounded by 34 Avenue, west of 143A Street, to the Westerly boundary of the City property, identical to that conducted by Morrow Environmental Consultants; and
2. Water quality tests be conducted in Elgin Creek immediately upstream and immediately downstream from the development area, to determine if there are any contaminants of concern associated with landfills; and
3. Testing focus particularly on contaminants which are of potential health concern.

That the Environmental Advisory Committee recommends to Council that a more southerly alignment of 34 Avenue at 144 Street be considered in order to minimize the number of trees being removed, and for a more environmentally suitable crossing of Elgin Creek.

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Proclamations

(a) GYMNASTICS WEEK

March 3 - 10, 2001

WHEREAS gymnastics is a fundamental sport for developing strength and agility in the Province of British Columbia with over 50,000 participants province-wide; and

WHEREAS Gymnastics Week will be held in British Columbia from March 3 - 10, 2001; and

WHEREAS many of our schools, community centres and clubs will be involved in the organization of special events and activities to promote the sport of gymnastics and its benefits for health and fitness;

NOW, THEREFORE, BE IT RESOLVED that I, Doug W. McCallum, do hereby declare the week of March 3 - 10, 2001, as "GYMNASTICS WEEK" in the City of Surrey, and urge all residents and community agencies to celebrate the sport of gymnastics by lending their support whenever and wherever possible.

Doug W. McCallum
Mayor

(b) KIDNEY MONTH

March, 2001

WHEREAS The Kidney Foundation of Canada is a national volunteer organization dedicated to improving the health and quality of life of people living with kidney disease; and

WHEREAS the mandate of The Kidney Foundation is:

- to fund research and clinical education;
- to provide services for the special needs of individuals living with kidney disease;
- to advocate for access to high quality health care; and
- to actively promote awareness and commitment to organ donation; and

WHEREAS the March Drive is the major national fund raising campaign of The Kidney Foundation involving thousands of volunteers in a door-to-door solicitation of funds; and

WHEREAS the programs funded by the March Drive add to the quality of life of British Columbians who have or who will be touched in some way by kidney disease;

NOW, THEREFORE, BE IT RESOLVED that I, D.W. (Doug) McCallum, do hereby declare the month of March, 2001, as "KIDNEY FOUNDATION MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of February 19, 2001, were considered and dealt with as follows:

Item No. R022 \$20,000,000 Borrowing By-law 2001
File: 0204-001

The General Manager, Finance, Technology & HR submitted a report concerning the \$20,000,000 Borrowing By-law 2001.

The General Manager, Finance, Technology & HR was recommending approval of the recommendations outlined in his report.

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14224"

7900-0294-00 - Umberto Oballa, c/o Yearwood & Company,
Attention: Christopher Dyson

IL (BL 12000) to CD (BL 12000) - 19110 - 96 Avenue - to allow a 60-seat licensed restaurant and light impact industrial uses.

Approved by Council: February 5, 2001

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14228"

7999-0184-00 - B.C. Family Hearing Resource Society, c/o Ben Ostrander,
R.B.O. Architecture Inc.

RM-15 (BL 12000) to PA-1 (BL 12000) - 15220 - 92 Avenue - to permit the development of a community service known as the Family Hearing Resource Centre.

Approved by Council: February 5, 2001

Note: A Development Variance Permit (7999-0184-00) on the site is to be considered for Final Approval under Item I.1(a) of this agenda.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14229"

7900-0275-00 - Kathleen Gustafson, Robert McClure, Omer Morier,
c/o Gomberoff Bell Lyon Architects

RA (BL 12000) to CD (BL 12000) - 12695 and 12709 - 72 Avenue - to permit the development of an affordable housing project containing approximately 34 townhouse units.

Approved by Council: February 5, 2001

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14215"

7900-0165-00 - Michawn Trucking Ltd., c/o David Steinart –
Pangea Development Group Inc.

IL (BL 12000) & A-1 (BL 12000) to IL (BL 12000) - 17472 Highway
No. 10 - to allow future expansion of light impact industrial uses.

Approved by Council: January 22, 2001

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14216"

7900-0189-00 - Joseph and Mary Estok, c/o Mike Helle, Coastland Engineering

RA (BL 12000) to RF (BL 12000) - 18287 - 64 Avenue - to allow consolidation with an adjacent remnant parcel and further subdivision into approximately 24 single family lots.

Approved by Council: January 22, 2001

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14227"

7996-0345-00 - 443090 B.C. Ltd. and K.I.R. Enterprises Ltd.,
c/o Citiwest Consulting Ltd.

A-1 (BL 12000) to RF (BL 12000) - 16636 - 64 Avenue - to permit the
subdivision into approximately 27 single family lots.

Approved by Council: February 5, 2001

7. "Surrey Land Use Contract No. 175, Authorization By-law, 1977, No. 4296
Partial Discharge By-law, 2000, No. 14201"

7900-0164-00 - City of Surrey, c/o Lisa Donahoe, Realty Section

To discharge LUC 175 from the property at 13951 Crescent Road to allow the
underlying zone (CPG) to come into effect.

Approved by Council: December 4, 2000

- * By-law title to be amended by deleting the figure "4296" and inserting the figure
"4926".

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14202"

7900-0164-00 - City of Surrey, c/o Lisa Donahoe, Realty Section

A-1 (BL 12000), RA (BL 12000) & CPG (BL 12000) to RA (BL 12000) –
13931 & 13951 Crescent Road - to permit subdivision of two residential
lots with retention of a heritage house on one of these lots, and one
remainder lot as a park.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14201 and 14203.

"Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203"

7900-0164-00 - City of Surrey, c/o Lisa Donahoe, Realty Section

To allow for a Heritage Revitalization Agreement for the Daniel Johnson House,
to apply to proposed Lot 2 - 13951 Crescent Road. The purpose of this
Agreement is to ensure the on-site retention and restoration of the Johnson House.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14201 and 14202.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 40 Amendment By-law, 2000, No. 14330"

7900-0225-00 - Roy and Nancy Langton, c/o Hunter Laird Engineering Ltd.

To authorize the redesignation of the properties located at 2064 - 128 Street; 2030 - 128 Street (12817 - 20 Avenue), 12825 and 12851 - 20 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: February 5, 2001

This By-law is proceeding in conjunction with By-law 14331.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14331"

7900-0225-00 - Roy and Nancy Langton, c/o Hunter Laird Engineering Ltd.

RH (BL 12000) & RA (BL 12000) to RF (BL 12000) & CD (BL 12000) – 2064 - 128 Street; 2030 - 128 Street (12817 - 20 Avenue); 12825 and 12851 - 20 Avenue - to permit subdivision into approximately 28 single family lots.

Approved by Council: February 5, 2001

This By-law is proceeding in conjunction with By-law 14330.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14334"

7900-0176-00 - Clyde and Marie Sandall, City of Surrey, Irene Mortimer, Simon and Lone Larsen, Arthur and Maureen Lefebvre, Progressive Construction Ltd., Nehuba Holdings Ltd., c/o Progressive Construction Ltd.

RA (BL 12000) to CD (BL 12000) & RH-G (BL 12000) – 3380 - 140 Street; 14216 - 34 Avenue; 14265 - 34 Avenue; 14133 - 32 Avenue; 14119 - 32 Avenue; 3330 - 140 Street; 3316 - 140 Street; 14187 - 32 Avenue; 14281 - 32 Avenue; 14249 - 32 Avenue to permit subdivision and development of approximately 108 suburban single-family lots.

Approved by Council: February 5, 2001

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14223"

0023-14223/5591-055 - Regulatory By-law Text Amendment

To amend "Surrey Zoning By-law, 1993, No. 12000" in Part 5 - Off Street Parking and Loading/Unloading as follows:

The Table in Sub-section B.1 - Parking Dimensions and Standards is amended by deleting the figures "6.7" under the use "Parking Facilities" and in the columns "Tandem Parking" and inserting the figures "13.4" in their place. This is a housekeeping amendment to correct a clerical error and to reflect recent amendments adopted by By-law No. 14120.

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

11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14332"

0023-14332/2350-010 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by replacing Map 11. Area XI. This amendment is required to make the boundary consistent between NCP Area XI (North Grandview Heights) and NCP Area XV (Rosemary Heights Business Park) which supersedes Area XI along the west side of the creek near Croydon Drive.

Approved by Council: To be approved.

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1997, No. 14333"

0023-14333; 2350-003/1; 2350-005/1 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as follows:

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by inserting new Map 16. Area XVI and Map 17. XVII for the Fleetwood Town Centre Neighbourhood Concept Plan (NCP) Area and the Campbell Heights Local Area Plan (LAP) Area.

Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by adding new sections 16 and 17.

These amendments are necessary to enact bonus density provisions for the areas of Fleetwood Town Centre and Campbell Heights.

Approved by Council: To be approved.

TO BE FILED

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13350"

7997-0143-00 - 8828 Investments Ltd., c/o Hunter Laird Engineering Ltd.

RA (BL 12000) and CD (BL 12973 under BL 12000) to CD (BL 12000) - 6734 - 184 Street and 18433 - 67A Avenue - to permit subdivision into approximately seventeen compact single family lots

Approved by Council: February 23, 1998

- * Planning & Development advise that (reference memorandum dated February 8, 2001 in by-law back-up) By-law No. 13350 should be filed as the application has been replaced by new application No. 7901-0029-00.

FINAL ADOPTION

14. "Surrey Council Remuneration and Expenses By-law, 2001, No. 14218"

0023-14218/0420-001 - Regulatory By-law

A by-law to provide for the payment of remuneration and expenses of the Mayor and Council for the period from January 1, 2001 to December 2, 2002 out of the Annual Revenue of the City.

Approved by Council: December 11, 2000
Corporate Report Item CC033

15. "Surrey Building By-law, 1987, No. 9011, Amendment By-law, 2001, No. 14222"

0023-14222 - Regulatory By-law Text Amendment

To amend "Surrey Building by-law, 1987, No. 9011" in Section 18A. Fees for Additional Inspections in subsection (2) by deleting the amount "\$50.00" and inserting the amount "\$52.00" in its place. This is a housekeeping amendment to correct the by-law to reflect recent amendments adopted by By-law No. 14187.

Approved by Council: November 28, 2000
Corporate Report Item R259

INTRODUCTIONS

16. "Portion of 148 Street at 57 Avenue Road Exchange By-law, 2001, No. 14335"

0023-14335/7999-0249-00-Portrait Homes Panorama Ltd.

To authorize the closure of 77 square metres of 148 Street at 57 Avenue-and its exchange for 4 square metres of 5718 - 148 Street. This exchange will enable the applicant to consolidate the closed road with a proposed five-lot subdivision and will facilitate a future corner cut at 57 Avenue east of 148 Street. In addition, this will allow the area to develop as prescribed in the Neighbourhood Concept Plan.

Approved by Council: November 28, 2000
Corporate Report Item R255

- * Council is advised that Corporate Report R255 incorrectly identified the portion of property being dedicated as 14085 - 57 Avenue. The actual address is 5718 - 148 Street.

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

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

- (a) **Development Variance Permit No. 7999-0184-00**
B.C. Family Hearing Resource Society
c/o Ben Ostrander, R.B.O. Architecture Inc.
15220 - 92 Avenue (also shown as 9172 - 152 Street)

To relax requirements as follows:

- (a) To relax the side yard setback from 7.2 metres (23 ft. & 7 in.) i.e., equal to the building height, to 3.6 metres (12 ft.);
- (b) To relax the portion of the off-street parking including drive-aisle to locate within the front and side yard setbacks along a flanking street;
- (c) To relax the width of the landscaped strip from 3 metres (10 ft.) to 1.5 metre (5 ft.) along a portion of the east property line;
- (d) To increase the height of structures permitted to encroach into the building setback area from less than 0.6 metres (2 ft.) to the height ranging from 0.81 metres (2ft. 8 in.) to 1.72 metres (5 ft. 8 in.) for

the perimeter wall within the front and side yard setbacks along a flanking street;

- (e) To relax the front and side yard setback along a flanking street for structures from 7.5 metres (25 ft.) to zero metres (0 ft. 0 in.) for perimeter walls, and
- (f) To increase the maximum encroachment of 0.6 metres (2 ft.) into the setbacks to 1.2 metres (4 ft.) for roof eaves into the side yard setback and side yard setback along the flanking street.

To permit the development of a community service known as the Family Hearing Resource Centre.

- (b) **Development Variance Permit No. 7900-0176-00**
Arthur & Maureen Lefebvre, Simon & Lone Larsen, Clyde & Marie Sandall, Irene Mortimer, Progressive Construction Ltd., Nehuba Holdings Ltd., and City of Surrey
c/o Progressive Construction Ltd.
3316, 3330 and 3380 - 140 Street; 14119; 14133, 14187, 14249 and 14281 - 32 Avenue; 14216 and 14265 - 34 Avenue, and Portion of 34 Avenue

To relax the rear yard (easterly) setback requirement from 7.5 metres (24.6 ft.) to 5 metres (16.4 ft.) and the side yard (northerly) setback requirement from 2.0 metres (6.5 ft.) to 1.5 metres (5 ft.).

The purpose of the development variance permit is to relax the rear and side yards of the new CD Zone for the existing dwelling located at 3330 - 140 Street.

- (c) **Development Variance Permit No. 7900-0204-00**
372363 B.C. Ltd./Urban Design Group Architects Ltd.
7380 King George Highway

To relax the height requirement for a new sign fronting 74 Avenue from 2.4 metres (8 ft) to 4.3 metres (14 ft.), and the height requirement for replacement of an existing sign fronting King George Highway from 4.6 metres (15 ft.) to 6.0 metres (20 ft.).

To permit an increase in the allowable height of two (2) free-standing signs (1 new and 1 existing) in the Newton Village Shopping Centre site.

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

- (d) **Development Variance Permit No. 7900-0310-00**
Quintset Holdings Inc./Teck Construction Ltd.
17728 - 66 Avenue

To reduce the minimum east side yard setback requirement from 3.6 metres (12 ft.) to 0 metres (0 ft.) and the minimum rear yard setback requirement (south) from 7.5 metres (25 ft.) to 1.82 metres (6.0 ft.) to permit an addition to an existing industrial building.

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

- (e) **Development Variance Permit No. 7997-0231-01**
Mahindra and Pushpa Kapdee/ McElhanney Consulting Services Ltd.
10702 - 168 Street

To reduce the minimum lot width requirement from 30 metres (98 ft.) to not less than 24.8 metres (81 ft.) for proposed Lots 1 and 2 to permit subdivision into two half-acre residential lots.

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

2. Delegation Requests

Items 2(a) to (d) were dealt with earlier in the meeting.

- (a) **V. (Wally) Sandvoss, President**
Port Kells Community Association

Requesting to appear before Council to discuss the Association's initiated Port Kells and Anniedale NCP in preparation for the year 2002.
File: 0065-012; 2350-012

- (b) **Alyce Karr, Principal**
East Kensington Elementary School

Requesting to appear before Council to present a copy of their book "A Collection of Memories"; a 100 year history of East Kensington School, and to thank the City for the grant.
File: 0065-012; 0547-018

(c) **Grant Hein**
The Q Palace Internet Café/Billiards

Requesting to appear before Council regarding the premises at
17674 - 58 Avenue.
File: 0065-012; 2125-0203

(d) **Salim Lakhani**

Requesting to appear before Council regarding Rave parties in the
City of Surrey.
File: 0065-012; 8020-001

J. CORRESPONDENCE

K. NOTICE OF MOTION

1. Community Methadone Clinics
File: 0023-001; 8000-001

At the January 22, 2001 Regular Council – Public Hearing meeting,
Councillor Higginbotham submitted the following Notice of Motion:

"That the Mayor write a letter to the Provincial Ministry of Health, Provincial
Ministry of Children and Families and the College of Pharmacists, addressing the
concerns of dispensing methadone, and request that the Pharmacists Code of
Ethics be reviewed and changed to discontinue the practice of pharmacists giving
cash rebates to their methadone prescription clients and that Surrey Business
License By-law, 1999, No. 13680 be amended to prohibit the giving of cash
rebates to methadone prescription clients by pharmacists."

L. ANY OTHER COMPETENT BUSINESS

M. ADJOURNMENT

It was


meeting do now adjourn.
RES.R01-378

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Regular Council - Public Hearing

Carried

The Regular Council - Public Hearing adjourned at 12:02 a.m. Wednesday,
February 21, 2001.

Certified correct:



Acting City Clerk



Mayor