



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
TUESDAY, MAY 22, 2001  
Time: 7:00 p.m.

---

**Present:**

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

**Councillors Entering**  
**Meeting in Progress:**

Councillor Higginbotham

**Staff Present:**

A/City Manager - General Manager,  
Planning and Development  
Acting City Clerk  
Manager, Land Development  
General Manager, Parks, Recreation  
& Culture  
Manager, Area Planning &  
Development Division  
Manager, North Surrey Section  
Manager, South Surrey Section

---

**A. ADOPTION OF MINUTES****1. Council-in-Committee - May 14, 2001**

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the

Council-in-Committee meeting held on May 14, 2001, be received.

RES.R01-1228

Carried

**2. Regular Council - May 14, 2001**

Councillor Eddington clarified Res. R01-1162 - Audit Committee, pointing out that the Committee will meet twice annually in the Spring, and again in the Fall if needed.

It was

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

meeting held on May 14, 2001, be adopted.

RES.R01-1229

Carried

**B. DELEGATIONS**

**1. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14384**

**Rezoning Application No. 7900-0351-00**

ADDRESS: CIVIC/LEGAL  
15920 - 111 Avenue/PID: 011-220-520, Lot "A" Except:  
The South 255 Feet; Sec. 15, B5N, R1W NWD, Plan 7409

APPLICANT: 617445 B.C. Ltd.  
c/o CitiWest Consulting Ltd.  
# 101 - 9030 King George Highway  
Surrey, B.C. V3V 7Y3

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 12 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 from  
D &K Embree concerning a sanitary sewer connection to their property.  
RES.R01-1230 Carried

Joe Elkin, 15878 – 111 Avenue was present to comment on the proposed rezoning, and submitted correspondence concerning a sanitary sewer connection to his property.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the correspondence be received.  
RES.R01-1231 Carried

Mr. Elkin continued by asking how deep the sanitary sewer will be. Mr. Elkin cited information from the public hearing notice, and asked if the sewer will be extended to 111<sup>th</sup> Avenue.

Kay Embree, 15892 – 111<sup>th</sup> Avenue, was present to comment on the proposed rezoning, and noted that her concerns are with the sanitary sewer and storm drain system. Ms. Embree advised that the developer of her property placed it on a

temporary sanitary sewer, and she was concerned as to when she will be getting a permanent sewer hook-up.

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14413**

**Rezoning Application No. 7900-0142-00**

ADDRESS: **CIVIC/LEGAL**  
**14414 - 116A Avenue/PID: 000-678-341, Lot "A" Except:**  
The East 240 Feet, NWD, Plan 6889  
**Portion of 116A Avenue Right-of-Way/ROW Dedicated**  
by Plan 2546  
**Portion of Lane to the South of 11414 - 116A**  
**Avenue/Lane Dedicated by Plan 2546**

APPLICANT: Jennifer and Gary Schafer  
c/o Jennifer Schafer  
14414 - 116A Avenue  
Surrey, B.C. V3R 2T6

PROPOSAL: **BLOCK A**  
To rezone a portion of 14414 - 116A Avenue from  
"One-Acre Residential Zone (RA)" to "Single Family  
Residential Zone (RF)".

**BLOCK B**  
To rezone portions of 14414 - 116A Avenue and  
116A Avenue Right-of Way from "One-Acre Residential  
Zone (RA)" to Single Family Residential Secondary Suite  
Zone (RF-SS)".

**BLOCK C**  
To rezone portions of 14414 - 116A Avenue, 116A Avenue  
Right-of-Way and the lane to the south of  
11414 - 116A Avenue from "One-Acre Residential Zone  
(RA)" to "Single Family Residential Zone (RF)".

The rezoning is to permit subdivision into approximately  
two lots and the retention of the existing dwelling that  
contains a secondary suite.

**DEVELOPMENT VARIANCE PERMIT**

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

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 0.52 metres (1.7 ft.).

The development variance permit applies only to the existing principal building.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That on table correspondence from CN  
opposing the proposed rezoning be received.

RES.R01-1232

Carried

Councillor Higginbotham entered the meeting at 7:08 p.m.

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

**3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13750, Amendment By-law, 2001, No. 14406**

**Rezoning Application No. 7901-0083-00**

ADDRESS: **CIVIC/LEGAL**  
**7015 - 128 Street/PID: 024-827-827, Lot 1, Sec. 18, Tp. 2,**  
**NWD, Plan LMP46938**

APPLICANT: 546411 B.C. Ltd.  
c/o Mark Ankenman, Ankenman Associates Architects  
Suite 200, 12321 Beecher Street  
Surrey, B.C. V4A 3A7

PROPOSAL: To amend By-law No. 13750 to add "Coffee shop" to the list of permitted 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 Bose  
Seconded by Councillor Hunt  
That on table petition opposing the proposed  
zoning amendment be received.

RES.R01-1233

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>
Ruqiyo Mohamed		X	
Zeinab Habiosman		X	

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

**4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14407**

**Rezoning Application No. 7996-0337-00**

ADDRESS: CIVIC/LEGAL  
 7634 - 144 Street/PID: 001-404-393, Lot 11, Sec. 22, Tp. 2, NWD, Plan 7977

APPLICANT: Jasprit & Gurmeet Grewal and Daljit Bassi & Kulvir Dhillon  
 c/o CitiWest Consulting Ltd.  
 # 103 - 9030 King George Highway  
 Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to allow for subdivision into approximately 3 single family lots and 1 remainder 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.

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

**5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14408**

**Rezoning Application No. 7998-0217-00**

ADDRESS: CIVIC/LEGAL  
 6847 - 152 Street/PID: 014-005-166, Parcel "C" (Reference Plan 1557) of Lot 18, Except: Parcel "P" (Bylaw Plan 62484); Sec. 15, Tp. 2, NWD, Plan 1360

**15185 - 68 Avenue**/PID: 000-905-917, Lot A Except:  
Parcel Q (Bylaw Plan 62484); Sec. 15, Tp. 2, NWD,  
Plan 68609

**APPLICANT:** Fraser Valley Self Help Society  
c/o Alnoor Teja  
# 103 - 15127 - 100 Avenue  
Surrey, B.C. V3R 0N9

**PROPOSAL:** To rezone the properties from "One-Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)".

The purpose of the rezoning is to permit the development of an approximately 1,115 m<sup>2</sup> (12,000 sq. ft.) Islamic center.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 32, Section G, as follows:

- (a) To relax the maximum building height from 9 metres (30 ft.) to 9.75 metres (32 ft.). However, the flat roof shall not exceed geodesic elevation of 23.16 metres (76 ft.)

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That on table correspondence from  
Rev. Russell supporting the proposed rezoning be received.

RES.R01-1234

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>
Dominique Pattinier	X		
Al Walli	X		
Salim Hassawali	X		
Hanif Tesa	X		
Moise Dossa	X		
Nimira Mohammed	X		
Parviz Kassam	X		

Errol Freeman of 545918 B.C. Ltd. was present to comment on the proposed rezoning, and advised that he wished to present a letter to Council.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the letter submitted by Mr. Freeman  
 discussing issues they want addressed as part of the rezoning be received.  
 RES.R01-1235 Carried

Errol Freeman continued that they would like the road to be dedicated and funds set aside for the road. Mr. Freeman then asked if there is a sufficient landscaping buffer. He then requested that plans for street lighting take into consideration the adjacent residential.

**6. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2001, No. 14416**

**Rezoning Application No. 7901-0130-00**

ADDRESS: CIVIC/LEGAL  
**7216 King George Highway/PID: 010-126-902, Lot "C"**  
 Except: Parcel "2" (Bylaw Plan 49339). Sec. 21, Tp. 2,  
 NWD, Plan 15588

APPLICANT: Imperial Oil Limited  
 c/o City of Surrey  
 14245 - 56 Avenue  
 Surrey, B.C. V3X 3A2

PROPOSAL: To rezone the property from "Self Service Gasoline Station  
 Zone (CG-1)" to "Community Commercial Zone (C-8)".

The purpose of the rezoning is to provide for future  
 commercial development.

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.

**7. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2001, No. 14417**

**Rezoning Application No. 7901-0131-00**

ADDRESS: CIVIC/LEGAL  
**Portion of 7272 King George Highway/PID: 006-549-  
 209, Westerly +/- 120 metres (393 ft.) of Lot 24, Except:**

Parcel "A" (By-law Plan 62739) Sec. 21, Tp. 2, NWD,  
Plan 30957

APPLICANT: 172965 Canada Limited  
c/o City of Surrey  
14245 - 56 Avenue  
Surrey, B.C. V3X 3A2

PROPOSAL: To rezone the property from "Combined Service Gasoline  
Station Zone (CG-2)" to "Community Commercial Zone  
(C-8)".

The purpose of the rezoning is to provide for future  
commercial development.

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.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14385**

**Rezoning Application No. 7900-0356-00**

ADDRESS: **CIVIC/LEGAL**  
**15360 - 34 Avenue/PID: 024-827-584, Lot 27,**  
Sec. 26, Tp. 1 NWD, Plan LMP46976  
**3355 Rosemary Heights Drive/PID: 024-827-576, Lot 26,**  
Sec. 26, Tp. 1, NWD, Plan LMP46976

APPLICANT: Rosemary Developments Ltd.  
c/o Hunter Laird Engineering Ltd.  
# 300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone the properties from "Neighbourhood  
Commercial Zone (C-5)" and "Comprehensive  
Development Zone (CD)" (By-law No. 13516) to  
"Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development  
of a neighbourhood scale commercial center.



**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14385**

**INTENT:**

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

**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 [3,983 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) *Office uses* excluding *social escort services* and *methadone clinics*;
  - (e) *General service uses* excluding *funeral parlours*, *drive-through banks* and *vehicle rentals*;
  - (f) *Community services*; and
  - (g) *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 businesses 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.

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>
Gail Janes		X	
Marie Fleck		X	
Ruben Fleck		X	
Jeff Ciccone		X	
Tinge Borg Chautka	X		
Fritz Chautka	X		
Vince Tomkulak	X		
Rhonda Lee		X	

Alex Tannberg, 13459 – 62<sup>nd</sup> Avenue was present to comment on the proposed rezoning, and asked what is allowed to be included in a neighbourhood commercial development. Mr. Tannberg asked what the City of Surrey will do to compensate for transit cutbacks and allow residents to access this type of commercial development. Mr. Tannberg then questioned the tax scale for the development.

Terry Brady, 14616 – 17<sup>th</sup> Avenue was present to comment on the proposed rezoning, and stated that he had recently purchased a home at 15416 – 34<sup>th</sup> Avenue. Mr. Brady questioned the number of parking spaces which are being allowed for a village centre, and expressed concern for the amount of traffic the centre will generate, and for the safety and quality of life of existing residents.

Wendy Ciccone, 15441 – 33A Avenue was present to comment on the proposed rezoning, and noted that she wished to present a letter to Council.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the letter from Ms. Ciccone opposing  
the development be received.

RES.R01-1236

Carried

Wendy Ciccone continued that when she purchased her property, the commercial area outlined was C-5, which allows for a small commercial centre, and that she objects to increasing the size of the commercial centre.

Wendy Ciccone commented that this development will increase traffic to the area, devalue her property, and asked that Council seriously consider resident opposition. Ms. Ciccone further requested that greenspace in the area be increased.

Barbara Faye, 15507 Rosemary Heights Crescent was present to comment on the proposed rezoning, and stated that existing development is single family with a gated community. Ms. Faye felt that this development will increase noise levels. Ms. Faye asked what type of businesses will be allowed to locate in the centre. Ms. Faye then expressed concern with the public notification process for the information meeting and Ms. Faye concluded her comments by pointing out that there is unused commercial space at the South Point Centre.

Jeff Ritzen, 15567 Rosemary Heights Crescent, was present to comment on the proposed rezoning, and stated that it does not make sense to have another commercial development in the area. Mr. Ritzen expressed concern for the public notification process, and for the safety of his children.

Doug Gibson, 3563 - 52<sup>nd</sup> Street was present to comment on the proposed rezoning, and stated that 152<sup>nd</sup> is a very busy street, and that there is another brand new shopping centre in the area. Mr. Gibson commented that commercial development should have been put in prior to residential so that people know right up front that it is there; and concluded that he does not support the development.

David Balsor, 13113 - 22A Avenue, Rosemary Developments, was present to comment on the proposed rezoning, and noted that a portion of the property is C-5 which will be assisted housing. Mr. Balsor advised that they are reducing the overall commercial area to 25,000 square feet, which will provide small local services; and that there will be no large commercial developments on the site. Mr. Balsor concluded that they are working to reduce the impact on the roads, and that they had a very high approval rating at the open houses they held.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14386**

**Rezoning Application No. 7998-0315-00**

ADDRESS:                   CIVIC/LEGAL  
Portion of 15337 - 34 Avenue/PID: 012-060-194, Lot 14,  
Sec. 26, Tp. 1, NWD, Plan 1300  
15365 - 34 Avenue/PID: 002-998-203, Lot A, Sec. 26,  
Tp. 1, NWD, Plan 70948  
15387 - 34 Avenue/PID: 002-927-799, Lot 13, Except Part  
Subdivided by Plan 70948, Sec. 26, Tp. 1, NWD,  
Plan 1300

APPLICANT:               Rosemary Developments Ltd., Richard Russell and  
Daniel Scott  
c/o Hunter Laird Engineering Ltd.  
# 300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

## PROPOSAL:

**AREA A**

To rezone the properties at 15387 - 34 Avenue and portions of 15337 & 15365 - 34 Avenue from "General Agriculture Zone (A-1)" to "Single Family Residential Gross Density Zone (RF-G)".

**AREA B**

To rezone portions of the properties at 15337 and 15365 - 34 Avenue from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

**AREA C**

To rezone a portion of the property at 15337 - 34 Avenue from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of 37 single family lots and future neighbourhood commercial buildings.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14386**

## INTENT:

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

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

## PERMITTED USES:

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

1. The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres [3,983 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* and *methadone clinics*;
  - (f) *General service uses* excluding funeral parlours, *drive-through banks* 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 businesses 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.

The Mayor noted the 3 for and 5 against indicated in writing their support/opposition to the proposed rezoning.

Raymond Naud, 15635 – 98 Avenue was present to comment on the proposed rezoning, and stated that he had correspondence that he wished to present to Council.

Mayor McCallum noted that R. Lee had indicated in writing, her opposition to the proposed rezoning.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the correspondence from Mr. Naud be

received.

RES.R01-1237

Carried

Mr. Naud continued by expressing concern for the price of the smaller lots, for the lack of bus service in the area, and stated that he is concerned with pollution. Mr. Naud advised that he is in favour of economical construction, and asked that transit routes be considered and integrated when developments are planned.

Wendy Ciccone, 15441 – 34A Avenue, was present to comment on the proposed rezoning, and expressed concern with the notification process for the public information meetings.

Jeff Ritzen, 15567 Rosemary Heights Crescent was present to comment on the proposed rezoning, and stated that he purchased his home through the developer, and that he has concerns that a restaurant/pub may be put in the area. Mr. Ritzen expressed concern with the public notification process and asked that the NCP not be changed.

Clarence Arychuk, Hunter Laird Engineering was present to comment on the proposed rezoning, and stated they did a mail out to 117 residents in the area, and that signs were put on the property in February so that prospective residential purchasers would be aware of the commercial development. Mr. Arychuk advised that a public information meeting was held in February, which was attended by 40 people, and provided Council with an information package.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the information package on the public information meeting held by the applicant be received.

RES.R01-1238

Carried

Mr. Arychuk continued that notification to residents was approximately three times that normally used for City of Surrey public hearings.

Terry Brady, 14616 -17 Avenue was present to comment on the proposed rezoning, and questioned the number of people who attended the meeting in view of the number of invitations that were mailed. He noted that of the 117 invitations mailed only 15 people filled in questionnaires.

**10. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14387**

**Rezoning Application No. 7900-0339-00**

ADDRESS: CIVIC/LEGAL  
15273 - 34 Avenue/PID: 012-060-208, Lot 15, Sec. 26,  
Tp. 1, NWD, Plan 1300  
Portion of 15337 - 34 Avenue/PID: 012-060-194, Lot 14,  
Sec. 26, Tp. 1, NWD, Plan 1300

APPLICANT: Rosemary Developments Ltd.  
c/o Hunter Laird Engineering Ltd.  
# 300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to permit the development of 40 single family small lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14387**

**INTENT:**

This Comprehensive Development Zone is intended for *single family dwellings* on small urban *lots* at least 13.4 m [44 ft.] wide.

**PERMITTED USES:**

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

1. *One single family dwelling.*

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

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>
Ruben Fleck		X	
Marie Fleck		X	
Gail Janes		X	
Vince Tomkulak	X		
Fritz Chautka	X		
Tingeborg Chautka	X		

Barbara Faye, 15550 Rosemary Heights Crescent, was present to comment on the proposed rezoning, and stated that she did not receive an invitation to the public information meeting.

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14388**

**Rezoning Application No. 7900-0357-00**

ADDRESS: **CIVIC/LEGAL**  
**3333 Rosemary Heights Crescent/PID: 024-827-568,**  
**Lot 25, Sec. 26, Tp. 1, NWD, Plan LMP46976**

APPLICANT: **Rosemary Developments Ltd.**  
**c/o Hunter Laird Engineering Ltd.**  
**# 300 - 65 Richmond Street**  
**New Westminster, B.C. V3L 5P5**

PROPOSAL: To rezone the property from "Multiple Residential 15 Zone (RM-15)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of 6 small single family residential lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14388**

INTENT:

This Comprehensive Development Zone is intended for *single family dwellings* on small urban *lots* at least 10.5 m [34 ft.] wide.

PERMITTED USES:

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

1. One *single family dwelling*.

The Notice of the Public Hearing, except the legal description, was read by the 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>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Ruben Fleck		X	
Marie Fleck		X	
Gail Janes		X	
Tingeborg Chautka	X		
Fritz Chautka	X		
Vince Tomkulak	X		

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

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14389**

**Rezoning Application No. 7900-0362-00**

ADDRESS: CIVIC/LEGAL  
 15342 - 36 Avenue (also shown as 15340 - 36 Avenue)/  
 PID: 000-660-540, Lot 3, Sec. 26, Tp. 1, NWD, Plan 1300  
 15394 - 36 Avenue/PID: 012-060-143, Lot 4, Sec. 26,  
 Tp. 1, NWD, Plan 1300



APPLICANT: Thomas & Sjoukje Van Der Meer and Sheila Herbert  
 c/o Hunter Laird Engineering Ltd.  
 # 300 - 65 Richmond Street  
 New Westminster, B.C. V3L 5P5

PROPOSAL: **AREA A**  
 To rezone the portions of 15342 and 15394 - 36 Avenue from "General Agriculture Zone (A-1)" to "Single Family Residential Gross Density Zone (RF-G)".

**AREA B**  
 To rezone the portions of 15342 and 15394 - 36 Avenue from "General Agriculture Zone (A-1)" to "One-Acre Residential Zone (RA)".

The purpose of the rezoning is to permit the development of 30 Compact Single Family lots and retain the proposed RA lot for future development.

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

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>
Ruben Fleck		X	
Marie Fleck		X	
Gail Janes		X	

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

**13. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14409**

**Rezoning Application No. 7900-0255-00**

ADDRESS: **CIVIC/LEGAL**  
**2366 - 153 Street**/PID: 011-344-121, North Half Lot 27, Sec. 14, Tp. 1, NWD, Plan 8492  
**15306 - 24 Avenue**/PID: 011-344-288, West Half Lot 28, Sec. 14, Tp. 1, NWD, Plan 8492  
**15310 - 24 Avenue**/PID: 011-344-156, East Half Lot 28, Sec. 14, Tp. 1, NWD, Plan 8492

APPLICANT: The Semiahmoo Foundation  
 c/o Mark Ankenman, Ankenman Associates Architects Inc.  
 Suite 200, 12321 Beecher Street

Surrey, B.C. V4A 3A2

**PROPOSAL:** To rezone 15306 and 15310 - 24 Avenue from "Special Care Housing 1 Zone (RMS-1)" to "Comprehensive Development Zone (CD)" and 2366 - 153 Street from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of rezoning is to permit the development of administrative offices and a community service facility providing support services to persons with developmental disabilities.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14409**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *community services* facility providing support services to persons with developmental disabilities, and includes administrative offices.

**PERMITTED USES:**

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

1. *Community services.*
2. Office uses limited to mental health services on an out-patient basis and counseling services.
3. *Child care centres.*

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.

The Manager, Area Planning, noted amendments to set backs which had been worked out with the developer, and which Council would be asked to consider at third reading.

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>
Paul Wheeler	X		
Robert Kerr	X		
John Groom	X		

Mary Polichek, of 2365 153 Street, was present to comment on the proposed rezoning, and stated that she feels the proposal is in conflict with the zone. Mary Polichek noted that it appears there will be offices and business being conducted on the premises, and expressed concern with additional traffic, noise and devaluation of property values.

**14. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14410**

**Rezoning Application No. 7900-0232-00**

ADDRESS: CIVIC/LEGAL  
**3509 - 150 Street**/PID: 014-071-827, Lot 4, Except:  
Firstly: Parcel "A" (Reference Plan 15115) Secondly: Part  
on Highway Plan 25810, Thirdly: Parcel A (Reference  
Plan 83784); Sec. 27, Tp. 1, NWD, Plan 8895  
**3533 - 150 Street**/PID:010-234-101, Lot 3 Except: Part on  
Plan 25810, Sec. 27, Tp. 1, NWD, Plan 8895  
**Portion of 3561 - 150 Street (shown as Area A)**/PID:  
011-356-260, Lot 2 Except: Firstly: Parcel "A"  
(Explanatory Plan 12498) Secondly: Part Shown as  
Highway on Plan 25810; Sec. 27, Tp. 1, NWD, Plan 8895

APPLICANT: Edelweiss Credit Union, First Heritage Delta Credit Union  
and Fritz & Ingeborg Choutka  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
# 300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone the properties from "Suburban Residential Zone  
(RS)" (B-law No. 5942) to "Comprehensive Development  
Zone (CD)" (By-law No. 12000).

The purpose of the rezoning is to permit subdivision into  
approximately 40 single family residential small lots and a  
remainder lot will be retained as an RS zoned lot.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14410**

INTENT:

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

PERMITTED USES:

1. One *single family dwelling* per lot.

2. *Accessory uses* including the keeping of a maximum of 2 *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.

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>Unknown</u>
Ron Carlaw	X		
Diane Carlaw	X		
Wilhelmina Mulder			X
Michael Mulder	X		

Anthony Unwin, 3352 Croydon Drive, was present to comment on the proposed rezoning, and stated he was not notified of the public information meeting. Mr. Unwin asked when 34<sup>th</sup> Avenue will be upgraded to a permanent road, and also asked to see a layout of proposed changes to the 34<sup>th</sup> Avenue alignment. Mr. Unwin felt that a proposed cul-de-sac will be illegal. Mr. Unwin asked about secondary access and expressed disappointment that his concerns, which were raised at the public information meeting, had not been answered.

Belmar Spencer Ridler, 3489 – 150 Street was present to comment on the proposed rezoning, and asked for clarification on the proposed layout for the area. Mr. Ridler stated that he is in favour of the development, and asked about access to a proposed townhouse development.

Stephen Chitty, 15005 – 36 Avenue was present to comment on the proposed rezoning, and stated that he is concerned with retaining the wilderness. Mr. Chitty expressed concern with streetlight pollution. He went on to comment on the overall development of the area, and expressed concern with the public notification process. Mr. Chitty asked that the Parks, Recreation & Culture Department be involved in assessing the development.

Clarence Arychuk, Hunter Laird Engineering was present to comment on the proposed rezoning, and stated that a public information meeting was held on November 21, and that there had been good representation of landowners from the area. Mr. Arychuk advised that the change to 34<sup>th</sup> Avenue is a change to the NCP which is separate from the rezoning application, and that the original NCP notes that there will be a cul-de-sac in excess of City standards. Mr. Arychuk concluded that it was his understanding that Planning and Engineering were dealing with issues which arose at the public information meeting.

15. **Surrey Zoning By-law 1993, No. 12000,  
Amendment By-law, 2001, No. 14411**

**Rezoning Application No. 7900-0233-00**

ADDRESS: **CIVIC/LEGAL**  
**Portion of 3520 - 150 Street/PID: 005-583-471, Lot 61,  
Sec. 27, Tp. 1, NWD, Plan 57394**  
**Portion of 3530 - 150 Street/PID: 001-802-381, Lot 52,  
Sec. 27, Tp. 1, NWD, Plan 35523**  
**Portion of 3560 - 150 Street/PID: 003-860-566, Lot 51,  
Sec. 27, Tp. 1, NWD, Plan 35523**

APPLICANT: Hendrick & Wilhelmina Mulder, Phyllis Villanueva  
and Ronald & Diane Carlaw  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
# 300 - 65 Richmond Street  
Richmond, B.C. V3L 5P5

PROPOSAL: **AREA A**  
To rezone portions of the properties from "Suburban  
Residential Zone (RS)" (By-law No. 5942) to  
"Comprehensive Development Zone (CD)" (By-law  
No. 12000).

The purpose of the rezoning is to permit subdivision in  
Area A only into approximately 30 single family residential  
small lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14411**

**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* per lot.
2. *Accessory uses* including the keeping of a maximum of 2 *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 Hunt  
 Seconded by Councillor Watts  
 That on table correspondence from  
 Brenda Carlaw, Vance Carlaw and Sydney Shepherd supporting the proposed  
 rezoning be received.

RES.R01-1239

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>Unknown</u>
Ron Carlaw	X		
Diane Carlaw	X		
Wilelmina Mulder			X
Hank M. Mulder	X		
Ken Laturus	X		
Michael Mulder	X		

Peter Barton, 13773 56A Avenue, was present to comment on the proposed rezoning, and stated he is in favour of the development.

Diane Carlaw, 3560 – 150<sup>th</sup> Street was present to comment on the proposed rezoning, and stated that she is in favour of the project. Diane Carlaw commented on local developments and parks, which are assets to the community.

Anthony Unwin, 3352 Croydon Drive, was present to comment on the proposed rezoning, and commented on an illegal cul-de-sac and access, relating to bylaw 14410.

Doug Gibson, 3563 - 152<sup>nd</sup> street was present to comment on the proposed rezoning, and stated that he is in favour of the proposal.

**16. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2001, No. 14412**

**Rezoning Application No. 7900-0234-00**

ADDRESS: CIVIC/LEGAL  
 3444 - 150 Street/PID: 006-955-177, Lot 55, Sec. 27,  
 Tp. 1, NWD, Plan 43542

APPLICANT: Kenneth and Theresa Laturus  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

# 300 - 65 Richmond Street  
 New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

The purpose of the rezoning is to permit subdivision into approximately 16 single family residential small lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
 FOR BY-LAW 14412**

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* per lot.
2. *Accessory uses* including the keeping of a maximum of 2 *boarders* or *lodgers*, in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

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>Unknown</u>
Ron Carlaw	X		
Diane Carlaw	X		
Wilhelmina Muldev			X
Michael Mulder	X		

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the on table correspondence from  
 B & S Blair opposing the proposed rezoning be received.

RES.R01-1240

Carried

Stephen Chitty, 15005 – 36<sup>th</sup> Avenue – noted that he did not get notification on this rezoning proposal and commented that developers should be required to consider environmental impacts.

**17. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 44 Amendment By-law, 2001, No. 14414**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14415**

**Rezoning Application No. 7900-0192-00**

ADDRESS: **CIVIC/LEGAL**  
**12179 - 92 Avenue/PID: 009-703-667, Lot "D" Sec. 31,**  
Tp. 2, NWD Plan 12485

APPLICANT: Avtar and Gurmail Sidhu  
c/o Mohammed Khan  
10040 - 120A Street  
Surrey, B.C. V3V 4E5

PROPOSAL: **B/L 14414**  
To redesignate the property from "Multiple Residential (RM)" to "Urban (URB)".

**B/L 14415**  
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 of the subject site into approximately 2 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 the on table correspondence from

B. Fenton opposing the proposed rezoning be received.

RES.R01-1241

Carried

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



18. **Surrey Land Use Contract No. 127, Authorization By-law, 1976,  
No. 4704, Discharge By-law, 2001, No. 14418**

**Surrey Zoning By-law 1993, No. 12000,  
Amendment By-law, 2001, No. 14419**

**Rezoning Application No. 7901-0073-00**

ADDRESS: **CIVIC/LEGAL**  
**12882 - 26 Avenue(also shown as 12860 - 26 Avenue and**  
**2512 - 128 Street)/PID: 005-203-287, Lot 123, Sec. 20,**  
Tp. 1, NWD, Plan 54138

APPLICANT: Crescent Housing Society  
c/o Mark Ankenman, Ankenman Associates Architects Ltd.  
200 - 12321 Beecher Street  
Surrey, B.C. V4A 3A7

PROPOSAL: **B/L 14418**  
To discharge LUC 127 over the land to allow the  
underlying "Multiple Residential 45 Zone (RM-45)" to  
come into effect.

**B/L 14419**  
To rezone the property from "Multiple Residential 45 Zone  
(RM-45)" and "Single Family Residential Zone (RF)" to  
"Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development  
of 111 additional senior citizens apartment units to replace  
26 "cottage units" contained in 3 one-storey structures. The  
existing 146 units within the three-storey apartment  
building developed in the 1970's under Land Use Contract  
No. 217 will remain.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14419**

**INTENT:**

This Zone is intended to accommodate and regulate the development of medium  
*density*, medium-rise, *multiple unit residential buildings* for seniors housing and  
related *amenity spaces* and *single family dwellings* on *urban lots*, which are to be  
developed in accordance with a *comprehensive design*.

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

PERMITTED USES:

1. Area A

- (a) All *buildings* in Area A shall be occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act R.S.B.C. 1996 Chapter 363, as amended on terms acceptable to the *City*, but specifically excluding a *care facility* regulated under the Community Care Facility Act, R.S.B.C. 1996 Chapter 60, as amended, and the Hospital Act, R.S.B.C., 1996, Chapter 200, as amended;
- (b) The *Lands* and *structures* shall be used for:
  - i. *multiple unit residential buildings* as part of a *comprehensive design*; and
  - ii. accessory uses, including *amenity spaces*.

2. Area B

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

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

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

The Mayor noted the following persons indicated in writing their support/opposition of the proposed land use contract discharge and rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
David G. Sparks	X		
Elizabeth D. LeBlanc		X	

Gerald Stroppa, 3417 – 148<sup>th</sup> Street was present to comment on the proposed rezoning, and stated he represents the owners of 2550 – 128 Street. Mr. Stroppa questioned the height of the buildings. Mr. Stroppa also commented on noise and traffic that this project will generate.

Mark Ankenman, architect for the project was present to comment on the proposed rezoning, and presented a 63-name petition in favour of the project.

It was

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

RES.R01-1242

Barbara Paton, 3417 – 148<sup>th</sup> Street was present to comment on the proposed rezoning, and asked how many single family lots would be created, and queried design guidelines. Barbara Paton commented that the road should be enlarged so that it would line up with the road on the other side and also expressed concern with traffic.

Bill Currie, 12851 – 25<sup>th</sup> Avenue was present to comment on the proposed rezoning. Mr. Currie expressed concern with traffic in the area, pointing out that his wife had an accident at the intersection. Mr. Currie asked about future development in the area.

Stephen Chitty, 15005 -36<sup>th</sup> Avenue, was present to comment on the proposed rezoning, and expressed concern with the terms under which the property was given to the Society, which may prohibit single family development in the area.

Mike Salter, 12829 – 25<sup>th</sup> Avenue was present to comment on the proposed rezoning, and stated that monies have been set aside for intersection improvements, and that designs have been done. Mr. Salter commented on the public notification process and felt that information on the seniors centre is not clear. Mr. Salter expressed concern with the number of trees which will be lost; and asked if there will be a landscape buffer.

Doug Robinson, Development Consultant, Crescent Housing Society was present to comment on the proposed rezoning, and stated the aim is to expand on the availability of affordable seniors housing, and that they are aware of and concerned with the single family residential. Mr. Robinson advised that they will retain as many trees as possible, and provide a landscape buffer.

**19. Surrey Zoning By-law, 1993, No. 12000,  
 Text Amendment By-law, 2001, No. 14390**

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

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

Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density and K. Subdivision; Part 33 Institutional Zone (PI), Part 36 Community Commercial Zone (C-8), Part 36A - Community Commercial A Zone (C-8A), Part 36B Community Commercial B Zone (C-8B), Part 37 Town Centre Commercial Zone (C-15), Part 39 Highway Commercial Industrial Zone (CHI), Part 42 Tourist Accommodation Zone (CTA), Part 44 Commercial Recreation Zone (CPR), and Part 45 Golf Course Zone (CPG) are amended in Section D. Density.

These amendments are necessary to incorporate provisions to collect amenity contributions in NCP Areas in the RH, PI, C-8, C-8A, C-8B, C-15, CHI, CTA, CPR, and CPG Zones.

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

The Mayor noted that E. LeBlanc had indicated in writing her opposition to the proposed text amendment.

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

The meeting recessed at 9:30 p.m. and reconvened at 9:44 p.m. with all members of Council in attendance.

**C. COMMITTEE REPORTS**

**1. Finance Committee - May 14, 2001**

- (a) It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the minutes of the Finance Committee meeting held on May 14, 2001, be received.

RES.R01-1243

Carried

- (b) The recommendation of these minutes was considered and dealt with as follows:



**D. BOARD/COMMISSION REPORTS**

There were no Board/Commission reports submitted.

**E. MAYOR'S REPORT**

**1. School Site Acquisition Charges**

It was	Moved by Councillor Watts Seconded by Councillor Tymoschuk That the City of Surrey will not collect school site acquisition charges until there is Province-wide concurrent implementation; and that a copy of this motion be sent to the School District and to the Ministry of Education.
--------	--

RES.R01-1247

Carried

**2. Proclamations**

Mayor McCallum read the following proclamations:

(a) SENIORS STRUT DAY

May 31, 2001

WHEREAS seniors are a diverse population within a society that supports its members throughout the life continuum and recognizes individual rights to dignity, respect, autonomy and choice; and

WHEREAS seniors in the City of Surrey, through their various contributions have helped to establish a city which reflects a unique social, economic, cultural and ethnic heritage; and

WHEREAS the City of Surrey is committed to ensuring that the voices of seniors are heard and that seniors are valued as partners in shaping the future of this City; and

WHEREAS harmony among generations can be fostered by a deeper understanding of what it means to grow old; and

WHEREAS Seniors Strut Day is a time to acknowledge the diversity of seniors and to increase public awareness of their vital role in the City's society;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare May 31, 2001 as "SENIORS STRUT DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) ALS AWARENESS MONTH

June, 2001

WHEREAS Amyotrophic Lateral Sclerosis (ALS) (Lou Gehrig's Disease) is a rapidly progressive, fatal neuromuscular disease which attacks the motor neurons responsible for transmitting electrical impulses from the brain to the voluntary muscles throughout the body. When these muscles fail to receive messages, they eventually lose strength, atrophy and die. There is no known cause or cure; and

WHEREAS ALS usually becomes apparent either in the legs, the arms, the throat or the upper chest and some people begin to trip and fall; some lose the use of their hands and arms; some find it hard to swallow and some slur their speech; and

WHEREAS 90% of ALS cases strike people with no family history of the disease; 10% of cases are classified as a familial or inherited ALS; it can hit anyone at any time regardless of age, sex or ethnic origin; and

WHEREAS recent research results and drug therapies are offering hope for the first time ever of a cure for ALS;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of June, 2001, as "ALS AWARENESS MONTH" in the City of Surrey, for the purpose of increasing public awareness of this devastating disease.

Doug W. McCallum  
Mayor

(c) BIKE AWARENESS MONTH

June 1 - 30, 2001

WHEREAS the British Columbia Climate Change Business Plan has acknowledged that "transportation is BC's largest and fastest growing source of greenhouse gas emissions (and) ... the best way

to reduce emissions is to encourage people to adopt alternatives to single-occupancy vehicle travel"; and

WHEREAS Canada Clean Air Day will take place on June 6, 2001 and is recognized nationally, provincially and in the Greater Vancouver Regional District as a day to reduce air pollution; and

WHEREAS bicycling helps to improve the environment and quality of life by being environmentally sustainable, reducing greenhouse gas emissions and reducing traffic congestion; and

WHEREAS bicycling is a healthy mode of transportation that provides the benefits of cardiovascular exercise; and

WHEREAS bicycling is an efficient and cost-effective alternate mode of transportation compared to the automobile; and

WHEREAS the City of Surrey wishes to raise public awareness and promote bicycling as a viable mode of transportation within Surrey;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of June, 2001 as "BIKE AWARENESS WEEK" in the City of Surrey, and urge all motorists to be aware of cyclists on the road and urge citizens to participate by using the bicycle as an alternate mode of transportation to the automobile, for all types of local trips, to work, to shop, to school and to play.

Doug W. McCallum  
Mayor

(d) SENIORS' WEEK

June 3 - 9, 2001

WHEREAS British Columbia is a society that recognizes and celebrates all ages of its population; and

WHEREAS seniors in British Columbia continue to enhance the lives of all citizens through their contributions and experiences; and

WHEREAS all sectors of British Columbia society are encouraged to be responsive to a diverse and aging population; and

WHEREAS thirteen percent of all people living in British Columbia are seniors aged 65 years and over, one of the fastest growing population groups in British Columbia; and



WHEREAS Seniors' Week is an opportunity to celebrate the accomplishments and recognize the contributions of this growing and diverse population; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in Council in that behalf that a proclamation be issued designating the week of June 3 to 9, 2001, inclusive, as Seniors' Week in British Columbia;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of June 3 to 9, 2001 as "SENIORS' WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

(e) BANNER DAY

June 2, 2001

WHEREAS the Ocean Park Business Association celebrates Ocean Park and the Peninsula as an exceptional place to live, work and carry on business;

WHEREAS the Ocean Park Business Association, with the cooperation and participation of the City of Surrey, residents, visitors, professionals and business owners, have committed their talents and resources to provide decorative street banners to beautify the central social and business area in Ocean Park;

WHEREAS June 2 has been declared "BANNER DAY" in Ocean Park by the Ocean Park Business Association;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the 2nd day of June, 2001 as "BANNER DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

**3. Cloverdale Rodeo**

The Mayor reported that this week all of Council had been involved in the Cloverdale Rodeo, that the weather was excellent and the Rodeo a success.

**F. COUNCILLORS' REPORTS**



It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the Mayor write a letter of support for  
 the City of Montreal's brief to Denis Codere, Secretary of State for Amateur  
 Sport, emphasizing the critical role that municipalities play in the sport  
 development process.

RES.R01-1249

Carried

**Item No. R117** Tree Removal at 12356 - 91 Avenue  
 File: 7000-001/12356-09100

The General Manager, Planning & Development submitted a report concerning  
 the removal of a tree at 12356 - 91 Avenue.

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

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

1. Receive this report as information; and
2. Authorize staff to take action as documented under Option 3 of this report.

RES.R01-1250

Carried

It was Moved by Councillor Watts  
 Seconded by Councillor Bose  
 That staff investigate placing a restrictive  
 covenant on the property to require that enhanced landscaping be provided and  
 that significant trees be planted.

RES.R01-1251

Carried

**Item No. R118** Home Ownership Assistance Program Status Report  
 File: 2104-015

The General Manager, Planning & Development submitted a report concerning  
 that status on the Home Ownership Assistance Program.

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

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

1. Receive this report as information;
2. Extend the duration of the first "year" of the Surrey Home Ownership Assistance Program to December 2001; and
3. Authorize staff to bring forward for Council's consideration appropriate revisions to the Program and related policy for the second year of the Program, which will commence later this year once Council has approved any necessary revisions.

RES.R01-1252

Carried

**Item No. R119** FCM - National Housing Policy Options Team -  
Request for Contribution  
File: 0034-001/2104-015

The General Manager, Planning & Development submitted a report concerning the FCM - National Housing Policy Options Team, request for contribution.

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

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

1. Authorize a 1.5 cent per capita (\$5,100) contribution to the Federation of Canadian Municipalities National Housing Policy Options Team for 2001, and that the Affordable Housing Special Reserve Fund be the funding source for this contribution; and
2. Authorize the City Clerk to bring forward the necessary Expenditure By-law for the required readings.

RES.R01-1253

Carried

## H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14384"  
7900-0351-00 - Ron White (617445 B.C. Ltd.), c/o CitiWest Consulting Ltd.



Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No.  
12000, Amendment By-law, 1999, No. 13750, Amendment By-law, 2001,  
No. 14406" pass its third reading.

RES.R01-1256

Carried with Councillor Bose against

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14407"

7996-0337-00 - Daljit Bassi and Kulvir Dhillon, Jasprit and Gurmeet Grewal,  
c/o CitiWest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 7634 - 144 Street - to allow for  
subdivision into approximately 3 single family lots and 1 remainder lot.

Approved by Council: May 7, 2001

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14407" pass its third reading.

RES.R01-1257

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14408"

7998-0217-00 - Fraser Valley Selfhelp Society, c/o Alnoor Teja

RA (BL 12000) to PA-2 (BL 12000) - 15185 - 68 Avenue;  
6847 - 152 Street - to permit the development of an approximately  
1,115 square metres (12,000 square feet) Islamic centre.

Approved by Council: May 7, 2001

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14408" pass its third reading.

RES.R01-1258

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14416"

7901-0130-00 - Imperial Oil Limited, c/o Council Initiative

CG-1 (BL 12000) to C-8 (BL 12000) - 7216 King George Highway - to provide for future commercial development.

Approved by Council: To be approved

This By-law is proceeding in conjunction with By-law 14417.

It was  
Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14416" pass its third reading.

RES.R01-1259

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14417"

7901-0131-00 - 172965 Canada Limited, c/o Council Initiative

CG-2 (BL 12000) to C-8 (BL 12000) - Portion of 7272 King George Highway - to provide for future commercial development.

Approved by Council: To be approved

This By-law is proceeding in conjunction with By-law 14416.

It was  
Moved by Councillor Steele  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14417" pass its third reading.

RES.R01-1260

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14385"

7900-0356-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

C-5 (BL 12000) to CD (BL 12000) - 15360 - 34 Avenue; CD (BL 13516) to CD (BL 12000) - 3355 Rosemary Heights Drive - to permit the development of a neighbourhood scale commercial centre.

Approved by Council: April 23, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14385" pass its third reading.  
RES.R01-1261 Carried with Councillor Bose against

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14386"

7998-0315-00 - Richard Russell, Daniel Scott, Rosemary Developments Ltd.,  
c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RF-G (BL 12000) - Area A 15387 - 34 Avenue,  
Portions of 15337 - 34 Avenue and 15365 - 34 Avenue;  
A-1 (BL 12000) to CD (BL 12000) - Area B Portions of  
15365 - 34 Avenue and 15337 - 34 Avenue, and  
A-1 (BL 12000) to CD (BL 12000) - Area C Portion of  
15337 - 34 Avenue - to permit the development of 37 single family lots  
and future neighbourhood commercial buildings.

Approved by Council: April 23, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14386" pass its third reading.  
RES.R01-1262 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14387"

7900-0339-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to CD (BL 12000) - 15273 - 34 Avenue and Portion of  
15337 - 34 Avenue - to permit the development of 40 single family lots.

Approved by Council: April 23, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14387" pass its third reading.  
RES.R01-1263 Carried with Councillor Bose against



11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No.14388"

7900-0357-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

RM-15 (BL 12000) to CD (BL 12000) - 3333 Rosemary Heights Crescent to permit the development of 6 small single family residential lots.

Approved by Council: April 23, 2001

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No.14388" pass its third reading.

RES.R01-1264

Carried with Councillor Bose against

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14389"

7900-0362-00 - Sheila Herbert, Thomas and Sjoukje Van Der Meer,  
c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RA (BL 12000) and RF-G (BL 12000) - **Area A** to RF-G - Portions of 15342 and 15394 - 36 Avenue, **Area B** to RA - Portions of 15342 and 15394 - 36 Avenue to permit the development of 30 Compact Single Family lots and retain the proposed RA lot for future development.

Approved by Council: April 23, 2001

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14389" pass its third reading.

RES.R01-1265

Carried with Councillor Bose against

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14409"

7900-0255-00 - The Semiahmoo Foundation, c/o Mark Ankenman, Ankenman Associates Architects Inc.

RF (BL 12000) & RMS-1 (BL 12000) to CD (BL 12000) -

RMS-1 to CD - 15306 and 15310 - 24 Avenue

RF to CD - 2366 - 153 Street - to permit the development of administrative offices and a community service facility providing support services to persons with developmental disabilities.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14409" be amended as follows:

- (a) Minimum Side Yard setback: Principal buildings and structures - Amended from 6.0 metres [20 ft] to 5.55 metres [18 ft. 6 in.];
- (b) Minimum Side Yard setback: Porch structure – Amended from 4.12 metres [13 ft. 6 in.] to 3.65 metres [12 ft];
- (c) Minimum Side Yard on Flanking Street (153 Street): Principal buildings and structures - Amended from 3.0 metres [10 ft.] to 2.43 metres [8 ft.]; and
- (d) Minimum Side Yard on Flanking Street (153 Street): Porch structure – Amended from 0.9 metres [3 ft.] to 0.45 metres [1 ft. 6 in.].
- (e) Eaves may encroach on each storey into the required setback to a maximum of 0.76 m [2 ft. 6 in.].

RES.R01-1266

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14409" pass its third reading, as amended.

RES.R01-1267

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14410"

7900-0232-00 - Edelweiss Credit Union, Delta Credit Union, Fritz and Ingeborg Choutka, c/o Hunter Laird Engineering Ltd.  
 (Mr. Clarence Arychuk)

RS (BL 5942) to CD (BL 12000) - 3509, 3533 and Portion of 3561 - 150 Street - to permit subdivision into approximately 40 single family residential small lots, and a remainder lot will be retained as an RS zoned lot.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14410" pass its third reading.

RES.R01-1268

Carried with Councillor Bose against

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14411"

7900-0233-00 - Phyllis Villanueva, Ronald and Diane Carlaw, Hendrick and  
Wilhelmina Mulder, c/o Hunter Laird Engineering Ltd.  
(Mr. Clarence Arychuk)

RS (BL 5942) to CD (BL 12000) - Portions of 3520, 3530, and  
3560 - 150 Street - to permit subdivision into approximately 30 single  
family residential small lots.

Approved by Council: May 7, 2001

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14411" pass its third reading.  
Carried with Councillor Bose against

RES.R01-1269

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14412"

7900-0234-00 - Kenneth and Theresa Laturus, c/o Hunter Laird  
Engineering Ltd.

RS (BL 5942) to CD (BL 12000) - 3444 - 150 Street - to permit  
subdivision into approximately 16 single family residential small lots.

Approved by Council: May 7, 2001

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14412" pass its third reading.  
Carried with Councillor Bose against

RES.R01-1270

17. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 44 Amendment  
By-law, 2001, No. 14414"

7900-0192-00 - Avtar and Gurmail Sidhu, c/o Mohammed Khan

To authorize the redesignation of the property located at 12179 - 92 Avenue from  
Multiple Residential (RM) to Urban (URB).

This by-law in proceeding in conjunction with By-law 14415.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 44 Amendment By-law, 2001, No. 14414" pass its  
third reading.

RES.R01-1271 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14415"

7900-0192-00 - Avtar and Gurmail Sidhu, c/o Mohammed Khan

RA (BL 12000) to RF (BL 12000) - 12179 - 92 Avenue - to permit  
subdivision of the site into approximately 2 single family lots.

This by-law in proceeding in conjunction with By-law 14414.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14415" pass its third reading.

RES.R01-1272 Carried

18. "Surrey Land Use Contract No. 127, Authorization By-law, 1976, No. 4704,  
Discharge By-law, 2001, No. 14418"

7901-0073-00 - Crescent Housing Society, c/o Mark Ankenman, Ankenman  
Associates Architects Ltd.

To discharge LUC 127 over the land - 12882 - 26 Avenue - to allow the  
underlying "Multiple Residential 45 Zone (RM-45)" to come into effect.

This by-law in proceeding in conjunction with By-law 14419.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 127,  
Authorization By-law, 1976, No. 4704, Discharge By-law, 2001, No. 14418" pass  
its third reading.

RES.R01-1273 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14419"

7901-0073-00 - Crescent Housing Society, c/o Mark Ankenman, Ankenman Associates Architects Ltd.

RM-45 (BL 12000) & RF (BL 12000) to CD (BL 12000) - 12882 - 26 Avenue - to permit the development of 111 additional senior citizens apartment units to replace 26 "cottage units" contained in 3 one-storey structures. The existing 146 units within the three-storey apartment building developed in the 1970's under Land Use Contract No. 217 will remain.

This by-law in proceeding in conjunction with By-law 14418.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14419" pass its third reading.  
Carried

RES.R01-1274

- 19. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14390"

0023-14390/2350-001/15591-001/2350- 001/# 3 - Council Initiated Text Amendment

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

Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density and K. Subdivision;

Part 33 Institutional Zone (PI), Part 36 Community Commercial Zone (C-8), Part 36A - Community Commercial A Zone (C-8A), Part 36B Community Commercial B Zone (C-8B), Part 37 Town Centre Commercial Zone (C-15), Part 39 Highway Commercial Industrial Zone (CHI), Part 42 Tourist Accommodation Zone (CTA), Part 44 Commercial Recreation Zone (CPR), and Part 45 Golf Course Zone (CPG) are amended in Section D. Density.

These amendments are necessary to incorporate provisions to collect amenity contributions in NCP Areas in the RH, PI, C-8, C-8A, C-8B, C-15, CHI, CTA, CPR, and CPG Zones.

Approved by Council: To be approved

RES.R01-1275

It was	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14390" pass its third reading.
	<u>Carried</u>

RES.R01-1276

It was	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14390" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

INTRODUCTIONS

- 20. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14421"

0023-14421/1218-006 - Regulatory By-law Text Amendment

To amend "Surrey Waterworks Regulation By-law, 1969, No. 2932" as amended, in Section 12. Water Meters by replacing sub-section 12.(4). This amendment is necessary to limit the City meter supply to single-family development.

Approved by Council: April 9, 2001  
Corporate Report Item R071

RES.R01-1277

It was	Moved by Councillor Higginbotham Seconded by Councillor Hunt That "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14421" pass its first reading.
	<u>Carried</u>

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

RES.R01-1278

It was	Moved by Councillor Higginbotham Seconded by Councillor Hunt That "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14421" pass its second reading.
	<u>Carried</u>

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Waterworks Regulation  
 By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14421" pass its third  
 reading.

RES.R01-1279

Carried

## FINAL ADOPTION

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

7900-0227-00 - Popular Group Investments, c/o Bob Cheema

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

The rezoning will also increase the floor area ratio (FAR) from 0.761 to  
 0.896 to accommodate an indoor swimming pool and an increase in the  
 size of motel units averaging 3.3 square metres (35.75 sq. ft.) per unit.

Approved by Council: October 2, 2000

\* Planning & Development advise (reference memorandum dated May 16, 2001 in  
 by-law back-up) that it is now in order for Council to pass a resolution amending  
 the Newton Local Area Plan to redesignate the easterly 92 metres (302 ft.) of the  
 site from Urban Residential to Tourist Commercial.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Newton Local Area Plan be  
 amended to redesignate the easterly 92 metres (302 ft.) of the site from Urban  
 Residential to Tourist Commercial.

RES.R01-1280

Carried

**Note:** A Development Permit (7900-0227-00) on the site is to be considered for  
 Final Approval under Item I.2(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14125" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1281

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. 7900-0142-00****Jennifer and Gary Schafer****c/o Jennifer Schafer**

14414 - 116A Avenue; Portion of 116A Avenue Right-of-Way, & Portion of Lane to the South of 11414 - 116A Avenue

To reduce the front yard setback requirement from 7.5 metres (25 ft.) to 0.52 metres (1.7 ft.) to permit subdivision into approximately two lots and the retention of the existing dwelling that contains a secondary suite.

The development variance permit applies only to the existing principal building.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Development Variance Permit

No. 7900-0142-00 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.R01-1282

Carried

**(b) Development Variance Permit No. 7998-0217-00****Fraser Valley Self Help Society****c/o Alnoor Teja**

6847 - 152 Street & 15185 - 68 Avenue

To relax the maximum building height requirement from 9 metres (30 ft.) to 9.75 metres (32 ft.). However, the flat roof shall not exceed geodesic elevation of 23.16 metres (76 ft.) to permit the development of an approximately 1,115 m<sup>2</sup> (12,000 sq. ft.) Islamic center.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Development Variance Permit

No. 7998-0217-00 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.R01-1283

Carried



- (c) **Development Variance Permit No. 7901-0070-00**  
**The Roman Catholic Archbishop of Vancouver**  
**Stanley Galvon**  
 15024 - 24 Avenue

To relax the off-street parking requirement by allowing off-street parking within the side yard setback along a flanking street except within the area 3 metres (10 ft.) from the property line abutting the street to permit the development of a parking stall area along the west property line of the subject lot.

**Note:** See separate correspondence package in the binder flap regarding this Development Variance Permit.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7901-0070-00 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.R01-1284

Carried

- (d) **Development Variance Permit No. 7901-0062-00**  
**Kamaljit Singh Dhillon**  
 13019 Old Yale Road

To relax requirements as follows:

- (a) To reduce the minimum lot width, for the proposed Lot 1 from 28 m (90 ft.) to 21.20m (70 ft.);
- (b) To reduce the minimum lot depth for the proposed Lot 2 from 28 metres (90 ft.) to 25.99 m (85 ft.); and
- (c) To reduce the minimum front yard setback for the proposed Lot 2 from 7.5 metres (25 ft.) to 5.89 metres (19 ft.).

The proposal is to allow subdivision into two single family lots.

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. 7901-0062-00 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.R01-1285

Carried

## 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0227-00**  
**Popular Group Investments, c/o Bob Cheema**  
8037 - King George Highway

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

"That Development Permit No. 7900-0227-00 be approved; that the  
Mayor and Clerk be authorized to sign the Development Permit; and that  
Council authorize the transfer of the Permit to the heirs, administrators,  
executors, successors, and assigns of the title of the land within the terms  
of the Permit."

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Permit  
No. 7900-0227-00 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.R01-1286

Carried

## 3. Delegation Requests

- (a) **BRP Investments Ltd.**  
File: 0065-012; 7900-0196-00

Requesting to appear before Council to appeal to Council to consider  
endorsing an off-sales license for his neighbourhood pub.

RES.R01-1287

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That BRP Investments Ltd. be heard as a  
delegation at Council-in-Committee.  
Carried

(b) **Insurance Corporation of British Columbia (ICBC)**  
File: 0065-012

Mr. Doug Henderson, Loss Prevention - Surrey, requesting to appear before Council to give a short presentation on June's Auto Crime Awareness Campaign.

RES.R01-1288

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That Mr. Doug Henderson, Loss Prevention  
- Surrey be heard as a delegation at Regular Council.  
Carried

(c) **Terry Robins**  
File: 0065-012

Requesting to appear before **tonight's** Regular Council – Public Hearing to request that Council adopt a similar resolution to the City of North Vancouver, urging TransLink to take the issues of part time workers and contracting out, off the table in the interest of reaching a settlement.

RES.R01-1289

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That Mr. Terry Robins be heard as a  
delegation at Council-in-Committee.  
Defeated with Councillors Higginbotham,  
Steele, Tymoschuk, Watts, Hunt and  
Mayor McCallum against.

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**L. ANY OTHER COMPETENT BUSINESS**

**1. FCM Board of Directors**

It was Moved by Councillor Steele  
Seconded by Councillor Tymoschuk  
That Council endorse  
Councillor Higginbotham to run for a Director on the FCM Board of Directors.  
RES.R01-1290 Carried

**2. Median - 152 Street and 96 Avenue**

Councillor Hunt asked for an update on the 152 Street median.

**3. Star of Sea Parish - Development Cost Charges**

Councillor Villeneuve asked that information on Star of the Sea development cost charges be forwarded to the Finance Committee.

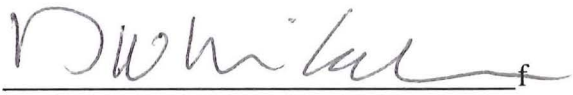
**M. ADJOURNMENT**

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Regular Council - Public Hearing  
meeting do now adjourn.  
RES.R01-1291 Carried

The Regular Council - Public Hearing adjourned at 10:30 p.m.

Certified correct:

  
\_\_\_\_\_  
Acting City Clerk

  
\_\_\_\_\_  
Mayor