



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 21, 2002
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Eddington
Councillor Hunt

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
Acting General Manager, Engineering (Manager, Land Development)
General Manager, Parks, Recreation & Culture
General Manager, Finance, Technology & Human Resources
City Solicitor
Manager, Area Planning & Development Division
Manager, North Surrey Section
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - January 7, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the minutes of the Regular Council –
Land Use meeting held on January 7, 2002, be adopted.

RES.R02-116

Carried

2. Council-in-Committee - January 7, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the minutes of the
Council-in-Committee meeting held on January 7, 2002, be received.

RES.R02-117

Carried

3. Regular Council - January 7, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the minutes of the Regular Council
meeting held on January 7, 2002, be adopted.

RES.R02-118

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on Surrey Zoning
 By-law, 1993 No. 12000, Amendment bylaw, 2001, No. 14599 be adjourned to
 February 18, 2002.

RES.R02-119

Carried

It was Moved by Councillor Bose
 Seconded by Councillor Steele
 That notice of the adjourned Public Hearing
 on By-law, 1993 No. 12000, Amendment bylaw, 2001, No. 14599 be placed in
 the newspapers.

RES.R02-120

Carried**B. DELEGATIONS****(a) BC Muslim Association (Item 9)**

The Mayor advised that the B.C. Muslim Association has officially requested that the Public Hearing be delayed until February 18, due to reasons of health of the principal speaker who was to attend the meeting.

**1. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2001, No. 14596****Rezoning Application: 7901-0071-00**

ADDRESS: CIVIC/LEGAL
**6190 - 188 Street/PID: 003-234-363, Lot 58, Sec. 9, Tp. 8,
 NWD, Plan 63093**

APPLICANT: Jarnail Garcha
 c/o Coastland Engineering & Surveying Ltd.
 # 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 permit subdivision into
 approximately five 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.

2. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14606**

Rezoning Application: 7901-0274-00

ADDRESS: **CIVIC/LEGAL**
6860 - 184 Street/PID: 011-128-755, Parcel "One",
(Ex. Plan 15415), Lot "C", Sec. 16, Tp. 8, NWD, Plan 7284
Portion of 6863 - 184A Street/PID: 024-582-743, Lot 26,
Sec. 16, Tp. 8, NWD, Plan LMP42999

APPLICANT: Gurmit & Surinder Hayre, Avtar & Narinder Hayre
and Rachhpal & Nirbhai Jagpal
c/o H.Y. Engineering Ltd.
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: **BLOCK A**
To rezone a portion of 6860 - 184 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

BLOCK B
To rezone a portion of 6860 - 184 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a portion of 6863 - 184A Street from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)."

The purpose of the rezoning is to permit subdivision when consolidation with the two southerly properties is completed, into 4 small single family lots and 4 standard single family lots.

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

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

3. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14601**

Rezoning Application: 7998-0245-00

ADDRESS: **CIVIC/LEGAL**
3407 King George Highway/PID: 009-440-038, Lot 2,
DL 165, Gp. 2, NWD, Plan 11010

3427 King George Highway/PID: 011-216-930,
Parcel "B" (Ref. Plan 10707) Lots 6 and 7, DL 165, Gp. 2,
NWD, Plan 6951

3439 King George Highway/PID: 011-216-956, Lot 6, Ex:
Parcel "B" (Explan. Plan 10707); DL 165, Gp. 2, NWD,
Plan 6951

Land Northwest of 3439 King George Highway/A
Portion of Parcel B, DL 165, Gp. 2, NWD, Plan LMP1248
Portion of King George Highway/A Portion of Road
dedicated on Ref. Plan 5388

APPLICANT: Wolfgang Lyttek, Nobuko Lyttek, Norman &
Pamela Leang
c/o Hunter Laird Engineering (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone the properties at 3407, 3427 and 3439 King
George Highway from "One-Acre Residential Zone (RA)"
to "Single Family Residential (12) Zone (RF-12), the
portion of land northwest of 3439 King George Highway
from "Assembly Hall 2 Zone (PA-2)" to "Single Family
Residential (12) Zone (RF-12)" and a portion of King
George Highway from "One-Acre Residential Zone (RA)"
to "Single Family Residential (12) Zone (RF-12).

The purpose of the rezoning is to permit the development
of 59 single family small lots.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part
17A, Section F, as follows:

- (a) To reduce the front yard setback from 6 metres
(20 ft.) to 4 metres (13 ft.).

The purpose of the front yard relaxation variance is for the
proposed lots 25 through 34 inclusive.

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

There was correspondence on table from M. Bentley submitting a 30 signature
petition in opposition to the proposed rezonings.

Mike Linggard, #28, 3500 – 144 Street, was present to comment on the proposed
rezoning, and stated that he is opposed to the crossing over of the Semiahmoo

Nature Trail. He stated that extending 34th Avenue will create an unwanted traffic impact on the Semiahmoo Nature Trail.

Murray Gabe-Cole, 3387 King George Highway, was present to comment on the proposed rezoning, and stated that they welcome development in the area, but that he would like to express concern at the visual impact on his property. He asked whether the existing tree line between the two properties will stay, and whether trees on the property will be retained.

Mr. Gabe-Cole also commented on restricted access to his property, and noted that when they moved in, they were told that access would be through new development to the north, which would allow them to access 34th Avenue to connect to King George Highway.

David Irving 3385 King George Highway was present to comment on the proposed rezoning, and asked about the plan for the Semiahmoo Trail and 34 Avenue. Mr. Irving asked if a road could not be put through the development to allow for an exit for the residents of Silver Pond to alleviate access/egress problems to their development.

Terry Hallam, 3500 - 144 Street, was present to comment on the proposed rezoning, and asked about 34 Avenue being extended through to King George Highway and the extra traffic that this would create. He also noted that the light standards in the area are extremely high and that their complex is like daylight throughout the night. Mr. Hallam also asked about noise mitigation from the traffic on 34th Avenue.

Barbara Paton, 3417 - 148th Street was present to comment on the proposed rezoning, and asked about the heritage trees on King George Highway.

Ms. Paton asked about the PA-2 property on King George Highway and whether it was the intention to join 34th Avenue to the Freeway.

Ms. Paton stated that this is a change of designation and will change the people who purchase in the area, and that small single family houses will lean more towards families. She stated that her concern is that the Peace Arch Hospital will no longer have pediatrics and maternity. Ms. Paton stated that Council may want to reconsider and return this to a senior population.

Clarence Arychuk, Hunter Laird Engineering was present on behalf of the applicant to comment on the proposed rezoning, and stated that the heritage oak trees are just on the outside edge of the land that would be acquired through the road exchange, and that they are quite receptive to notching out the trees so that they remain in the City's ownership. He advised that they will also be planting several additional trees in the development.

Mr. Arychuk stated that 34 Avenue is a sliver of land owned by the City and will be developed as part of a City initiative. Mr. Arychuk stated that they have done

a traffic analysis and do not feel that the access to Silver Pond is required and would not enhance the development.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14605**

Rezoning Application: 7901-0256-00

ADDRESS: CIVIC/LEGAL
12225 Beecher Street/PID: 009-570-241, Westerly ½,
Lot "H", DL 52, Gp. 2, NWD, Plan 11719

APPLICANT: Brock Dorward, Gayle Stephens and Bradley Martin
c/o Aspen Estates Ltd. (Brock Dorward)
12482 - 23A Avenue
Surrey, B.C. V4A 9X6

PROPOSAL: To rezone the property from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a commercial building fronting Beecher Street and a coach house/garage fronting the flanking lane.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14605**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes, incorporating a *dwelling unit* and office component.

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:
 - (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 the following:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
- (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
- (f) *Community services*;
- (g) *Child care centres*; and
- (h) One *dwelling unit* per lot provided that the *dwelling unit* is:
 - (i) Contained within the *principal building*; and
 - (ii) The total floor area does not exceed 71.3 square metres [768 sq.ft.].

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

There was correspondence on table from the President, Crescent Beach Property Owners Association supporting the proposal.

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

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14608**

Rezoning Application: 7901-0125-00

ADDRESS: CIVIC/LEGAL
3789 - 156 Street (also shown as 3791 - 156 Street)/
PID: 008-631-425, Lot 6, DL 244, Gp. 2, NWD, Plan 9532
15492 - 40 Avenue/PID: 011-286-270, Lot 1, DL 153,
Gp. 2, NWD, Plan 8098

APPLICANT: John & Margaretha Desmond and Vaclav & Helen Voracek
c/o Parklane (Ben Taddei)
95 Schooner Street
Coquitlam, B.C. V3K 7P8

PROPOSAL: To rezone the property at 15492 - 40 Avenue from
"General Agriculture Zone (A-1)" to "Comprehensive
Development Zone (CD)" and the property at
3789 - 156 Street from "General Agriculture Zone (A-1)"

and "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of 106 single family units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14608**

INTENT:

This Comprehensive Development Zone is intended for *single family dwellings* on small *urban lots* at least 12.3 m [40 ft.] wide.

PERMITTED USES:

The *Lands* and *structures* shall be used for 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 properties was indicated to the Public Hearing.

There was correspondence on table as follows:

<u>Name</u>	<u>Support</u>	<u>Oppose</u>	<u>Concerns</u>
64 signature petition		X	
R. & E. Spanier			X
R. Beneen			X
D. & A. Kozar		X	
C. Adamowski & J. Laxton		X	
35 signature petition		X	

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

<u>Name</u>	<u>Support</u>	<u>Oppose</u>	<u>Concerns</u>
M. Desmond	X		
D. Kozar		X	
C. Adamowski		X	
J. Desmond	X		
W. Voracek	X		
J. VanGeel	X		

Wilfred Rode 3706 – 155 Street, was present to comment on the proposed rezoning, and stated that he was involved with a petition that had been submitted and which asked Council to reject the application. He noted that they live in an area called Rosemary Wynd, and that they do not oppose development on the property, but feel that due diligence has not been done in gathering opinions from those directly affected by the change to the NCP.

Mr. Rode stated that he is concerned that there will be a negative traffic impact and that residents had bought with 155 Street ending at 37A Avenue, as shown on the NCP, and not as a feeder to 106 lots. He stated that he feels that 38A Avenue appears wider than 37A and would be more appropriate. He advised that they are concerned with the children in the area and the effect on property values.

Mr. Rode asked what community input had been received, and expressed concern on access to the area. He stated that their main concern is the street width and the number of residences along 155 Street, which was to have stopped at 37A Avenue. He asked if a traffic count had been done with respect to the number of children in the area, about traffic loads, and additional traffic.

Chris Dudra, 15532 – 37A Avenue was present to comment on the proposed rezoning, and stated that while they do support the development, they are concerned with the location of the closest playground for children if the proposed school was not built. He stated that they would prefer that the second access to the proposal not come from 37A Avenue.

Rob Spanier, 3730 – 155 Street was present to comment on the proposed rezoning, and stated that the original NCP on which they based their purchase showed one access road, and asked why that was not being adhered to. Mr. Spanier also asked why there are 2 access roads for 37A, whereas previously there was one on 37A and one on 38A. He also asked why they were not asked for their opinion.

Edi Spanier, 3730 – 155 Street, was present to comment on the proposed rezoning, and stated that her concerns echo those of her husband and the other residents. She stated that they have very young children on the street and she is concerned for their safety.

Ms. Spanier noted that vehicles in the area exceed the speed limit, and that they purchased on 155 Street because it was to end at 37A, as shown in the NCP. She asked why this would be changed, when that is what people have based their purchase on.

Ms. Spanier questioned traffic patterns and signals in the area, and concluded that she does not oppose the development, but she does oppose the traffic structure.

Dwayne Lung, 15477 – 36 Avenue was present to comment on the proposed rezoning, and asked that the traffic flow and layout be looked at. He stated that like the other speakers he is opposed to the traffic on 155 Street.

Mr. Lung stated that he has observed a lot of young children in the area and that they do not pay attention, and that the narrow street is not designed for this type of traffic.

Nigel Hopkins 15416 – 37A Avenue was present to comment on the proposed rezoning, and stated that he had purchased on the premise that traffic would come

out at 154A Street and 38A Avenue. Mr. Hopkins noted that the proposed traffic pattern changes the route so that traffic directly passes his residence, and that it would be preferable that 38A Avenue is used to gain access to 40 Avenue.

Candace Hodson 3439 – 156 Street was present to comment on the proposed rezoning, and stated that she is with the Rosemary Heights Residents Committee, and that they have met with both the developer and residents. She stated that 37A Avenue has always been designated a major collector, and that this property was originally designated townhouse. She stated that the Rosemary Heights Residents Committee has worked hard to have this property maintained as single family to reduce the density and the traffic impact in the area.

Ms. Hodson noted that they have worked hard to facilitate traffic and that they do not feel there will be additional traffic on 155 Street. She stated that they have reduced the number of lots that will be developed, and that they have raised entryways at intersections. She stated that the Committee has been very passionate and proficient in looking after the Rosemary Heights area, and that the Committee supports and endorses the proposal.

W. Russell, 3703 – 155 Street was present to comment on the proposed rezoning, and stated that there appears to be problems with timing of the lights on 32 Avenue, which causes traffic to back up past 36 Avenue, and in turn causes traffic to cut through the residential areas. He asked if there was a plan to look at the overall traffic in the area to see if the problems could be alleviated.

Christine Adamowski, 15508 - 37A Avenue, was present to comment on the proposed rezoning, and stated that she does not mind the development but the traffic will be a huge problem. She stated that access to the development should be put where there is more space. She stated that this development is at her front door and the Rosemary Heights Residents Committee has not come to her home to ask her opinion.

Clarence Arychuk, Hunter Laird Engineering was present to comment on the proposed rezoning, and stated that the site had been designated as cluster housing, and through the process of liaising with the community and Planning Department has had a density reduction of approximately 30%.

Mr. Arychuk noted that they had open house on August 31, that 51 people attended, and that a number of people filed comment sheets which were provided to the Planning Department. He stated that anyone who had asked for additional information was responded to within the week, and there has been ongoing discussion with residents.

Mr. Arychuk stated that 155 Street is considered the inner ring road in Rosemary Heights and that through traffic has always been planned and anticipated for on 155 Street. He stated that they had originally shown only one access point, and as a result of the public information meeting this was changed to two access points.

Mr. Arychuk stated that one third of the site is being designated park and has access to the Nicomekl River.

Mr. Arychuk concluded by commenting on traffic calming measures and overall traffic patterns in the area.

Ben Taddei, Project Manger, Parklane Homes was present to comment on the proposed rezoning, and stated that they have followed all development process requirements and have had several meetings with the Rosemary Heights Residents Committee. He noted that the proposed plan is a result of the NCP public information meeting, and that they have had very long and protracted negotiations with the Committee.

Mr. Taddei noted that as requested by the Rosemary Heights Residents Committee, they have agreed to install a tot lot and raised intersections to provide traffic calming measures.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14597**

Rezoning Application: 7901-0187-00

ADDRESS: CIVIC/LEGAL
16119 - 110 Avenue/PID: 006-598-811, Lot 19, Sec. 14,
B5N, R1W, NWD, Plan 31505

APPLICANT: Gerardo and Francesca Frustaci
c/o Clarence Arychuk
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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.

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

7. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14607**

Rezoning Application: 7901-0242-00

ADDRESS: CIVIC/LEGAL
15641 - 82 Avenue/PID: 006-824-102, Lot 54, Sec. 26,
Tp. 2, NWD, Plan 33413

APPLICANT: 628734 B.C. Ltd. Inc.
c/o Coastland Engineering & Surveying Ltd (Greg Sewell)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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 six (6) 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.

The Mayor indicated that D. Buhl had indicated in writing her opposition to the proposed rezoning.

There was correspondence on table from R. Wade commenting on the proposed rezoning.

Ron Wade, 15661 – 82 Avenue was present to comment on the proposed rezoning, and stated that he is in favour of the development as long as his concerns are taken into consideration. He noted that he would like the cedar privacy fence in place before construction starts.

Mr. Wade also expressed concern with water drainage as the development will be higher than his property and he would not like the drainage to come onto his property.

Mr. Wade stated that he would like complementary architecture, and that the open ditch in front of his property should be filled in, as it is the only remaining ditch in the area and presents a traffic danger. He also expressed concern with the highest point and the location of the sewer hookup.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14598**

Rezoning Application: 7900-0065-00

ADDRESS: CIVIC/LEGAL
12486 - 68 Avenue/PID: 018-584-942, Lot A, Sec. 18,
Tp. 2, NWD, Plan LMP13786

APPLICANT: Donald Ekroth and Kenneth Perkins
c/o Citiwest Consulting Ltd.
101 - 9030 King George Highway
Surrey, B.C. V3W 7Y3

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit subdivision into approximately 11 single family small lots with a common lot for access.

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.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14599**

Rezoning Application: 7900-0259-00

ADDRESS: CIVIC/LEGAL
13585 - 62 Avenue (also shown as 13569 - 62 Avenue)/
PID: 024-823-503, Parcel 1, Sec. 8, Tp. 2, NWD,
Plan LMP46747

APPLICANT: The B.C. Muslim Association
c/o Mainland Engineering Corporation
204 - 8484 - 128 Street
Surrey, B.C. V3W 4G3

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" and "Assembly Hall 1 Zone (PA-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a 1,044 square metres (11,238 sq. ft.) expansion to an

existing religious assembly hall to school with a maximum enrollment of 120 students.

**PROPOSED “COMPREHENSIVE DEVELOPMENT ZONE (CD)”
FOR BY-LAW 14599**

INTENT:

This Zone is intended for neighbourhood scale *assembly halls*, including *churches*, *private schools* and *child care centres* subject to the Community Care Facility Act R.S.B.C. 1990, c.60 and the Regulations pursuant thereto set out under B.C. Reg 319/89.

PERMITTED USES:

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

1. *Assembly halls*, including *churches*, which accommodate a maximum of 100 seats.
2. *Private schools* provided that the enrollment is limited to 120 students.
3. *Child care centres* provided that the enrollment at any one time is limited to 50 students and further provided that the combined total enrollment for both a *private school* and *childcare centre* does not exceed 120 students.
4. *Community services*.

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.

This by-law was deferred to the February 18, 2002 Public Hearing.

Councillor Watts left the meeting as 8:49 p.m.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14600**

Rezoning Application: 7901-0030-00

ADDRESS: **CIVIC/LEGAL**
7619 - 144 Street/PID: 002-030-543, Lot 281, Sec. 21,
Tp. 2, NWD, Plan 67060
7635 - 144 Street/PID: 007-068-832, Lot 73, Except: Part
Subdivided by Plan 43868; Sec. 21, Tp. 2, NWD,
Plan 34602

APPLICANT: Satish and Praksh Kumar
 c/o Hunter Laird Engineering Ltd.

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

PROPOSAL: To rezone the property at 7635 - 144 Street from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Single Family Residential Gross Density Zone (RF-G)", and the property at 7619 - 144 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)".

The purpose of the rezoning is to permit the development of 9 single family lots and an open space 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 was correspondence on table from R. Billyeald expressing concern with the proposed rezoning.

Councillor Watts returned to the meeting at 8:55 p.m.

Ronald Billyeald 14384 – 77 Avenue was present to comment on the proposed rezoning, and expressed concern with excavation along the north boundary. He advised that this might weaken the roots of the existing 70 to 80 foot fir and hemlock trees located on private property and create a danger to the homes. He stated that as the property slopes north, he is also concerned about drainage from the new development and that provisions for a swale or drain should be considered.

**11. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 26 Amendment By-law, 2002, No. 14604**

Rezoning Application: 7901-0296-00

ADDRESS: CIVIC/LEGAL
**Portion of 8670 - 120 Street (also shown as
8678 - 120 Street)/PID: 006-190-057, Lot 78, Except Part
Road on Plan LMP45427, Sec. 30, Tp. 2, NWD Plan 47666**

APPLICANT: C.C.P. Holdings Ltd.
c/o Kirti Shukla
8650 - 130 Street
Surrey, B.C. V3W 1G1

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading

Temporary Commercial Use Permit Areas by adding a new heading "Temporary Commercial Use Permit Area No. 6".

This amendment is necessary for the temporary sale of previously owned automobiles.

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

Councillor Steele left the meeting at 8:59 p.m.

There was correspondence on table from the Corporation of Delta expressing concerns with the proposed rezoning.

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

Councillor Steele returned to the meeting at 9:02 p.m.

**12. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2002, No. 14609**

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:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 are amended to include new RF-9 Single Family Residential (9) Zone. Part 4 General Provisions is amended in Sections B.7, E.15 and F.1. New Part 17B Single Family Residential (9) Zone is inserted.

These amendments are necessary to incorporate the new RF-9 zone to accommodate various types of small lot residential projects

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.

**13. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14610**

Rezoning Application: 7901-0227-00

ADDRESS: CIVIC/LEGAL
6170 - 138 Street/PID: 008-913-871, Lot "A", Sec. 9,
Tp. 2, NWD, Plan 20630

APPLICANT: James Bresett
6170 - 138 Street
Surrey, B.C. V3X 1E7

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential 9 Zone (RF-9)".

The purpose of the rezoning is to permit the development of 6 single family small 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 was correspondence on table from M. Partridge objecting to the proposed rezoning.

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

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14602**

Rezoning Application: 7901-0233-00

ADDRESS: CIVIC/LEGAL
14413 - 72 Avenue/PID: 000-533-874, Lot 1, Except:
Firstly: North 387 Feet, Secondly: Parcel "A" (Bylaw Plan 79820), Thirdly: Parcel "B" (Bylaw Plan 80248),
Sec. 22, Tp. 2, NWD, Plan 3558
14467 - 72 Avenue/PID: 003-434-893, Lot 107, Sec. 22,
Tp. 2, NWD, Plan 64076

APPLICANT: The Board of School Trustees of School District No.36,
Jack Bonar and Marlene Bonar
c/o Sukhi Sanghe
7832 - 120 Street
Surrey, B.C. V3W 3N2

PROPOSAL: **BLOCK A**
 To rezone 14413 - 72 Avenue and a portion of
 14467 - 72 Avenue from "One-Acre Residential Zone
 (RA)" to "Neighbourhood Commercial Zone (C-5)".

BLOCK B
 To rezone a portion of 14467 - 72 Avenue from "One-Acre
 Residential Zone (RA)" to "Single Family Residential Zone
 (RF)".

The purpose of the rezoning is to permit the development
 of a 3,397 square metre (36,567 sq. ft.) commercial plaza
 plus 2 single family lots.

DEVELOPMENT VARIANCE PERMIT
 To vary "Surrey Zoning By-law, 1993, No. 12000", Part
 35, Section F as follows:

- (a) To reduce the south and west yard setback from
 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

The purpose of the variance is for the proposed corner
 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.

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>
Brendan Hamill	X		
Gurjit Bilg	X		
Steve Bowman	X		
Marciano Tosin		X	
Vinod Bawa	X		
Jack Bonar	X		
Ranbir Mahal	X		
R. June Rix		X	
Ray A. Rix		X	
Sukhwinder Sandhu	X		
Bruce Hakkar	X		
Corinne Funk		X	
Denise Crisp		X	
Diana Ciapponi		X	
Wayne Crisp		X	
Diana Ciapponi		X	
Wayne Crisp		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Alison Miller	X		
Maghar S. Sanghe	X		
Avtir S. Toor	X		
Merna Delorme		X	
Suzanna Parker		X	
Kristjana Helgason		X	
R. Giardini		X	
Lori Ross		X	
Ed Bieker		X	
Lawrie Beaton		X	
Michael Stanton		X	
Dana Munro		X	
Anne Valerio		X	
Reinhart Blum		X	
Gillen Lo		X	
Jagtar Dhaliwal	X		
Harvinder Deoi	X		
Diana Lo		X	
Susan O'Krane		X	
Robin O'Krane		X	
Jaseon Jordan		X	
Blair Cormack		X	
Shane Fiddler		X	
Duane Holmes		X	
Tracey Alvernaz		X	
Jean-Pierre Bugnon		X	
Angela Dumanski		X	
George Dumanski		X	
R.Craig Strachan	X		
Angeal Dingle		X	
Hans Roesler		X	
Permjit Bains		X	
Avnash Banwait	X		
Bill Christiaens		X	
Sonny Shoker	X		
George Lee		X	
Malkit Kullar	X		
Surinder Purewal	X		
Harjinder Thind	X		
Sandeep Sharma	X		
Am Grewal	X		
Sarwan Minhas	X		
Harbhajan S. Deol	X		
Lizhang Yang		X	
Jack Saran		X	
Charanjit Dhillon		X	

There was correspondence on table from the following persons indicating their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Reinhart Blum		X	
Ron & Lynne Kubara		X	
Jan & Larry McLennan		X	
Carol Sinnett		X	
Ray & June Rix		X	
Llew-Anne Broughton		X	
David Eaglesham		X	
Norma Fujikawa		X	
Odinn Halgason		X	
Peter Sturkenboom		X	
Saquib Sheikh		X	
Dana Munro		X	
Vikie Wu	X		
C. Christiaens, D. Hamilton, J. Leeder & L. Chutskoff		X	
Gillen, Diana & Loren Lo & Chin Lee		X	
P. Silveira, R. Rink, M. Sweet, M. & K. Wright, M. Zein, R. & J. Rix, G. Lee, & P. Kalsi		X	
D. Horahan, H. Roesler, S. Zeeman, M., L., & L. Shephard, M. Clark & R. Rink, H. Kellock, T. Alvernaz, A. Bajkov, D. Parker, M. & W. LePage		X	
Doug & Rosanna Suto, T. Morishita, Cole, Mike, Lori Plotnikoff, J. Savage, David Eaglesham, Gary & Jan Shook, L. & A. Beaton		X	
Sutantar Nagra, Ray & Lila Helicki, & Carol & Gary Smith		X	
Mary Scott		X	
Dan Horahan		X	
Laurel Elridge		X	
Reinhart Blum		X	
Sy Lee		X	
Moreno Ciapponi		X	
Dwayne & Sheila Graham		X	
George Dumanski		X	
Chimney Ridge Townhouse Complex with 46 signature petition		X	
Manfred Zein		X	
Charlene & Bill Dobie		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Kathleen Lopez		X	
21 Signature Petition		X	
Renee Giardini		X	
Marciano & Linda Tosin		X	
Maria Krozcek		X	
Corinne Funk		X	
Thomas Quigley			X
Sukhi Sanghe			X

Serge Rai, 17919 – 67 Avenue, was present to comment on the proposed rezoning, and advised that he is purchasing a lot at 76th and 144th, and that he feels this development will help the area

Mike Burritt, 16 - 7250 – 144 Street, President of the Chimney Ridge Strata Complex, and Linda Tosin, were present to comment on the proposed rezoning. Mr. Burritt stated that their complex has 62 units, and the majority of residents are opposed to the development.

Councillor Higginbotham left the meeting at 9:07 p.m.

Mr. Burritt noted that there are already plenty of amenities in the area within walking distance, or a 3-minute drive. He noted that when they purchased their property they were advised that the subject property was zoned for multi-family.

Mr. Burritt advised that they have submitted petitions with over 130 names which shows that this development is not wanted in the area.

Mr. Burritt stated that there are a lot of strip malls in Surrey and many of them have empty units. He commented that this could lead to less than desirable tenants, which would be needed by the landlord in order to pay the rent.

Mr. Burritt commented that this may also impact on crime in the area, and that they are concerned with the value of the adjacent properties. He stated that in the summer when windows are open, they are frequently awakened by high traffic in the area.

Mr. Burritt commented on the two schools in the area and that the children would be attracted to a strip mall. He stated that as Surrey is a City of Parks it would be a wonderful park and home for the redwood trees already existing on the property.

Thomas Quigley, 36 - 7250 – 144 Street, was present to comment on the proposed rezoning, and stated that they purchased based on the information presented in the NCP and the property was identified for townhouse development. He stated that they have canvassed the residents in the area and the residents are opposed to the development.

Councillor Higginbotham returned to the meeting at 9:16 p.m.

Mr. Quigley commented that when the NCP was created, the issue of access to services was considered, and that things required on a regular basis are available at Graham Grocers. He noted that the property on which Graham Grocers is located is large and may be viable for expansion.

Mr. Quigley stated that he has spoken to the developer, and while he is doing a good job with the type of development he is proposing, Mr. Quigley feels that existing commercial areas along King George Highway and the Newton Town Centre are more viable and already have many vacancies. He stated that if the issue of the vacancies was not dealt with, the Newton area could become ghettoized.

Michael Webber, 7308 – 145 Street was present to comment on the proposed rezoning, and stated that prior to purchasing in the area they checked the NCP and were told that the property was proposed for townhouses. Mr. Webber stated he and his wife had gone walking and noted that there are 23 vacancies within the immediate vicinity of this proposal, which indicates that there is not a need for more commercial development in the area.

Mr. Webber commented on traffic in the area, which would be increased with this development, and asked what needs to be done to stop the development completely.

George Morneau 59 - 7250 – 144 Street, was present to comment on the proposed rezoning, and stated that he is opposed to the development. He commented that traffic is already bad and noted that there are schools in the area. Mr. Morneau commented that there are no crosswalks in the area which is dangerous for the children, and that he is opposed to a methadone dispensing facility.

Allen Batchelor, 14670 – 76 Avenue was present to comment on the proposed rezoning, and stated that the 4 adults in his household support the development. He stated that this will provide some of the commercial and professional services needed in the area. He noted that 72 and 144 are busy streets and as the development is proposed for local residents, it should not increase traffic to the area.

Mr. Batchelor stated that the concession of moving from 2 storeys to 1 storey has been a major one, and may contribute to the blight of small one storey strip malls. He stated that the focus should be on neighbourhoods and reducing the dependency on cars, and that this development is a step in the right direction.

Mr. Batchelor referred to several businesses that could be located there, and which would allow a meeting place for neighbours.

David Eaglesham, 7377 – 146 Street was present to comment on the proposed rezoning, and stated that he is opposed to the development and that he purchased in the area because it was all zoned residential.

Moreno Ciapponi, 7378 – 146 Street, was present to comment on the proposed rezoning, and stated that he is opposed to the development because they had purchased based on the NCP and were told that this area would not be used for commercial purposes. He continued that the current NCP was approved in 1996, and it was not deemed necessary to have a commercial location at that time, and he feels that it is not necessary to change that now.

Mr. Ciapponi continued that when they moved in, they were aware of where the commercial sites were located and all the services required are already within the Newton area. He noted that there are several vacancies in the area, which could accommodate any services not already provided.

Mr. Ciapponi commented on the increased traffic and crime which would occur because of the development and stated that there is already a high incidence of crime. He stated that the use of video cameras for security will not be beneficial for the residents as it will only record incidents on the commercial property.

Mr. Ciapponi asked whether the use of a restrictive covenant would preclude the possibility of the applicant coming back and asking for a pub or other development in the future. He commented on the potential businesses which would locate at the development and the types of businesses currently in the area.

Mr. Ciapponi stated that there is a high level of opposition to the development, and that Council had previously suggested that the developer hold another public information meeting. He stated that a meeting was held January 14, but there was limited notification of residents in the area, and that he feels the developer did not comply with Council's wishes.

Mr. Ciapponi referred to the Planning Department report and that support for the proposal is based on a sample of 20 homes, which he does not feel is indicative of community support. He concluded by asking that Council deny the application.

Caroline Christiaens, 14698 – 73 Avenue, was present to comment on the proposed rezoning, and stated that she is opposed to the development. She commented that her concerns are increased traffic, changing the character of the neighbourhood, attracting crime to the neighbourhood, and that they do not feel there is a need for commercial development in that location. She continued that if anything is needed it is probably some development of the existing grocery store.

Ms. Christiaens advised that even if the development was to go ahead, they would still be driving as they would not be doing all of their shopping at a corner store. She noted that if there is a need for more commercial development it should remain in high traffic corridors. She continued that concentrated retail space enhances the attractiveness of the City.

Ms. Christiaens stated that she would not have known about the public information meetings if it had not been for her neighbours, and that the information dropped at her home did not provide information about the meeting.

Maryanne Connor-Simpson, 6 – 23260 Dyke Road Richmond, stated that she owns and operates a sales and marketing real estate firm, and that it is her experience that commercial amenities can actually add value to adjacent properties. She commented that prospective buyers consider it a premium to be close to these types of amenities.

Ms. Connor-Simpson stated that has been involved in the sale of over 800 units in the Lower Mainland, and it has always been an asset for prospective buyers to have amenities close at hand. She referred to other developments and sales in the Lower Mainland due to the close proximity of services.

Katrina Lorinc, 10 - 7250 – 144 Street was present to comment on the proposed rezoning, and stated that she worked very hard to get into the position of being able to purchase her property. She stated that when she bought she was told that the property on the corner was zoned for residential and not commercial. She commented on the number of small children and the elementary schools nearby and expressed concern with safety.

Ms. Lorinc stated that she has seen stores go into strip malls and then go out of business, because there are not enough people utilizing them. She advised that there are presently sufficient services in the area, and commented on increased crime.

Tim Laslo, 9 - 7250 – 144 Street was present to comment on the proposed rezoning, and stated that he supports the comments of the previous speakers, and noted that the real estate industry should be working to fill in the existing vacancies as opposed to creating more vacancies.

Davinder Dhillon, 14474 – 72 Avenue, was present to comment on the proposed rezoning, and stated that at the first public information meeting he was concerned with the commercial development being two storey and that this has now been corrected to one storey. He stated that he was also concerned with the walkway, which has also been changed, and that he is now in favour of the development.

Kenneth Gisborne, 38 - 7250 – 144 Street, was present to comment on the proposed rezoning, and stated that he moved into the complex because he was looking for a home with southern exposure so that he could get as much winter sun as possible. He stated that he had been opposed to a two-storey development, and would be equally opposed to a townhouse development as it would block out the sun from his townhouse. He stated that if done well, this development could be a complement to the neighbourhood.

Mr. Gisborne stated that 72 and 144 is a high traffic accident area and that the City should take the opportunity to correct this if the development goes through. He stated that there are a lot of children in the area, and it may be warranted to have the speed reduced to 30 kmh.

Mr. Gisborne commented on the north side of the development and the berm, which will deaden the sound and block the view of the commercial property, but noted that the soil is very moist and will invite more water to filter into the back yards of their development.

Mr. Gisborne stated that they are proposing motion lights at the back of the property, but that there is a high wildlife population going through the area, which will turn the lights on all night. He stated that lights should illuminate landscaping but not create a nuisance in the neighbourhood.

Mr. Gisborne noted that the video security camera is not going to be live monitored, and expressed concern that the developer follows through with having the security guard on site on an ongoing basis. He commented that the back of the buildings may invite graffiti and that this would need to be enforced by the City with clean up done within 24 hours.

Mr. Gibsorne commented on the fencing to be placed on the north property line, which may encourage prostitution in the area around the phone booth at the grocery store. He stated that they would need to know that the security guards would be prepared to deal with that.

Mr. Gisborne concluded that development needs to be well thought out and maintained and that safeguards need to be in place to be consistent with the vision and the drawings that have been given by the developer.

Reinhart Blum, 14691 – 75 Avenue was present to comment on the proposed rezoning, and stated that they had purchased in the area based on that property remaining residential. He stated that he also feels that covenants cannot be trusted and may be changed. He commented that his family will not do a lot of shopping at a corner store.

Councillor Tymoschuk left the meeting at 10:12 p.m.

Jack Bonar, 13721 – 105 Avenue, was present to comment on the proposed rezoning, and stated that he is an owner of the property, and that it has been in the family for 60 years. He stated that there have been many changes in the area and that the proposed development will provide convenient necessity type businesses. He continued that it will provide employment and be a contributor to the tax base, and that he supports the development.

Councillor Tymoschuk returned to the meeting at 10:15 p.m.

Maciej Dembek, Dembek, Barnett Architects, was present to comment on the proposed rezoning, and stated that they had started with a two-storey development but have now reduced this to one storey, and that parking has been reduced to improve the appearance of landscape and to increase the survival of the existing redwood trees.

Mr. Dembek stated that the rear setback has been increased to between 30 and 33 feet and at the east to 40 feet to increase the size and solidity of the landscape buffer in the area. They are proposing an open wrought iron fence so that visibility is maintained. He stated that any doors at the rear have been removed to restrict access to the area, and the rear wall has been broken up and articulated so that it presents itself well to the neighbourhood, if it is at all visible through the landscaping.

Mr. Dembek stated that there will be a very private and secure rear yard area, and that they are planting thorny bushes that will discourage criminal activity through the area and yet remain visible. They have moved the garbage container to the northwest area of the property, and are willing to move it again to mitigate concerns of the neighbours.

Mr. Dembek stated that it is logical from a planning point of view to place a commercial development at a high traffic area.

C. Banghu 14474 – 70 Avenue, was present to comment on the proposed rezoning, and stated they are in favour of the project. He stated that he feels that the mall will increase the value of the neighbourhood

Robin O'Krane, 7419 – 146 Street, was present to comment on the proposed rezoning, and stated that there will be a lot of large trucks for the food service, and that noise will be generated by garbage trucks, and the air conditioning units on the top of the building. He stated that there would be no control over the time of the deliveries and that at times these would be early in the morning.

Phil Boname, Urbanics Consultants, was present to comment on the proposed rezoning, and stated that most often developers do not wish to put forward a shopping centre of this scale as the population base may be 5 to 10 years in the future. He stated that the Newton town centre will to some extent fill the needs, but small neighbourhood shopping centres also fulfill a social function, and that it takes time for residents to adjust to the change, but they would eventually come to enjoy it.

Mr. Boname stated that they normally plan for 2 years in advance of population, and that at build out this area will have population of over 13,000 and the proposed centre will satisfy future demands for commercial development in the area. He commented that this is on 2 major arterials and that generally residential would not be placed in that location.

Mr. Boname continued that planning for the shopping centre has taken into consideration the retail situation in the Newton town centre. He stated that the functionality of the development may be compromised by trying to accommodate the concerns of the neighbourhood and that it is now approximately half the size of the original proposal. He stated that in the context of traffic and transportation the centre will be closed during the morning rush hour, and will not have left in and left out turning provisions but be restricted to right in and right out.

Mr. Boname stated that shopping centres can have a traffic calming function as people turn in and out, and that the developer is proposing by covenant to restrict the hours of operation to what the community would like to have. He suggested that most likely this will not be beyond 10 o'clock in the evening.

Mr. Boname continued that built within the design are many suggested ways of trying to protect the neighbourhood such as security, lighting, and access. He noted that it is intended to be a high quality centre, with many positive impacts such as more jobs, within walking distance, acting as a social centre, providing a buffer between the arterials, and a centre which will service the next 5,000 residents who move to the area.

**15. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2002, No. 14603**

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 12 "One-Acre Residential Zone (RA)" is amended in Section F, Yards and Setbacks in the second footnote by deleting the words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words "1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*".

The purpose of this amendment is to ensure the setback requirements of the RF Zone apply to lots less than 1,858 square metres (0.5 acre) in area.

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.

The meeting recessed at 10:33 p.m. and reconvened at 10:42 p.m. with all members of Council present, except Councillors Eddington and Hunt.

C. COMMITTEE REPORTS

1. Agricultural Advisory Committee - December 7, 2001

RES.R02-121 (a) It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the minutes of the Agricultural
 Advisory Committee meeting held on December 7, 2001, be received.
Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

**Proposed Lot Line Adjustment within the ALR
 (Surrey Lake) File: 7901-0290-00
 152nd Street between 76th and 72nd Avenues**

RES.R02-122 It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Agricultural Advisory Committee
 recommend to Council that the Manager, Planning, Research & Design for
 the Parks, Recreation & Culture Department be invited to meet with the
 Agricultural Advisory Committee to provide a report on the Steering
 Committee from the Mud Bay Park Lands and the park land to be created
 at Surrey Lake.
Carried

RES.R02-123 It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council be advised that the
 Agricultural Advisory Committee supports the creation of three lots in the
 Surrey Lake area, as set out in file 7901-0290-00, and recommends that
 the City-owned right-of-way include a provision for prohibiting public
 access.
Carried

Farm Tour 2002 Sub-committee Notes

RES.R02-124 It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Agricultural Advisory Committee
 recommend to Council that staff investigate corporate donors to support the 2002
 Farm Tour.
Carried

D. BOARD/COMMISSION REPORTS**1. Surrey Heritage Advisory Commission - January 16, 2002**

(a) It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the Surrey Heritage
Advisory Commission meeting held on January 16, 2002, be received.
RES.R02-125 Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Development Applications on Crescent Road

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Surrey Heritage Advisory
Commission (HAC) recommends to Council that the Planning and
Development department review the intent of the By-law for Heritage
Designation, and bring forward a report to the HAC regarding future
development applications along the Crescent Road corridor.
RES.R02-126 Carried

**Heritage Week 2002 - February 18-24, 2002
"Heritage That Works – Our Industrial Age"**

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Surrey Heritage Advisory
Commission recommends to Council that funding in the amount of up to
\$2,000 be approved for Heritage Week 2002 expenses.
RES.R02-127 Carried

**Heritage Planners & Professionals Annual Meeting
December 7, 2001**

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Heritage Advisory Commission
recommends to Council that a Heritage Commissioner and a staff member
attend the *Implications for Heritage Conservation Policies* seminar to be
held on February 23, 2002 at the Simon Fraser University Harbour Centre
Campus, and that funding in the amount of \$200 for each person be
approved in accordance with Council policy.
RES.R02-128 Carried

Mound Farm Barn

File: 6800-20-20

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Surrey Heritage Advisory
Commission (HAC) recommends to Council that the Parks, Recreation
and Culture department provide the HAC with suggestions for the re-use
or sale of the materials salvaged from the Mound Farm Barn.

RES.R02-129

Carried

Bourassa Farm House

File: 0525-011; 0524-007

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Surrey Heritage Advisory
Commission (HAC) recommends to Council that the Mayor forward
correspondence to the owner(s) of the Bourassa House by Registered
Mail, inviting the owners to attend a future HAC meeting, with a view to
providing information regarding future plans and maintenance of the
property; and further that

RES.R02-130

Should no response be forthcoming within two weeks from the date of
receipt of the correspondence by the owner(s), that a request to appear at
Council-in-Committee be forwarded to the owner(s) of the property.

Carried

Heritage Society of BC – Annual Membership

File: 6800-03

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Surrey Heritage Advisory
Commission (HAC) recommends to Council that funding in the amount of
\$50 be approved in order to renew the HAC's annual membership to the
Heritage Society of British Columbia.

RES.R02-131

Carried

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **BRITISH COLUMBIA LAND SURVEYORS WEEK**

January 21 - 25, 2002

WHEREAS the Corporation of Land Surveyors of the Province of British Columbia is holding its Ninety-Seventh Annual General Meeting in the City of Surrey, and members and guests from throughout British Columbia, across Canada and the neighbouring United States will be visiting the City; and

WHEREAS the early Land Surveyor's of British Columbia played a key role in the settlement and division of land within the City; and

WHEREAS Land Surveyors continue to perform a valuable role in the ongoing life and development of communities throughout the Province; and

WHEREAS the Corporation of Land Surveyor's will be holding a trade fair open to guests and all members of the surveying and mapping community, and that the development and use of geomatics technology and industry is encouraged within the City;

NOW, THEREFORE, BE IT RESOLVED that I, Doug W. McCallum, do hereby declare the week of January 21 - 25, 2002, as "BRITISH COLUMBIA LAND SURVEYORS WEEK" in the City of Surrey.

Doug W. McCallum
Mayor

(b) **FAMILY LITERACY DAY**

January 27, 2002

WHEREAS improving the reading, writing and other basic literacy skills of all British Columbians is vital to our social and economic development as a province; and

WHEREAS research shows the strong influence parents have on the literacy development of their children; and

WHEREAS family literacy programs ensure that children and youth have the best possible environment for getting a head start on literacy and life-long learning; and

WHEREAS family literacy programs provide an opportunity for children and parents to learn together;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare January 27, 2002, as "FAMILY LITERACY DAY" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of January 21, 2002, were considered and dealt with as follows:

Item No. R004 Land Donation for Park
File: 8380-282/A; 0870-20

The General Manager, Engineering submitted a report concerning a land donation for a park.

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

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Council authorize the donation of the northerly ±4.0 acres from PID No. 013-180-185 (1144 - 184 Street) for park purposes, in exchange for the issuance of a tax receipt under Canada's Ecological Gifts Program.

RES.R02-132

Carried

Item No. R005 Land Acquisition for Park - BC Transportation
 Financing Authority
 File: 8380-049/B/C; 0870-20

The General Manager, Engineering submitted a report concerning land acquisition for park, BC Transportation Finance Authority.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That Council authorize the acquisition of the
 northerly ± 4.576 acres from PID Nos.: 008-988-391 (16021 – 104 Avenue) and
 014-073-129 (16069 – 104 Avenue) in the amount of \$1,240,000, plus GST.

RES.R02-133

Carried

Item No. R006 Lane Exchange at 72 Avenue & King George Highway
 File: 7901-0131

The General Manager, Engineering submitted a report concerning land exchange at 72 Avenue and King George Highway.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That Council authorize:

1. a lane exchange to close a ± 290 m² ($\pm 3,122$ s.f.) unopened portion of lane at 72 Avenue between 137 Street and King George Highway in exchange for a ± 62 m² (± 667 s.f.) portion of PID No. 010-126-902 (7216 King George Highway); and
2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

RES.R02-134

Carried

Note: See By-law 14612, H.17 of this agenda.

Item No. R007 Proposed Amendments to Surrey Fee Setting By-law
File: 3900-20 (14577)

The General Manager, Engineering submitted a report to obtain Council's approval to amend the Surrey Fee Setting By-law to introduce a new fee for the provision of consultant reports currently in City files.

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

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

1. Approve a new service of providing public information consultants' reports without the need for a Freedom of Information Request.
2. Approve the inclusion of a new \$50.00 fee for the provision of consultant reports currently in City files, effective February 1, 2002; and
3. Instruct the City Clerk to introduce an appropriate amendment By-law to implement the above recommendations.

RES.R02-135

Carried

Note: See By-law 14617, H.20 of this agenda.

Item No. R008 Update of Specified Charge By-law for Pre-Servicing of
Industrial Area at 94 Avenue & 190 Street
File: 5240-01

The General Manager, Engineering submitted a report to seek Council's approval to update the schedules in By-law No. 14214 to reflect the final actual construction costs for the pre-servicing of the Industrial Area at 94 Avenue and 190 Street.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Villeneuve
That Council approve the updated schedules
based on the actual final construction costs for By-law No. 14214 for
Pre-Servicing of Industrial Area at 94 Avenue and 190 Street.

RES.R02-136

Carried

Note: See By-law 14618, H.21 of this agenda.

Item No. R009 Conference Attendance
File: 0390-01

The City Manager submitted a report concerning conference attendance.

The City Manager was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That Council authorize the City Manager to attend:

1. The International City Managers' Association's Best Practices Symposium in Sydney, Australia during May 10 to 11, 2002, and
2. The Annual Conference of the Local Government Managers of Australia in Sydney during May 12 to 15, 2002.

RES.R02-137

Carried

Item No. R010 Amendments to Highway and Traffic By-law, 1997,
No. 13007
File: 3900-20-13007

The City Solicitor submitted a report concerning amendments to the Highway and Traffic By-law, 1997, No. 13007.

The City Solicitor was recommending approval of the recommendations outlined in his report.

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

1. Approve the amendment to Schedule "A" of the Fee Schedule of Highway and Traffic By-law, 1997, No. 13007 (the "By-law"); and
2. Instruct the City Clerk to prepare and introduce the appropriate amending by-law replacing the existing schedule with the new schedule attached to this report.

RES.R02-138

Carried

Note: See By-law 14619, H.22 of this agenda.

Item No. R011 Animal Control Agreement with the Society for the Prevention of Cruelty to Animals (the "SPCA") for Animal Control and Pound Services
File: 0850-20-SPCA

The City Solicitor submitted a report concerning the Animal Control Agreement with the Society for the Prevention of Cruelty to Animals (the "SPCA") for Animal Control and Pound Services.

The City Solicitor was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That Council authorize the agreement with the SPCA for Animal Control and Pound Services substantially in the form of Appendix "A" as approved by the City Solicitor (the "Agreement").

RES.R02-139

Carried

Item No. R012 Appointments to the Advisory Design Panel
File: 0370-20

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

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

It was Moved by Councillor Steele
Seconded by Councillor Villeneuve
That Council appoint the following persons to the Advisory Design Panel:

1. For a term ending November 1, 2003, the following architects to fill the vacant architect alternate positions:

Mr. David Dove, MAIBC,
Mr. Norman Huth, MAIBC, and
Mr. Alan Nakaska, MAIBC;

2. For a term ending November 1, 2002 the following development industry representative to fill the vacant development industry representative alternate position:

Mr. Hershey Porte; and

3. For a term ending November 1, 2002 the following member of the Surrey RCMP to fill the vacant RCMP alternate position:

Constable Jo-Ann Janecke.

RES.R02-140

Carried

Item No. R013 Fire Damaged Buildings at 12634 - 116 Avenue
File: 12634-11600

The General Manager, Planning & Development submitted a report concerning fire damaged buildings at 12634 - 116 Avenue.

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

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

1. Receive this report;
2. Pass a motion to proceed with a by-law and related hearing under Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323 (the "*Local Government Act*"), for the fire damaged buildings at 12634 - 116 Avenue; and
3. Instruct staff to serve the parties affected by the proposed by-law with a copy of this Preliminary Report, a copy of the Hearing Report, the draft by-law and any other relevant materials and that a hearing date be set for the earliest Regular Council meeting 14 days following the service.

RES.R02-141

Carried

Item No. R014 Home Ownership Assistance Program - Proposed Revisions for Phase 2 and Use of the Affordable Housing Reserve Fund
File: 4815-20

The General Manager, Planning & Development submitted a report to:

1. Provide Council with an update on the Program;
2. Recommend amendments to the Program;
3. Present information about the current and projected residential market conditions and how they may affect participation in the Program; and

- 4. Discuss possible alternatives for using the funds available in the Affordable Housing Reserve Fund to provide affordable housing to Surrey residents.

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

The Chair called for division of the question.

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

- 1. Receive this report as information;
- 2. Approve the proposed revisions to the Home Ownership Assistance Program as described in this report and which are incorporated in the revised Affordable Home Ownership Policy (the "Policy") and Home Ownership Assistance Program (the "Program") information attached in Appendix "I" and "II" respectively;
- 3. Approve the implementation of Phase 2 of the Program with funding up to a maximum of \$300,000, including administration costs which amount has already been approved in the City's annual operating budget;
- 4. Authorize staff to negotiate an Administration Agreement with the Greater Vancouver Housing Corporation ("GVHC") to administer Phase Two of the Program in accordance with the revised Program and Policy, subject to such agreement being forwarded for Council approval prior to execution.

RES.R02-142

Carried with Councillor Bose against

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That Council defer consideration of Item 5
pending a report from staff in due course on the results of implementation of Phase 2 in the Homeowner Assistance Program.

RES.R02-143

Defeated with Councillors Bose
Higginbotham, Watts, and Villeneuve
against

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

5. Council pursue the development of a policy directed at providing funding to "non-ownership" affordable housing projects, and that staff be directed to develop policy options and provide a further report to Council that identifies and evaluates the policy options and provides appropriate recommendations for Council's consideration.

RES.R02-144 Carried with Councillor Steele, Tymoschuk and Mayor McCallum against

Item No. R015 Grandview Heights/Highway 99 Corridor -
Local Area Plan
File: 6520-20

The General Manager, Planning & Development submitted a report concerning the Grandview Heights/Highway 99 Corridor, Local Area Plan.

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

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

1. Receive this report as information; and
2. Authorize staff to proceed with preparing a Local Area Plan for the Grandview Heights/Highway 99 Corridor based on the Terms of Reference attached to this report.

RES.R02-145 Carried with Councillor Bose against

Item No. R016 Unfinished Dwelling at 12121 - 101B Avenue
File: 5400-20-10170; 12121-10170

The General Manager, Planning & Development submitted a report concerning an unfinished dwelling at 12121 - 101B Avenue.

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

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

1. Council direct staff not to take action with respect to the Order adopted under By-law No. 14449, related to the property at 12121 – 101B Avenue until a further status report is considered by Council; and
2. Staff be directed to provide a further status report to Council if the current rate of steady progress toward completion of the dwelling does not continue, but in any case, no later than April 30, 2002.

RES.R02-146

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14596"

7901-0071-00 - Jarnail S. Garcha, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 6190 - 188 Street - to permit subdivision into approximately five single family lots.

Approved by Council: December 10, 2001

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14596" pass its third reading.

RES.R02-147

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14606"

7901-0274-00 - Gurmit and Surinder Hayre, Avtar and Narinder Hayre, Rachpal and Nirbhai Jagpal, c/o H.Y. Engineering Ltd.

RA & RF (BL 12000) to RF-12 & RF (BL 12000) - 6860 - 184 Street,
Portion of 6863 - 184A Street - to permit subdivision when consolidation with the two southerly properties is completed, into 4 small single family lots and 4 standard single family lots.

Approved by Council: January 7, 2002

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605"

7901-0256-00 - Brock Dorward, Gayle Stephens and Bradley Martin,
c/o Aspen Estates Ltd. (Brock Dorward)

C-5 (BL 12000) to CD (BL 12000) - 12225 Beecher Street - to permit the development of a commercial building fronting Beecher Street and a coach house/garage fronting the flanking lane.

Approved by Council: January 7, 2002

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14605" pass its third reading.

RES.R02-152

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14608"

7901-0125-00 - Vaclav and Helen Voracek, John and Margaretha Desmond,
c/o Parklane (Ben Taddei)

A-1 & A-2 (BL 12000) to CD (BL 12000) - 3789 - 156 Street,
15492 - 40 Avenue - to permit the development of 106 single family units.

Approved by Council: January 7, 2002

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14608" pass its third reading.

RES.R02-153

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14597"

7901-0187-00 - Gerardo and Francesca Frustaci, c/o Clarence Arychuk

RA (BL 12000) to RF (BL 12000) - 16119 - 110 Avenue - to permit subdivision into approximately twelve (12) single family lots.

Approved by Council: December 10, 2001

to an existing religious assembly hall to school with a maximum enrollment of 120 students.

This item was not in order for consideration as the Public Hearing was postponed to February 18, 2002

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14600"

7901-0030-00 - Satish and Praksh Kumar, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) and RF (BL 12000) to RF-G (BL1 2000) - 7619 and 7635 - 144 Street - to permit the development of 9 single family lots and an open space lot.

Approved by Council: December 10, 2001

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14600" pass its third reading.

RES.R02-157

Carried

- 11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 26 Amendment By-law, 2002, No. 14604"

7901-0296-00 - C.C.P. Holdings Ltd., c/o Kirti Shukla

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas by adding a new heading "Temporary Commercial Use Permit Area No. 6". This amendment is necessary for the temporary sale of previously owned automobiles on a portion of property located at 8670 - 120 Street (also shown as 8678 - 120 Street).

Approved by Council: January 7, 2002

Note: A Temporary Use Permit (7901-0296-00) on the site is to be considered for Final Approval under Item I.2(a) of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 26 Amendment By-law, 2002, No. 14604"
pass its third reading.

RES.R02-158

Carried

- 12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2002, No. 14609"

7901-0227-00/3900-14609 - Council Initiated Text Amendment

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

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 are amended to include new RF-9 Single Family Residential (9) Zone. Part 4 General Provisions is amended in Sections B.7, E.15 and F.1. New Part 17B Single Family Residential (9) Zone is inserted.

These amendments are necessary to incorporate the new RF-9 zone to accommodate various types of small lot residential projects.

Approved by Council: January 7, 2002

This by-law in proceeding in conjunction with By-law 14610.

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2002, No. 14609" pass its third reading.
Carried

RES.R02-159

- 13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14610"

7901-0227-00 - James Bresett

RA (BL 12000) to RF-9 (BL 12000) - 6170 - 138 Street - to permit the development of 6 single family small lots.

Approved by Council: January 7, 2002

This by-law in proceeding in conjunction with By-law 14609.

It was
 Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14610" pass its third reading.
Carried with Councillor Bose against

RES.R02-160

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14602"

7901-0233-00 - The Board of School Trustees of School District No. 36 (Surrey),
Jack Bonar and Marlene Bonar, c/o Sukhi Sanghe

RA (BL 12000) to C-5 (BL 12000) and RF (BL 12000) - 14413 and
14467 - 72 Avenue - to permit the development of a 3,397 square metre
(36,567 sq.ft.) commercial plaza plus 2 single family lots.

Approved by Council: December 10, 2001

Note: A Development Variance Permit (7901-0233-00) on the site is to be
considered for Final Approval under Item I.1(b) of this agenda.

It was Moved by Councillor Steele
Seconded by Councillor Higginbotham
That the application be referred to staff to
work with the developer and the community and report back to Council
Carried with Councillor Bose and
Villeneuve against

RES.R02-161

15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2002,
No. 14603"

3900-14603/5591-001 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as
amended, in Part 12 One-Acre Residential Zone as follows:

Section F. Yards and Setbacks is amended in the second footnote by deleting the
words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words
"1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple
residential lot*".

The purpose of this amendment is to ensure the setback requirements of the
RF Zone apply to lots less than 1,858 square metres (0.5 acre) in area.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2002, No. 14603" pass its third reading.
Carried with Councillor Bose against

RES.R02-162

17. "Portion of Lane at 72 Avenue between 137 Street and King George Highway Road Exchange By-law, 2002, No. 14612"

7901-0131-00/3900-14612 - Imperial Oil Limited

To authorize the closure of 290 square metres of lane at 72 Avenue and King George Highway and its exchange for 62 square metres of 7216 King George Highway. This exchange will facilitate the closure of this non-constructed lane and also provide a future road widening for King George Highway.

Compensation: \$62,423.00 (payable to the City of Surrey) To be approved.

Approved by Council: To be approved

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R006 of this Agenda.

It was
137 Street and King George Highway Road Exchange By-law, 2002, No. 14612" pass its first reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Portion of Lane at 72 Avenue between

RES.R02-167

Carried

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

It was
137 Street and King George Highway Road Exchange By-law, 2002, No. 14612" pass its second reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Portion of Lane at 72 Avenue between

RES.R02-168

Carried

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

It was
137 Street and King George Highway Road Exchange By-law, 2002, No. 14612" pass its third reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Portion of Lane at 72 Avenue between

RES.R02-169

Carried

18. "Surrey Plumbing By-law, 1981, No. 6569, Amendment By-law, 2002, No. 14613"

3900-14613/0023-001 - Regulatory By-law Text Amendment

"Surrey Plumbing By-law, 1981, No. 6569" as amended, is hereby further amended in Section 10.2 by deleting the words "a fee of fifty dollars (\$52.00)" and inserting the words " a fee of fifty-four dollars (\$54.00)". This amendment is a housekeeping amendment that is necessary to correct a typographical error.

Approved by Council: To be approved

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Plumbing By-law, 1981,
No. 6569, Amendment By-law, 2002, No. 14613" pass its first reading.

RES.R02-170

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Plumbing By-law, 1981,
No. 6569, Amendment By-law, 2002, No. 14613" pass its second reading.

RES.R02-171

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Plumbing By-law, 1981,
No. 6569, Amendment By-law, 2002, No. 14613" pass its third reading.

RES.R02-172

Carried

MISCELLANEOUS

19. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 25 Amendment By-law, 2001, No. 14588"

0023-14588/2302-001 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, No. 12900" as amended, is hereby further amended by replacing Division A in its entirety, and inserting new Division F - Guidelines for Crime Prevention Through Environmental Design (CPTED).

The purpose of this by-law amendment is to introduce new policies into the Official Community Plan resulting from the Major Review that has been

undertaken in 2001, and that will provide a strong business dimension to the Plan in support of the City's industrial/commercial/business thrust.

Approved by Council: November 26, 2001

- * Council is advised that (reference memorandum dated January 16, 2002 in by-law back-up) at the December 10, 2001 Regular Council-Public Hearing meeting, amendments to the OCP were on table (see December 6, 2001 memo from General Manager, Planning & Development). However, Council did not deal with the OCP, but rather, referred it back to staff for additional information. A report was received at the January 7, 2002 Regular Council meeting, and the by-law was given third and final reading, however, the proposed amendment to Council was missed. The steps outlined to incorporate the changes that were before Council on December 10 will ensure that all legislated processes have been followed in accordance with the *Local Government Act*.

It is therefore in order for Council to rescind third and final reading, and to amend the by-law to incorporate the minor changes, "housekeeping" in nature. The by-law should be amended to incorporate the changes, and given third and final readings.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council rescind Resolution R02-70 of
the January 7, 2002 Regular Council Minutes passing final adoption of "Surrey
Official Community Plan By-law, 1996, No. 12900, Text No. 25 Amendment
By-law, 2001, No. 14588"

RES.R02-173 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council rescind Resolution R02-69 of
the January 7, 2002 Regular Council Minutes passing third reading of "Surrey
Official Community Plan By-law, 1996, No. 12900, Text No. 25 Amendment
By-law, 2001, No. 14588"

RES.R02-174 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council amend "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 25 Amendment By-law,
2001, No. 14588" as outlined in the table attached to the memorandum dated
December 6, 2001 in By-law backup.

RES.R02-175 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 25 Amendment By-law, 2001, No. 14588"
 pass its third reading, as amended.
 RES.R02-176 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 25 Amendment By-law, 2001, No. 14588" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R02-177 Carried

INTRODUCTIONS (Cont'd)

20. "Surrey Fee Setting By-law, 2001, No. 14577, Amendment By-law, 2002,
 No. 14617"

3900-14617/3900-20(14577) - Regulatory By-law Text Amendment

"Surrey Fee Setting By-law, 2001, No. 14577" is hereby amended in Schedule A
 by adding an additional item "19. Consultant Reports \$50.00 per report". This
 amendment is necessary to introduce a new fee for the provision of consultant
 reports currently in City files, to provide faster response for the public, and is
 anticipated to cover the retrieval and copy costs.

Approved by Council: To be approved
 Corporate Report Item R007

Note: This By-law will be in order for consideration of Three Readings, should
 Council approve the recommendations of Corporate Report Item No. R007
 of this Agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Fee Setting By-law, 2001,
 No. 14577, Amendment By-law, 2002, No. 14617" pass its first reading.
 RES.R02-178 Carried

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

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Specified Charge
Supplementary By-law, 2001, No. 14214, Amendment By-law, 2002, No. 14618"
pass its third reading.

RES.R02-183 Carried

22. "Highway and Traffic By-law, 1997, No. 13007, Amendment By-law, 2002,
No. 14619"

3900-14619/3900-20-13007 - Regulatory By-law Text Amendment

To amend "Highway and Traffic By-law, 1997, No. 13007" as amended, by replacing Schedule "A" Fine Schedule. The purpose of this amendment is to extend the time for early payment from three days to seven days, and the amounts for early payment have been adjusted to reflect costs. These changes will not increase any of the fines or penalties, but will only affect the early payment schedule.

Approved by Council: To be approved
Corporate Report Item R010

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R010 of this Agenda.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Highway and Traffic By-law, 1997,
No. 13007, Amendment By-law, 2002, No. 14619" pass its first reading.

RES.R02-184 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Highway and Traffic By-law, 1997,
No. 13007, Amendment By-law, 2002, No. 14619" pass its second reading.

RES.R02-185 Carried

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

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Highway and Traffic By-law, 1997,
 No. 13007, Amendment By-law, 2002, No. 14619" pass its third reading.
 RES.R02-186 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. 7998-0245-00**
Wolfgang Lyttek, Nobuko Lyttek, Norman & Pamela Leang
c/o Hunter Laird Engineering (Clarence Arychuk)
 3407, 3427 and 3439 King George Highway, Land Northwest of
 3439 King George Highway and a Portion of King George Highway

To reduce the front yard setback requirement from 6 metres (20 ft.) to 4 metres (13 ft.) for proposed lots 25 through 34 inclusive, to permit the development of 59 single family small lots.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7998-0245-00 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.R02-187 Carried

Note: See By-law 14601, Item H.3 of this agenda.

- (b) **Development Variance Permit No. 7901-0233-00**
The Board of School Trustees of School District No. 36
Jack Bonar and Marlene Bonar
c/o Sukhi Sanghe
 14413 and 14467 - 72 Avenue

To reduce the south and west yard setback requirement from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the proposed corner building to permit the development of a 3,397 square metre (36,567 sq. ft.) commercial plaza plus 2 single family lots.

Note: See By-law 14602, Item H.11 of this agenda.

This item was not in order as Council referred By-law 14602 back to staff for a report earlier in the meeting.

2. Formal Approval of Temporary Use Permit

- (a) **Temporary Use Permit No. 7901-0296-00**
C.C.P. Holdings Ltd., Inc. No. 54315/Kirti Shukla
Portion of 8670 - 120 Street
(also shown as 8678 - 120 Street)

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

"That Temporary Use Permit 7901-0296-00 be issued to C.C.P. Holdings Ltd., Inc. No. 54315 to continue the temporary sale of previously owned automobiles for a period not to exceed two years, on the site more particularly described as Portion of Lot 78, Except Part Road on Plan LMP 45427, Section 30, Township 2, New Westminster District, Plan 47666, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was
Moved by Councillor Watts
Seconded by Councillor Steele
That Temporary Use Permit 7901-0296-00
be issued to C.C.P. Holdings Ltd., Inc. No. 54315 to continue the temporary sale of previously owned automobiles for a period not to exceed two years, on the site more particularly described as Portion of Lot 78, Except Part Road on Plan LMP 45427, Section 30, Township 2, New Westminster District, Plan 47666, and that the Mayor and Clerk be authorized to sign the necessary documents."

RES.R02-188

Carried

Note: See By-law 14604, Item H.12 of this agenda.

3. Delegation Requests

- (a) **Doug Henderson**
ICBC Loss Prevention, Surrey
Lisa Nemetz Memorial Award Presentation
File: 0550-10

Requesting to appear before Council on January 28, 2002 to present Mr. Bill Brand with the Lisa Nemetz Memorial Award in recognition of road safety.

- (b) **Canadian Cancer Society
White Rock/South Surrey Unit**
File: 0320-05

Requesting permission to hold the following fund raising activities:

- (i) the sale of daffodils on Saturday, March 23, 2002; and
- (ii) the annual house-to-house canvass for funds during the month of April, 2002.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Canadian Cancer Society, White
Rock/South Surrey Unit be granted permission to hold the following fund
raising activities:

- (i) the sale of daffodils on Saturday, March 23, 2002; and
- (ii) the annual house-to-house canvass for funds during the month of April, 2002.

RES.R02-192

Carried

- 5. 2002 Local Government Election
Advance Poll Location(s)**
File: 4200-22

Memorandum from the Acting City Clerk recommending that Council approve the Fleetwood Community Recreation Centre at 15996 - 84 Avenue as the location for the Advance Poll for the 2002 Local Government Election, and give consideration to an additional advance poll location in South Surrey.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Fleetwood Community Recreation
Centre at 15996 - 84 Avenue be approved as the location for the Advance Poll for
the 2002 Local Government Election, and an additional advance poll be located in
the South Surrey area.

RES.R02-193

Carried

- 6. Simon Fraser University Conference on
Transportation Demand Management - March 6 - 8, 2002**
File: 0390-01

Council is requested to pass a resolution to authorize all members of Council to attend the Simon Fraser University Conference on Transportation Demand Management, to be held March 6 - 8, 2002.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That all members of Council be authorized
to attend the Simon Fraser University Conference on Transportation Demand
Management, to be held March 6 - 8, 2002.
RES.R02-194 Carried

J. CORRESPONDENCE

It was Moved by Councillor Watts
Seconded by Councillor Steele
That the following correspondence Item be
received, the actions be approved and the appropriate person or agency be informed.
RES.R02-195 Carried

INFORMATION ITEMS

1. Letter dated December 27, 2001 from **Mayor Corinne Lonsdale, District of Squamish**, providing Council with the following motion which was passed at their December 18, 2001 Council meeting regarding Community Support:

"WHEREAS local government is best qualified to understand the strengths, needs and challenges of our community; and

WHEREAS the roles, rights and responsibilities of local governments will be redefined by the Fall of 2002 through the new Community Charter; and

WHEREAS the Provincial Government has further announced its intentions to shift primary support for key social services to communities and families; and

WHEREAS the Provincial Government has further announced its intentions to reduce program funding for services such as child protection, environmental services and aboriginal services by as much as 50%; and

WHEREAS the Provincial economy is in a fragile state and a dramatic reduction in community support services and funding may only further the economic instability; and

THEREFORE be it resolved that Squamish Council call on the Provincial Government to ensure full community consultation on program reviews and funding reductions; and

BE IT FURTHER RESOLVED THAT the Provincial Government not off-load current Provincial program responsibilities onto communities and families without ensuring program integrity and adequate funding;

AND FURTHER any transitions in program funding or delivery be done on a schedule that is respectful to the services recipients, program providers and local economics;

AND BE IT FINALLY RESOLVED THAT this resolution be submitted to the Union of BC Municipalities and its members and to the area MLAs."

File: 0250-07

ACTION ITEMS

2. E-mail dated January 7, 2002, from **Paul Wheeler, Executive Director, Semiahmoo House Society**, requesting a Letter of Support with respect to the Provincial government's proposed Developmental Disabilities funding.
File: 1540-01; 0250-01

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the e-mail dated January 7, 2002 from
Paul Wheeler, Executive Director, Semiahmoo House Society be referred to the
Mayor.

RES.R02-196

Carried

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. **Tree Planting - Awan**

It was Moved by Councillor Bose
Seconded by Councillor Watts
That the policy related to tree planting in
new subdivisions as required by the City under the Tree Preservation By-law, be
reviewed to address instances where the trees are not planted in a timely manner,
such as in the Awan Subdivision at 8765 – 159 Street, and further that a report be
submitted on the matter for Council's consideration.

RES.R02-197

Carried

2. **Continuous Link - 152 Street, Surrey to George Street, White Rock**

Councillor Bose noted that Council had received a memo from staff on the above
noted issue, and pointed out that the City Manager will be bringing a more
comprehensive report to Council.

3. Cleanup of Crescent Park

Councillor Villeneuve advised the General Manager, Parks, Recreation & Culture to advise Council by memo of the action taken regarding the cleanup of Crescent Park.

M. ADJOURNMENT

It was
adjourn.
RES.R02-198

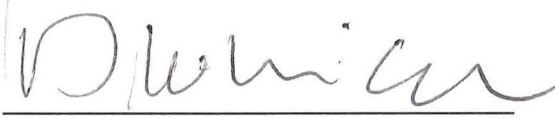
Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That the Regular Council meeting do now
Carried

The Regular Council adjourned Tuesday, January 22, 2002 at 12:15 a.m.

Certified correct:



Acting City Clerk



Mayor