



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 16, 2002
Time: 7:00 .m.

Present:

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

Staff Present:

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

A. ADOPTION OF MINUTES

1. Regular Council - September 9, 2002

Councillor Bose requested that Item L.4 be amended by striking out the words "received no seconder" and inserting the words "was ruled out of order".

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the minutes of the Regular Council

meeting held on September 9, 2002, be adopted, as amended.

RES.R02-2075

Carried

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14775

Rezoning Application: 7902-0064-00

ADDRESS:

CIVIC/LEGAL

15555 - 109 Avenue/PID: 006-545-874, Lot 28, Sec. 16,
B5N, R1W, NWD, Plan 42763

APPLICANT:

Richard and Michelle Podgurski

c/o H.Y. Engineering Ltd. (Richard Brooks)

#4 - 15243 - 91 Avenue

Surrey, B.C. V3R 8P8 and

c/o Martinique Developments (Wayne Sawatzky)

200 - 7134 King George Highway
Surrey, B.C. V3W 5A3

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, in conjunction with the property to the west, into six single family lots.

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the minimum rear yard setback, for proposed Lot 6, from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).

The purpose of the development variance permit is to retain the existing home on the proposed Lot 6.

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.

Note: See Development Variance Permit 7902-0064-00, Clerk's Report, Item I.1(a) of this agenda.

There were no objections to the proposed rezoning.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14790**

Rezoning Application: 7902-0205-00

ADDRESS: **CIVIC/LEGAL**
15417 - 103A Avenue/PID: 005-199-638, Lot 8, Sec. 28,
B5N, R1W, NWD, Plan 19060
15427 - 103A Avenue (also shown as
15425 - 103A Avenue)
PID: 005-199-701, Lot 9, Sec. 28, B5N, R1W, NWD,
Plan 19060
15437 - 103A Avenue/PID: 005-199-808, Lot 10, Sec. 28,
B5N, R1W, NWD, Plan 19060
15420 - 104 Avenue/PID: 018-769-101, Lot 1, Sec. 28,
B5N, R1W, NWD, Plan LMP16720

15430 - 104 Avenue/PID: 018-769-110, Lot 2, Sec. 28, B5N, R1W, NWD, Plan LMP16720

15444 - 104 Avenue/PID: 001-328-280, Lot 1 Except: Part Subdivided by Plan LMP16720, Sec. 28, B5N, R1W, NWD, Plan 10650

APPLICANT: Comway Developments Ltd.
c/o Teck Construction
5197 - 216 Street
Langley, B.C. V3A 2N4

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)".

The purpose of the development is to permit the development of an auto dealership in Guildford.

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 objections to the proposed rezoning.

3. Surrey Official Community Plan By-law, 1996, No. 12900, No. 65 Amendment By-law, 2002, No. 14791

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14792

Rezoning Application: 7902-0204-00

ADDRESS: CIVIC/LEGAL
10363 - 154 Street/PID: 009-790-110, Lot 2, Sec. 28, B5N, R1W, NWD, Plan 13225
15386 - 104 Avenue/PID: 002-360-268, Lot 1, Except: Parcel "A" (Bylaw Plan 67006); Sec. 28, B5N, R1W, NWD, Plan 13225

APPLICANT: Freeway Chrysler Dodge Ltd.
c/o Teck Construction
5197 - 216 Street
Langley, B.C. V3A 2N4

PROPOSAL: **BYLAW 14791**
To authorize the redesignation of the properties from Town Centre (TC) to Commercial (COM).

BYLAW 14792

To rezone the properties from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)".

The purpose of the rezoning is to permit the development of an auto dealership in Guildford.

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 objections to the proposed rezoning.

4. Surrey Land Use Contract No. 208, Authorization By-law, 1976, No. 4693, Partial Discharge By-law, 2002, No. 14796

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797

Rezoning Application: 7901-0340-00

ADDRESS: CIVIC/LEGAL
14885 - 105 Avenue/PID: 018-520-502, Lot 1, Except Part in Plan LMP19056, Sec. 20, B5N, R1W, NWD, Plan LMP12850

APPLICANT: Bassano Properties Corporation
c/o Barnett Dembeck Architects (Dave Walls)
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: **BYLAW 14796**
To discharge Land Use Contract 208 from the property to allow the underlying "Multiple Residential 45 Zone (RM-45)" to come into effect.

BYLAW 14797

To rezone the property from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a three-storey apartment building.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14797**

INTENT:

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

PERMITTED USES:

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

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

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

The Mayor indicated that E. and W. Wetter had indicated in writing their opposition to the proposed rezoning.

There were no speakers in attendance to comment on the proposed rezoning.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14803**

Rezoning Application: 7901-0220-00

ADDRESS: CIVIC/LEGAL
10174 - 152 Street (also shown as
10194 - 152 Street)/PID: 002-288-184, Lot "A"
(X27180E), Sec. 28, B5N, R1W, NWD, Plan 61834

APPLICANT: Patricia Zwicker Bischoff, Executrix of the Will of
John Glaiserman
c/o Abby Downs Construction Ltd. (John Kaethler)
#107 - 2430 King George Highway
Surrey, B.C. V4P 1H5

PROPOSAL: To rezone the property from "Community Commercial
Zone (C-8)" to "Comprehensive Development Zone (CD)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Sign By-law, 1999, No. 13656", Part 5, Section 27, as follows:

- (a) To vary the front yard setback of a free-standing sign from the west property line from 2.0 metres (6.6 ft.) to 0.2 metre (0.67 ft.).

The purpose of the rezoning and the development variance permit is to permit the construction of a Starbucks coffee shop building with drive-through, in addition to an existing restaurant at 10174 - 152 Street in Guildford.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14803**

INTENT:

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

PERMITTED USES:

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

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building*; and
 - (b) the *building* is a maximum of 279 square metres [3,003 sq.ft.].
5. *Eating establishments* including *drive-through restaurants*, provided that the drive-through operation and associated activities are not visible from 152 Street.
6. *Neighbourhood pubs*.
7. Office uses excluding the following:
 - (a) *social escort services*;
 - (b) *methadone clinics*.
8. *Parking facilities*.
9. *Indoor recreational facilities*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Assembly halls*.
12. *Community services*.
13. *Child care centres*.
14. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (a) contained within the *principal building*; and

- (b) occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

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

Note: See Development Variance Permit 7901-0220-00, Clerk's Report, Item I.1(b) of this agenda.

There were no objections to the proposed rezoning.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14776**

Rezoning Application: 7902-0136-00

ADDRESS: **CIVIC/LEGAL**
5781 - 146 Street/PID: 009-023-658, Lot 26, Sec. 10,
Tp. 2, NWD, Plan 29597
5815 - 146 Street/PID: 003-515-389, Lot 80, Sec. 10,
Tp. 2, NWD, Plan 64495

APPLICANT: Cheng-Hsi and Cheng-Chung Wu, Su-Li and Hsien-
Che Wu, Ta -Tsai, Shu-Chuan Wu, Chia-Chen, Hsin-Chen,
Yu-Lien, Yang-Lien Wu, and Stanley Shaw
c/o First Century Capital (Bill Jones)
630 Millbank Street
Vancouver, B.C. V5Z 4B7

PROPOSAL: To rezone the property at 5781 - 146 Street from
"Half-Acre Residential Zone (RH)" to "Single Family
Residential Zone (RF)".

To rezone the property at 5815 - 146 Street 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 22 single family lots and one remainder lot.

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

Michael Zuber, 5789 – 145A Street

Mr. Zuber was present and commented that his neighbourhood group signed and submitted a petition to the Planning & Development Department to Council for

review. He continued that the petition was signed by over 90% of the residents in the neighbourhood stating that they were in opposition to the proposed development. He then indicated his opposition to the proposed application.

He referred to two concerns: the rezoning of parkland and the change in lot size.

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That the petition be brought forward and
 appended to the minutes of the public hearing.
 RES.R02-2076 Carried

There was correspondence on table from J. Ferguson, J. & M. Armstrong, D. Frinokie, and T. Shaw supporting the application.

Clarence Arychuk, Hunter Laird Engineering

Mr. Arychuk was present and commented on the issue of setbacks from neighbouring properties, which are existing half-acre lots adopted under the Neighbourhood Concept Plan. He continued that the original lot sizes (RF9) in this application were made larger, and in addition, a 10 metre rear yard setback had been provided at the back of these lots.

Mr. Arychuk then commented that a transition area has been designed offering buffer spaces between the developments. He continued that, in terms of notification, the pre-notification letters were sent out and development application signs posted on the property for several months. He added that additional landscaping featuring some existing vegetation and enhanced with new tree plantings would be provided. He also added that he had not received any phone calls from the area residents and that no public information meeting had been held as there was no amendment to the Neighbourhood Concept Plan.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the petition containing 41 signatures as
 submitted by Mr. Zuber be received.
 RES.R02-2077 Carried

**7. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2002, No. 14777**

Rezoning Application: 7902-0133-00

ADDRESS: CIVIC/LEGAL
 12742 - 66 Avenue/PID: 003-227-961, Lot "A" Sec. 18,
 Tp. 2, NWD, Plan 12304

- APPLICANT: K.K. Rai Holdings Ltd. and J.S. Rai Holdings Ltd.
c/o Rositch Hemphill and Associates Architects
10 - 120 Powell Street
Vancouver, B.C. V6A 1G1
- PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, as follows:

- (a) To reduce the north yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) and to allow a 1.0 metre (3.5 ft.) front porch encroachment for proposed Building No. 7;
- (b) To reduce the south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the staircases on proposed Building No. 7;
- (c) To reduce the west yard setback from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for proposed Building Nos. 5, 6 and 7; and
- (d) To reduce the east yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Building Nos. 1 and 7.

The purpose of the rezoning and development variance permit is to allow the development of a 45-unit multiple residential complex.

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.

Note: See Development Variance Permit 7902-0133-00, Clerk's Report, Item I.1(c) of this agenda.

There was correspondence on table from the General Manager, Engineering discussing traffic issues.

There were no objections to the proposed rezoning.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14778**

Rezoning Application: 7902-0088-00

ADDRESS: CIVIC/LEGAL
12720 - 66 Avenue/PID: 009-698-809, Lot "B" Except:
Parcel "One" (Exp. Plan 14212); Sec. 18, Tp. 2, NWD,
Plan 12304

APPLICANT: Sohan and Surjit Manak, and Naginder Tut
c/o Bob Cheema
2998 West 41st Avenue
Vancouver, B.C. V6N 3C7

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F and H.3, as follows:

- (a) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) To reduce the minimum east yard setback from 7.5 metres (25 ft.) to 1.9 metres (6.25 ft.) for the proposed Building Nos. 1 and 5;
- (c) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) with an unenclosed porch to project 1.5 metres (5 ft.) into the required setback;
- (d) To reduce the minimum south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for stairs and/or balconies for the proposed Building No. 1.
- (e) To permit visitor parking within the required setback.

The purpose of the rezoning and the development variance permit is to allow the development of approximately 39 multiple residential units.

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

Note: See Development Variance Permit 7902-0088-00, Clerk's Report, Item I.1(d) of this agenda.

There was correspondence on table from the General Manager, Engineering discussing traffic issues.

Phil Kembo, 12726 – 66 Avenue

Mr. Kembo was present and commented that he owns the property in the middle of the development and that he feels his property value would decrease should this development proceed. He added that he had been approached to sell his property, but that he had declined the offer.

**9. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 30 Amendment By-law, 2002, No. 14779**

Rezoning Application: 7902-0212-00

ADDRESS: CIVIC/LEGAL
5446 - 152 Street/PID: 013-028-375, Pcl. "B", (Ref. Plan 3904), DL 167, Grp. 2, Except: Firstly Pcl. "C", (Ref. Plan 4579), Secondly: Part in Plan LMP15992, NWD

APPLICANT: Wilson Norris
c/o Roots & Wings Enterprises (Kristen Cassie)
13057 - 61 Avenue
Surrey, B.C. V3S 5J9

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. 8".

This amendment is to permit a private daycare, preschool and elementary school, in addition to the single family dwelling permitted under the existing A-1 Zone for a period not exceeding one year.

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.

Note: See Temporary Commercial Use Permit 7902-0212-00, Clerk's Report, Item I.3(a) of this agenda.

There was correspondence on table requesting Third and Final readings of the By-law.

There were no objections to the proposed Official Community Plan.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14780**

Rezoning Application: 7902-0112-00

ADDRESS: CIVIC/LEGAL
13211- 62 Avenue/PID: 009-768-505, Lot 6, Sec. 8, Tp. 2,
NWD, Plan 13141
13225 - 62 Avenue/PID: 009-768-467, Lot 5, Sec.8, Tp. 2,
NWD, Plan 13141
13241 - 62 Avenue/PID: 009-768-459, Lot 4, Sec. 8, Tp. 2,
NWD, Plan 13141
6258 - 132 Street/PID: 009-768-475, Lot 7, Sec. 8, Tp. 2,
NWD, Plan 13141
6278 - 132 Street/PID: 009-768-513, Lot 8, Sec. 8, Tp. 2,
NWD, Plan 13141

APPLICANT: Oliver and Amelia Tang, Nelson and Elaine Tang
c/o CitiWest Consulting Ltd
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3 and
c/o Jagdip Sivia
12579 - 89 Avenue
Surrey, B.C. V3V 1A4

PROPOSAL: To rezone the properties at 13211, 13225,
13241 - 62 Avenue and 6278-132 Street from "One-Acre
Residential Zone (RA) to "Single Family Residential (12)
Zone (RF-12)."

To rezone the property at 6258 - 132 Street from "Single
Family Residential Zone (RF)" to "Single Family
Residential (12) Zone (RF-12)."

The purpose of the rezoning is to permit the development
of 29 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 properties was indicated to the Public
Hearing.

There were no objections to the proposed rezoning.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14800**

Rezoning Application: 7902-0158-00

ADDRESS: CIVIC/LEGAL
14884 - 76 Avenue/PID: 009-259-082, Lot 16, Sec. 22,
Twp. 2, NWD, Plan 10177

APPLICANT: Joginder S. Rai, Harpreet K. Rai, Surjit K. Rai,
Baljit S. Mann, Hardip S. Rai, Baljit K. Mann,
Sukhvinder Rai, Amritpal Rai, Marshall S. Sanghera,
Sonia Sanghera, Paul Bahia and Balvir Bahia
c/o CitiWest Consulting (Roger Jawanda & Frank Wilton)
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to permit the development of 7 single family lots.

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

Tanya Rowlands, 7549 – 149A Street

Mrs. Rowlands was present and commented that she was not opposed to the proposed subdivision. She continued that she would like to see a traffic light installed at 76 Avenue and 152 Street.

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14801**

Rezoning Application: 7901-0208-00

ADDRESS: CIVIC/LEGAL
12745 - 60 Avenue/PID: 008-742-901, Lot 34, Sec. 7,
Twp. 2, NWD, Plan 25666

APPLICANT: Devender Kalsi, Kulwant Chohan and Charan Hayer
c/o CitiWest Consulting Ltd. (Roger Jawanda)
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.) for proposed Lot 5;
- (b) To reduce the west side yard setback from 3.6 metres (12 ft.) to 2.0 metres (6.5 ft.) for proposed Lot 5.

The purpose of the rezoning and development variance permit is to permit the development of approximately 5 single family lots.

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

Note: See Development Variance Permit 7901-0208-00, Clerk's Report, Item I.1(e) of this agenda.

There was correspondence on table from W. Combs expressing concern with roads, drainage and sewer.

There were no objections to the proposed rezoning.

**13. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14805**

Rezoning Application: 7902-0167-00

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, Twp. 2, NWD, Plan 3558
14467 - 72 Avenue/PID: 003-434-893, Lot 107, Sec. 22,
Twp. 2, NWD, Plan 64076

APPLICANT: 606205 B.C. Ltd.
c/o Ralli Estates III Ltd. (Sam Gandesha)
P.O. Box 303
Port Coquitlam, B.C. V3X 4K6

PROPOSAL: **BLOCK A**
To rezone the property at 14413 -72 Avenue and Portion of 14467 - 72 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 15 Zone (RM-15)".

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

DEVELOPMENT VARIANCE PERMIT
To vary "Surrey Zoning By-law, 1993, No. 12000" Part 21, Section F, as follows:

- (a) To reduce the exterior side yard setback fronting 72 Avenue from 7.5 metres (25 ft.) to 6 metres (20 ft.) for porches on units no. 32, 33 & 41.

The purpose of the rezoning and development variance permit is to permit the development of 41 townhouse units and 2 single family residential lots.

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

Note: See Development Variance Permit 7902-0167-00, Clerk's Report, Item I.1(f) of this agenda.

Moreno Ciapponi, 7378 – 146 Street
Mr. Ciapponi was present and commented that he was in support of the proposal.

Radka Liddel, Unit 36, 7250 – 144 Street
Ms. Liddel was present and commented that she was in favour of the current proposal for townhouse development. She did state her concerns regarding the extension of the sidewalks in the area.

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14806**

Rezoning Application: 7902-0094-00

ADDRESS: **CIVIC/LEGAL**
5811 - 148 Street/PID: 001-532-642, Lot "A", Sec. 10,
Twp. 2, NWD. Plan 22222

APPLICANT: Shiu Lan Luk
c/o Hunter Laird Engineering
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5
c/o First Century Capital
630 Millbank Street
Vancouver, B.C. V5Z 4B7

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 the development of 14 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 objections to the proposed rezoning.

**15. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14773**

Rezoning Application: 7901-0342-00

Councillor Bose left the meeting at 7:41 p.m. due to a potential conflict of interest as his family has property holdings that are within the notification area for this application and the following application (By-law 14774).

ADDRESS: CIVIC/LEGAL
6108 - 164 Street/PID: 011-420-863, Lot 1, Except: Part
Subdivided by plan LMP33728, Sec.12, Tp. 2, NWD,
Plan 9283

APPLICANT: 503597 B.C. Ltd.
c/o CitiWest Consulting (Roger Jawanda)
101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

73781 – 164 Street
The purpose of the rezoning is to permit a two-phase subdivision creating 16 single family lots and one remainder lot.

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

There were no objections to the proposed rezoning.

**16. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14774**

Rezoning Application: 7996-0301-00

ADDRESS: CIVIC/LEGAL
6184 - 164 Street/PID: 011-420-901, Lot 3, Except: Part
on Plan LMP48158, Sec. 12, Tp.2, NWD, Plan 9283

APPLICANT: Eva Investments Corporation
c/o Greg Sewell
#101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to permit subdivision into
approximately 20 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 objections to the proposed rezoning.

Councillor Bose returned to the meeting at 7:45 p.m.

**17. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14789**

Rezoning Application: 7901-0180-00

ADDRESS: CIVIC/LEGAL
5989 - 168 Street/PID: 007-436-173, Parcel "One"
(Ex. Plan 14652), Lot "A", Lot 12, SE ¼, Sec. 12, Twp. 2,
NWD, Plan 1752

APPLICANT: Parminder & Ramandeep Gill
c/o Mainland Engineering Corporation (Avinash Banwait)
204 - 7795 - 128 Street

Surrey, B.C. V3W 4E6

PROPOSAL: To rezone the property from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a neighbourhood-scale retail/residential complex in the West Cloverdale South NCP area.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14789**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping centre with residential uses, developed in a comprehensive manner.

PERMITTED USES:

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

1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *adult entertainment stores*;
 - ii. *auction houses*; and
 - iii. *secondhand stores and pawnshops*;
 - (b) *Personal service uses* limited to the following:
 - i. *barbershops*;
 - ii. *beauty parlours*;
 - iii. *cleaning and repair of clothing*; and
 - iv. *shoe repair shops*;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pub*;
 - (e) *Office uses* excluding the following:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
 - (f) *General service uses* excluding *funeral parlours, drive-through banks and vehicle rentals*;
 - (g) *Community services*; and
 - (h) *Child care centres*;
2. A maximum of three *dwelling units* provided that the *dwelling units* are:
 - (a) Contained within and form part of the *principal buildings*;
 - (b) Located on the second floor; and
 - (c) Each no greater than 130 square metres [1,400 sq. ft.] in *gross floor area*.

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

The Mayor noted that E. Lazzarotto registered opposition to the proposed application.

**18. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14795**

Rezoning Application: 7902-0098-00

Councillor Bose left the meeting at 7:46 p.m. due to a potential conflict of interest as his family has property holdings that are within the notification area for this application.

ADDRESS: CIVIC/LEGAL
16690 - 64 Avenue/PID: 012-419-770, N ½, Lot 3, Sec. 12,
Twp. 2 NWD, Plan 1921

APPLICANT: Ajaib & Sarjit Ghuman and Narinder Mann
c/o Coastland Engineering and Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: To rezone the property from "General Agriculture Zone (A-1)" 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 objections to the proposed rezoning.

Councillor Bose returned to the meeting at 7:47 p.m.

**19. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14804
Rezoning Application: 7900-0319-00**

ADDRESS: CIVIC/LEGAL
Portion of 6331 - 176 Street/PID: 011-379-782, Lot 1,
Sec. 7, Twp. 8, NWD, Plan 9096

APPLICANT: Westwinds Community Church
c/o Mark Ankenman
#200 - 12321 Beecher Street
Surrey, B.C. V4A 3A7
c/o Richard Brooks
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Assembly Hall 2 Zone (PA-2)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 32, Section H.2, and Part 5, Section C, as follows:

- (a) To reduce the number of off-street parking spaces for the church from 165 to 161;
- (b) To vary the location of the parking spaces by permitting 4 parking spaces within the front yard setback;
- (c) To relax the width of landscaped areas along the north property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.) for the western 76-metres (249 ft.) portion and from 3.0 metres (10 ft.) to 2.4 metres (7.8 ft.) for the eastern 50-metres (164 ft.) portion; and
- (d) To relax the width of landscaped area along the middle 82-metres (269 ft.) portion of the south property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.).

To vary "Surrey Sign By-law, 1999, No. 13656", Part 7, Section 35, as follows:

- (a) To relax the free-standing sign from 4.5 square metres (48 sq. ft.) to 8.5 square metres (92.0 sq. ft.);
- (b) To vary the copy of the free-standing sign from 50% to 90%;
- (c) To vary the free-standing sign from 4.6 metres (15.0 ft.) to 6.0 metres (20 ft.).

The purpose of the rezoning and development variance permit is to provide a conforming zone for the existing church.

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.

Note: See Development Variance Permit 7900-0319-00, Clerk's Report, Item I.1(g) of this agenda.

There were no objections to the proposed rezoning.

20. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14781

Rezoning Application: 7902-0117-00

ADDRESS: CIVIC/LEGAL
2840 Semiahmoo Trail/PID: 008-691-452, Lot 31, Except: Part Dedicated Rd. on Pl. LMP7047, Sec. 22, Tp. 1, NWD, Plan 39914
2860 Semiahmoo Trail/PID: 008-691-461, Lot 32, Sec. 22, Tp.1, NWD, Plan 39914
2898 Semiahmoo Trail/PID: 008-691-479, Lot 33, Sec. 22, Tp. 1, NWD, Plan 39914

APPLICANT: Branko & Durda Pajic, Robert & Barbara Mackeracher, and Cathy Larocque
c/o Elkay Developments Ltd. (Rick Friesen & Ken Sully)
#3A - 3033 King George Highway
Surrey, B.C. V4P 1B8

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

The purpose of the rezoning is to permit the development of 15 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 was correspondence on table from A. Pineha, D. Truter, A. & M. Auzin, and S. Ellis expressing concern with traffic, the intersection, safety, trees obstructing the road and requesting an alternate access off 148 Street.

Alex Van Brukvoort, 2936 – 147A Street

Mr. Brukvoort was present and commented that there were no problems with the proposed development, however he did have concerns with traffic safety going up 147A Street. He added that the additional 15 houses would create more traffic for the area and that he was concerned for the safety of the children in the area.

He continued that concerns expressed to the RCMP with respect to speeding traffic had not been addressed, and that he had been advised that traffic calming measures would not be feasible due to the road grade. He reported an increase in traffic accidents in the area and asked that consideration be given to locating the entrance off of 148 Street. He also requested consideration be given to the provision of a neighbourhood park.

Robert Hausselman, 2922 – 147A Street

Mr. Hausselman was present and commented that he would prefer to keep the neighbourhood the way it is and that a playground be provided for neighbourhood children. He also commented that he would prefer the entrance to be located off 148 Street. He indicated that he was not in support of the proposed application.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the petition containing 11 signatures

expressing concerns with the proposed rezoning be received.

RES.R02-2078

Carried

Andy Auzin, 2989 – 147A Street

Mr. Auzin was present and advised that his comments were identical to the previous speakers. He added that the reason they purchased their home was that they believed that there would be no further development of the street. He then added his concerns with respect to increased traffic, speeding, construction noise and dust. He commented on moving the exit to 148 Street and that there is little or no police presence dealing with speeding drivers. He indicated that he was not in support of the proposed application.

Neville Beddome, 2942 – 147A Street

Mr. Beddome was present and commented that 147 Street has the same grade as 148 Street. He added that the design of the lots at the top of 147A Street were designed as a cul-de-sac. He added that there are many children in the area and he had concerns with respect to increased traffic.

Scott Ellis, 2916 – 147A Street

Mr. Ellis was present and commented that he was not against the proposed development. He added that problems with access and egress off 148 Street should be addressed. He continued that he had concerns with respect to the lack of traffic calming measures and the safety of children. He continued that there are sight line issues and a lack of sidewalks in this area.

Clarence Arychuk, Hunter Laird Engineering

Mr. Arychuk was present and commented that the proposed lane would provide an opportunity for traffic to exit via another street other than the existing cul-de-sac and that a loop would be created reducing traffic issues. He added that this is a difficult, triangular-shaped site to work with, and backs onto a heritage trail.

He added that the Neighbourhood Concept Plan was originally designed for higher density plan than the proposed development. He also added that drawings had been attached to the Neighbourhood Concept Plan for the public's information. He added that the lane is 20 feet wide with room for two cars to pass and that an additional setback would be provided and landscaped as part of the continuation of the buffer zone along Semiahmoo Trail.

**21. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14793
Rezoning Application: 7902-0012-00**

ADDRESS: CIVIC/LEGAL
15244 - 32 Avenue/PID: 001-939-751, Lot 28, Except:
Part Plan LMP47896. Now Road Sec. 23, Twp. 1, NWD,
Plan 67410
15276 - 32 Avenue/PID: 000-444-090, Lot 29, NW ¼ ,
Sec. 23, Twp. 1, NWD, Plan 67410

APPLICANT: 32nd Avenue Developments Ltd.
c/o GSI Construction Ltd. (James Crawford)
233 - 2633 Viking Way
Richmond, B.C. V6V 1N3

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

The purpose of the rezoning is to permit the development of a two-storey 4,983.5m² (53,643 sq. ft.) office/warehouse building.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14793**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

PERMITTED USES:

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

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses excluding:
 - (a) *social escort services*; and
 - (b) *methadone clinics*;
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Accessory uses* including the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
 - (b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Eating establishments*, excluding *drive-through restaurants*;
 - (d) *Community services*;
 - (e) *Assembly halls* limited to *churches*, provided that:
 - i. the *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
 - ii. the *church* accommodates a maximum of 300 seats; and
 - iii. there is not more than one *church* on a *lot*;
 - (e) *Child care center*; and
 - (f) *Dwelling units(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - c. Notwithstanding sub-sections B.5 (g) iii.a and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area;
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500 sq. ft.] *dwelling unit* within the strata plan;

- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.5 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

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

There were no objections to the proposed rezoning.

**22. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14807**

Rezoning Application: 7902-0132-00

ADDRESS: CIVIC/LEGAL
15259 - 17A Avenue/PID: 009-817-867, Lot 50, Sec. 14,
Twp 1, NWD, Plan 13439
15275 - 17A Avenue/PID: 000-776-211, Lot 52, Sec. 14,
Twp 1, NWD, Plan 13439
15267 - 17A Avenue/PID: 009-817-883, Lot 51, Sec. 14,
Twp. 1, NWD, Plan 13439

APPLICANT: Branko & Durda Pajic and Morris Ching Liao &
Li Chu Ho Liao
c/o Julio Gomberoff
101 - 1012 Balfour Avenue
Vancouver, B.C. V6H 1X1

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

The purpose of the rezoning is to permit the development
of a four-storey, 35 unit apartment building with 60
underground parking spaces.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14807**

INTENT:

This Comprehensive Development Zone is intended to permit the development of
a medium density, four-storey, multiple unit residential building and related

amenity spaces, which are to be developed in accordance with a comprehensive design.

PERMITTED USES:

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

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

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

Ronald Budd, 12494 – 21A Avenue

Mr. Budd was present and commented on concerns with respect to the lane. He added that he opposed the proposed development.

Amela Brudar, Gomberoff, Bell, Lyon Architects, 1012 Balfour Avenue, Vancouver, B.C.

Ms. Brudar was present and commented that the lane should be closed and that the project has no bearing on the road.

**23. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14798**

Rezoning Application: 7901-0202-00

ADDRESS: CIVIC/LEGAL
8156 - 156 Street/PID: 002-401-371, Lot 3, Sec. 26,
Twp. 2, NWD, Plan 16033

APPLICANT: Jagdish & Kamaljit Gill
c/o Richard Brooks
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to allow the subdivision into two (2) single family residential lots and to retain an existing home on one proposed lot.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14798**

INTENT:

This Comprehensive Development Zone is intended exclusively for *single family dwellings* on *urban lots* in existing *urban* areas and in new *urban* areas where *density* bonus is provided.

PERMITTED USES:

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

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

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

There were no objections to the proposed rezoning.

**24. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14799**

Rezoning Application: 7900-0179-00

ADDRESS: CIVIC/LEGAL
17185 - 80 Avenue/PID: 000-665-312, Lot 1 Except:
Firstly: Parcel "A" (Exp. Plan 11960), Secondly: The North
785.7 Feet, Sec. 30, Twp. 8, NWD, Plan 10113

APPLICANT: Christ Worship Centre
c/o Acton Ostry Architects Inc. (Russell Acton)
1575 West 5th Avenue
Vancouver, B.C. V6J 5H4

PROPOSAL: To rezone the property from "General Agriculture Zone (A-1)" to "Assembly Hall 2 Zone (PA-2)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 32, Section G.1, F.1, Part 5, Section C, and Part 1, Definitions, as follows:

- (a) To relax the height of the sanctuary from 9 metres (30 ft.) to 12.5 metres (41 ft.);
- (b) To relax front yard setback from 12.5 metres (41 ft.) to 5.2 metres (17 ft.) except the south-east corner where the front yard setback is reduced from 12.5 metres (41 ft.) to 7.0 metres (23 ft.);
- (c) To relax the eastside yard setback from 12.5 metres (41 ft.) to 7.5 metres (25 ft.);
- (d) To relax the definition of open space to permit the location of a fenced play area within the side yard setback on the east side;
- (e) To reduce the number of on-site parking spaces from 411 to 387.

The purpose of the rezoning is to permit the development of a regional-scale church.

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.

Note: See Development Variance Permit 7900-0179-00, Clerk's Report, Item I.1(h) of this agenda.

There was correspondence on table from M.D. & H. VanTol expressing concerns and M. & N. Harcoff opposing the proposed rezoning.

Jim Balzer, 17127 – 80 Avenue

Mr. Balzer was present and commented that he had concerns with respect to drainage as he owns the property directly to the west of the proposed development. He also questioned the change in the height of the proposed church.

Florian Kirner, 8054 – 172 Street

Mr. Kirner was present and commented on the good response he had received from city staff with respect to questions he had raised. He added that he had no real concerns with respect to the proposed development and that he had concerns with respect to the public notification area.

Rick Hart, President, Fleetwood Community Association, 15996 – 84 Avenue

Mr. Hart was present and commented that he had concerns with respect to an increase in traffic flow in the area, especially at the intersection at 172 Street.

Jeff Day, 8454 – 170 Street

Mr. Day was present and commented on the good response he received from city staff. He raised concerns with respect to increased traffic and subsequent traffic calming measures. He also questioned what the City was going to do to mitigate the environmental risks associated with vehicles dripping oil and radiator coolant on the 350-car parking lot. He pointed out that there are 3 fish-bearing streams in the area. He made the suggestion of larger mail-outs for larger regions.

Kim Beck, Royal Lepage, 16920 – 80 Avenue

Ms. Beck was present and submitted a petition to Council. She added that she had concerns with respect to traffic and sewer issues. She also commented that the current 100 metre notification area is insufficient.

It was

Moved by Councillor Eddington
Seconded by Councillor Tymoschuk
That the petition submitted by Kim Beck,

containing 40 signatures expressing concerns with the proposed rezoning be received.

RES.R02-2079

Carried

Don Hiam, 8092 – 170A Street

Mr. Hiam was present and commented that when he purchased his property, which is zoned A1, he knew that the other side of the road would be developed eventually and that he had attended a public information meeting on this matter. He continued that changes to the proposed development were not communicated to him in a timely manner and that due process had not been followed by the applicant. He expressed concerns with respect to increased traffic in the area and insufficient parking for the church patrons. He requested information with respect to drainage and sewer requirements and added that he opposed the proposed development.

Caroline Eggleton, 8140 – 170A Street

Ms. Eggleton was present and commented that she had written previously to Council requesting another public information meeting approximately two years ago. She added that this development would directly affect her view and questioned how the restriction of 1200 persons only on-site would be upheld. She also expressed concerns with respect to the notification area and hours of operation for the proposed development.

Steven Jung, Pastor

Reverend Jung was present and commented on the residents' concerns with respect to building height and added that patron attendance would be much less than 1200 people. He continued that the church would provide assistance to the area residents and add to the local economy. Reverend Jung commented that a second public information meeting had not been scheduled as a result of recommendations from the project architect and developer. He added that there were plans to offer on-site daycare, pre-marriage counselling classes, weddings, and ESL classes throughout the week at the facility. He added that he would work with Engineering with respect to the sewer, drainage issues and also address

traffic concerns. He continued that there are 300 persons currently in the congregation.

Burt Miles, General Manager, Burnaby Lake Greenhouses, 17250 – 80 Avenue

Mr. Miles was present and commented that the church would make an excellent neighbour but that he was concerned about the scale of project. He continued that he was of the opinion that no variances should be allowed. He also related his concerns with respect to the way the project was oriented on the property with a massing of buildings at the southeast corner of the project. He related his concerns with respect to parking and traffic issues and an inadequate road system. He continued that the proposed exit onto 80 Avenue is too close in proximity to the intersection at 172 Street and that traffic should enter and exit on 172 Street. He also commented on concerns regarding the sewer system, ditches, and road shoulders. He added that he supports the project but that certain issues need to be addressed.

Colleen Harris, 16821 Greenbrook Drive

Ms. Harris was present and commented that she lives on the corner of 84 Avenue and Greenbrook Drive. She continued that she just found out about the project the week prior and that her neighbours were also surprised at the magnitude of the proposed development. She related her concerns with respect to increased traffic in the area. She requested that Council consider postponing this development in order that the area residents may have more input to this proposal.

Don McLean, 8275 – 170A Street

Mr. MacLean was present and commented that he had concerns with respect to increased traffic in the area and entrance and egress points.

Russell Acton, Acton Ostry Architects Inc.

Mr. Acton was present and commented that the planning report prepared by city staff was well prepared and informative. He continued that drainage would be contained on-site and filtration to handle oil and gas run-off. He added that the variance for the 41-foot section is for the sanctuary and represents only one component of the project and would be built during the third phase of project. He commented that the Chapel and Fellowship Hall would be within the height requirements. He continued that view studies had been done and that the development would be screened through the use of landscaping.

He commented that the notification requirements as put forward by the City had been met and that a Development Permit application sign had been posted on site for two years. He addressed traffic flow concerns; stated that a traffic study had been conducted; and that no traffic flow problems were anticipated to 2010.

Mr. Acton reported the following: that there is only one fish bearing stream on the property; that a 30 foot setback had been added; that 65% of existing significant trees would be retained on-site; and that additional landscaping would be provided. He also commented that sewer servicing would be addressed in an appropriate manner to meet the City's requirements and addressed the issue of outside lighting.

Mr. Acton stated that parking concerns had been addressed and that the original requirements for 311 parking spaces had been increased to 387 parking spots.

He added that the public information meeting held at Fleetwood Community Centre was well attended and that 80 notification letters had been sent out using a list provided by the Planning & Development Department and that 30 people attended.

Mr. Acton reported that no more than 1200 people would be using the facility at any one time during normal hours of operation and that the sanctuary would seat 1164 people. He added that there are no requirements under current by-laws that would limit the amount of people physically on site and that this would be a regional church meeting city requirements for location. He added that with respect to building massing, the design demonstrates that the buildings are nestled into existing trees. He commented that no agricultural land had left the Agricultural Land Reserve and that variances have been allowed to ensure the project was designed in a sensitive manner and maintained a low profile.

Mr. Acton reported that the proposed intersection meets engineering requirements and traffic studies indicate that the exit angle would work very well for the site.

Trevor Ward, Ward Consulting Group, 1111 Melville Street, Vancouver, B.C.

Mr. Ward was present and commented that the traffic study conducted was based on actual data recorded on a Sunday morning from 9:00 a.m. to 1:00 p.m. in different locations. He continued that 172 Street is narrow and the road surface uneven prompting drivers to slow down and that drivers would most likely take 80 Avenue instead. He added that in terms of mitigation measures, the Engineering Department may wish to consider installing no left turn signs to exit to 172 Street. He commented that proposed access to the site on 80 Avenue meets city requirements.

**25. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14802**

Rezoning Application: 7901-0257-00

ADDRESS: CIVIC/LEGAL
8664 - 160 Street/PID: 008-809-666, Lot 18, Except: Part
Subdivided by Plan LMP50242; Sec. 25, Twp. 2, NWD,
Plan 26265

APPLICANT: Capital Canada Mercantile Ltd.
c/o Barnett Dembek Architects
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Town Centre Commercial Zone (C-15)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 5, Section C.2, and Part 37, Section F, as follows:

- (a) To reduce the number of required off-street parking spaces from 166 to 155.
- (b) To reduce the front yard setback from 2.0 metres (6.6 ft.) to 1.4 metres (4.6 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a commercial building with a banquet facility in the Fleetwood Town Centre.

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

Note: See Development Variance Permit 7901-0257-00, Clerk's Report, Item I.1(i) of this agenda.

There was correspondence on table from G. Torok, and a petition continuing 33 signatures opposing the proposed rezoning.

Gord Coburn, 16139 – 86B Avenue

Mr. Coburn was present and commented that he was not opposed to the proposed development but that he had concerns with respect to increased southbound traffic, lack of sidewalks, drainage, and parking issues. He also requested that Council consider that 161 Street not become a through street to 81 Avenue. He added that he had previously submitted a petition with 33 signatures to the City Clerk.

David Zindler, 16127 – 86B Avenue

Mr. Zindler was present and commented that he had concerns with respect to increased traffic in the area and that the development of a banquet hall would only intensify traffic problems forcing drivers to drive through the neighbourhood.

The Chair advised of a ten minute recess at 10:31 p.m.

The meeting reconvened at 10:41 p.m. with all members of Council present except Councillor Eddington.

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **BRITISH COLUMBIA RIVERS DAY**
September 29, 2002

WHEREAS the rivers of British Columbia played an important role in the discovery and heritage of our Province; and

WHEREAS rivers are an integral part of our natural environment upon which every living thing is dependent; and

WHEREAS the Province, recognizing the importance and significance of rivers for environmental, economical and recreational value for the citizens of British Columbia, desires to preserve this resource in its natural state; and

WHEREAS the Outdoor Recreation Council of British Columbia, in cooperation with the Provincial Government and the citizens of the Province, strive to encourage a greater awareness of the value of this resource among all residents; and

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the 29th day of September, 2002 as "BRITISH COLUMBIA RIVERS DAY" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

- 1. The Corporate Reports, under date of September 16, 2002, were considered and dealt with as follows:

Item No. R182 Road and Lane Closure & Exchange Policy
 File: 0340-05

The General Manager, Engineering submitted a report concerning the Road and Lane Closure & Exchange Policy.

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

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

- 1. approve the revisions to Corporate Policy No. P-4, "Road and Lane Closure & Exchange Policy" as attached in Appendix I; and
- 2. authorize the City Clerk, in accordance with Section 363 of the Local Government Act, to introduce a By-law to raise the road exchange and closure application fees from \$1,500 to \$2,000 inclusive of GST.

RES.R02-2080 Carried

Item No. R183 Partial Acquisitions for the Fraser Highway Upgrade:
 15820 Fraser Highway
 File: R-02-009, E-02-119; 1702-3050; 5250-20-17

The General Manager, Engineering submitted a report concerning partial acquisitions for the Fraser Highway Upgrade at 15820 Fraser Highway

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council authorize the acquisition of a
 ±688 m² road widening, a ±199 m² statutory right-of-way, and compensation for
 damages from PID No. 011-317-540 (15820 Fraser Highway) for the upgrading
 of the Fraser Highway in the amount of \$103,300.

RES.R02-2081 Carried

Item No. R184 Request for Removal of City Street Trees at
13979 - 104 Avenue
File: 0550-20-10

The General Manager, Parks, Recreation & Culture submitted a report concerning a request for removal of City street trees at 13979 - 104 Avenue.

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

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

1. Council deny Mr. Greco's request to have the City remove the boulevard trees located on 140 Street road allowance at 13979 - 104 Avenue; and
2. Mr. Greco be scheduled to appear as a delegation at a Council-in-Committee meeting.

RES.R02-2082

Carried

Item No. R185 Re-Assignment of Artificial Turf Design-Build Contract
File: 0523-720-03, 2320-01

The General Manager, Parks, Recreation & Culture submitted a report concerning the re-assignment of Artificial Turf Design - Build Contract.

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

It was Moved by Councillor Steele
Seconded by Councillor Hunt
That the *Artificial Design-Build Contract* be awarded to Terra Design Works Inc. who will be acting as prime contractor in the amount of \$502,527.56 including optional work for additional field lining plus \$35,176.93 GST for a total contract price of \$537,704.48.

RES.R02-2083

Carried

Item No. R186 City's Community Charter Submission
File: 0125-10

The City Solicitor submitted a report concerning the City's Community Charter Submissions.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council adopt the recommendations
which are summarized in Appendix "A" to this report and authorize the City
Clerk to forward a copy of Council's resolution and the report to the Minister of
State for the draft *Community Charter* (the "*Charter*"), and to the U.B.C.M.

Before the question was called, Councillor Bose requested that recommendation
24 be removed from the main motion.

The Chair indicated that recommendation 24 would be divided from the main
motion.

The question was called on the main motion and it was:-

RES.R02-2084

Carried

The Chair then indicated that recommendation 24 would be further divided by
removing 24 (d).

The Chair indicated that recommendation 24 (a), (b), (c) and (e) was before
Council.

- (a) That the requirements for the five year financial plan be in conformity
with the Public Sector Accounting Board ("PSAB") accounting rules.
- (b) That amendments to the financial plan be able to be made by Council
resolution without the requirement for public consultation for items less
than a specified amount or levy.
- (c) That determination of an item as a liability be based on PSAB accounting
rules.
- (e) That the long term borrowing process be simplified to require creation of
only one borrowing by-law with approval by the Ministry, that can be
drawn on as required to cover multiple financial needs.

The question was then called on recommendation 24 (a), (b), (c) and (e) and it
was:-

RES.R02-2085

Carried

The Chair then indicated that recommendation 24 (d) was before Council. The
question was called and it was:-

- (d) That there be no requirement for elector consent, counter-petition or
Ministry approval for new liability provided
 - (i) the new liability will not put the municipality above 20% of both
of the stated liability limits; or
 - (ii) the liability is deemed to be of a health concern nature where a
public health order has been issued to address the concern such as

water quality or a requirement for work under the *Waste Management Act*.

RES.R02-2086

Carried with Councillor Bose against.

Councillor Bose requested that staff report back on the issue of expropriation of properties without compensation for the purpose of mitigation measures on flood control.

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14775"

7902-0064-00 - Richard and Michelle Podgurski, c/o Richard Brooks, H.Y. Engineering Ltd. and Wayne Sawatzky, Martinique Developments

RA (BL 12000) to RF (BL 12000) - 15555 - 109 Avenue - to permit subdivision in conjunction with the property to the west, into six single family lots and retention of the existing home.

Approved by Council: July 22, 2002

Note: A Development Variance Permit (7902-0064-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14775" pass its third reading.

RES.R02-2087

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14790"

7902-0205-00 - Comway Developments Ltd., c/o Teck Construction

RF (BL 12000) to CHI (BL 12000) - 15420, 15430, and 15444 - 104 Avenue, 15417, 15427, and 15437 - 103A Avenue - to permit the development of an auto dealership in Guildford.

Approved by Council: September 3, 2002

It was
RES.R02-2088

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14790" pass its third reading.
Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 65 Amendment By-law, 2002, No. 14791"

7902-0204-00 - Freeway Chrysler Dodge Ltd., c/o Teck Construction

To authorize the redesignation of the properties located at 15386 - 104 Avenue and 10363 - 154 Street from Town Centre (TC) to Commercial (COM).

Approved by Council: September 3, 2002

This by-law in proceeding in conjunction with By-law 14792.

It was
RES.R02-2089

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 65 Amendment By-law, 2002, No. 14791" pass its third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14792"

7902-0204-00 - Freeway Chrysler Dodge Ltd., c/o Teck Construction

RF (BL 12000) to CHI (BL 12000) - 15386 - 104 Avenue and 10363 - 154 Street - to permit the development of an auto dealership in Guildford.

Approved by Council: September 3, 2002

This by-law in proceeding in conjunction with By-law 14791.

It was
RES.R02-2090

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14792" pass its third reading.
Carried

- 4. "Surrey Land Use Contract No. 208, Authorization By-law, 1976, No. 4963, Partial Discharge By-law, 2002, No. 14796"

7901-0340-00 - Bassano Properties Corp., c/o Dave Walls,
Barnett Dembeck Architects

To discharge Land Use Contract 208 from the property located at 14885 - 105 Avenue - to allow the underlying "Multiple Residential 45 Zone (RM-45)" to come into effect.

Approved by Council: September 3, 2002

This by-law in proceeding in conjunction with By-law 14797.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 208, Authorization By-law, 1976, No. 4963, Partial Discharge By-law, 2002, No. 14796" pass its third reading.

RES.R02-2091

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797"

7901-0340-00 - Bassano Properties Corp., c/o Dave Walls,
Barnett Dembeck Architects

RM-45 (BL 12000) to CD (BL 12000) - 14885 - 105 Avenue - to permit the development of a three-storey apartment building.

Approved by Council: September 3, 2002

This by-law in proceeding in conjunction with By-law 14796.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797" pass its third reading.

RES.R02-2092

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14803"

7901-0220-00 - Patricia Bischoff, Executrix of the Will of John Glaiserman, deceased, c/o Abby Downs Construction Ltd. (John Kaethler)

C-8 (BL 12000) to CD (BL 12000) - 10174 - 152 Street - to permit the construction of a Starbucks coffee shop building with drive-through, in addition to an existing restaurant in Guildford.

Councillor Tymoschuk left the meeting at 10:50 p.m. due to a potential conflict as he owns shares in Starbucks Coffee Co.

Approved by Council: September 3, 2002

RES.R02-2093	It was No. 12000, Amendment By-law, 2002, No. 14803"	Moved by Councillor Higginbotham Seconded by Councillor Hunt That "Surrey Zoning By-law, 1993, pass its third reading. <u>Carried</u>
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Note: A Development Variance Permit (7901-0220-00) on the site is to be considered for Final Approval under Clerk’s Report, Item I.1(b) of this agenda.

Councillor Tymoschuk returned to the meeting at 10:52 p.m.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14776"

7902-0136-00 - Cheng-Hsi Wu, Cheng-Chung Wu, Su-Li Wu, Hsien-Che Wu, Ta-Tsai Wu, Shu-Chuan Wu, Chia-Chen Wu, Hsin-Chen Wu, Yang-Lien Wu, Stanley Shaw, c/o First Century Capital (Bill Jones)

RH (BL 12000) and RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) - 5781 and 5815 - 146 Street - to permit the development of 22 single family lots and one remainder lot.

Approved by Council: July 22, 2002

RES.R02-2094	It was No. 12000, Amendment By-law, 2002, No. 14776"	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, pass its third reading. <u>Carried</u> with Councillor Bose against.
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7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14777"

7902-0133-00 - K.K. Rai Holdings Ltd., J.S. Rai Holdings Ltd., c/o Rositch Hemphill and Associates Architects

RA (BL 12000) to RM-30 (BL 12000) - 12742 - 66 Avenue - to permit the development of a 45-unit multiple residential complex.

Approved by Council: July 22, 2002

Note: A Development Variance Permit (7902-0133-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14777" pass its third reading.
RES.R02-2095 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14778"

7902-0088-00 - Sohan and Surjit Manak, Naginder Tut, c/o Bob Cheema

RA (BL 12000) to RM-30 (BL 12000) - 12720 - 66 Avenue - to permit the development of approximately 39 multiple residential units.

Approved by Council: July 22, 2002

Note: A Development Variance Permit (7902-0088-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14778" pass its third reading.
RES.R02-2096 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 30 Amendment By-law, 2002, No. 14779"

7902-0212-00 - Wilson Norris, c/o Kristen Cassie, Roots & Wings Enterprises

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. 8". This amendment is to permit a private daycare, preschool and elementary school, in addition to the single family dwelling permitted under the existing A-1 Zone for a period not exceeding one year on the property located at 5446 - 152 Street.

Approved by Council: July 22, 2002

Note: A Temporary Commercial Use Permit (7902-0212-00), on the site is to be considered for Final Approval under Clerk's Report, Item I.3(a) of this agenda.

It was
By-law, 1996, No. 12900, Text No. 30 Amendment By-law, 2002, No. 14779" pass its third reading.
RES.R02-2097

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
Amendment By-law, 2002, No. 14779" pass its third reading.
Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14780"

7902-0112-00 - Oliver and Amelia Tang, Nelson & Elaine Tang,
c/o Citiwest Consulting Ltd. and Jagdip Sivia

RA (BL 12000) and RF (BL 12000) to RF-12 (BL 12000) - 13211, 13225,
and 13241 - 62 Avenue, 6258 and 6278 - 132 Street - to permit the
development of 29 single family small lots.

Approved by Council: July 22, 2002

It was
No. 12000, Amendment By-law, 2002, No. 14780" pass its third reading.
RES.R02-2098

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
Amendment By-law, 2002, No. 14780" pass its third reading.
Carried with Councillor Bose against.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14800"

7902-0158-00 - Joginder, Surjit, Sukhvinder, Amritpal, Hardip, and Harpreet
Rai, Paul and Balvir Bahia, Baljit Mann, Marshall and Sonia
Sanghera, c/o CitiWest Consulting (Roger Jawanda and Frank
Wilton)

RA (BL 12000) to RF (BL 12000) - 14884 - 76 Avenue - to permit the
development of 7 single family lots.

Approved by Council: September 3, 2002

It was
No. 12000, Amendment By-law, 2002, No. 14800" pass its third reading.
RES.R02-2099

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
Amendment By-law, 2002, No. 14800" pass its third reading.
Carried with Councillor Bose against.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14801"

7901-0208-00 - Devender Kalsi, Kulwant Chohan, Charan Hayer,
c/o Roger Jawanda, CitiWest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 12745 - 60 Avenue - to permit the
development of approximately 5 single family lots.

Approved by Council: September 3, 2002

Note: A Development Variance Permit (7901-0208-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(e) of this
agenda.

It was
No. 12000, Amendment By-law, 2002, No. 14801" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
Carried

RES.R02-2100

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14805"

7902-0167-00 - 606205 B.C. Ltd., c/o Ralli Estates III Ltd. (Sam Gandesha)

RA (BL 12000) to RM-15 (BL 12000) and RF (BL 12000) - 14413 and
14467 - 72 Avenue - to permit the development of 41 townhouse units and
2 single family residential lots.

Approved by Council: September 3, 2002

Note: A Development Variance Permit (7902-0167-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(f) of this
agenda.

It was
No. 12000, Amendment By-law, 2002, No. 14805" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

RES.R02-2101

It was
the provision of sidewalks and report back to Council prior to Final Adoption.
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Engineering staff review the matter of
Carried

RES.R02-2102

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14806"

7902-0094-00 - Shiu Luk, c/o Hunter Laird Engineering and First Century Capital

RA (BL 12000) to RF-12 (BL 12000) - 5811 - 148 Street - to permit the development of 14 single family small lots.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14806" pass its third reading.

RES.R02-2103

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14773"

7901-0342-00 - 503597 B.C. Ltd., c/o Mr. Roger Jawanda, CitiWest Consulting

A-1 (BL 12000) to RF (BL 12000) - 6108 - 164 Street - to permit a two-phase subdivision creating 16 single family lots and one remainder lot.

Councillor Bose left the meeting at 10:59 p.m. due to a potential conflict as his family has property holdings in the notification areas as outlined under Agenda Items 15 and 16.

Approved by Council: July 22, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14773" pass its third reading.

RES.R02-2104

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14774"

7996-0301-00 - Eva Investments Corporation, c/o Mr. Greg Sewell

A-1 (BL 12000) to RF (BL 12000) - 6184 - 164 Street - to allow subdivision into approximately 20 single family lots.

Approved by Council: July 22, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14774" pass its third reading.
RES.R02-2105 Carried

Councillor Bose returned to the meeting at 11:00 p.m.

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789"

7901-0180-00 - Parminder and Ramandeep Gill, c/o Avinash Banwait,
Mainland Engineering Corporation

C-4 (BL 12000) to CD (BL 12000) - 5989 - 168 Street - to permit the
development of a neighbourhood-scale retail/residential complex in the
West Cloverdale South NCP area.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14789" pass its third reading.
RES.R02-2106 Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14795"

7902-0098-00 - Narinder Mann, Ajaib and Sarjit Ghuman,
c/o Coastland Engineering & Surveying Ltd.

Councillor Bose left the meeting at 11:02 p.m. due to a potential conflict of interest as his
has property holdings in the notification area.

A-1 (BL 12000) to RF (BL 12000) – 16690 – 64 Avenue - to permit
subdivision into approximately 12 single family lots.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14795" pass its third reading.
RES.R02-2107 Carried

Councillor Bose returned to the meeting at 11:04 p.m.

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14804"

7900-0319-00 - Westwinds Community Church, c/o Mr. Mark Ankenman and Mr. Richard Brooks

RF (BL 12000) to PA-2 (BL 12000) - Portion of 6331 - 176 Street - to provide a conforming zone for the existing church.

Approved by Council: September 3, 2002

Note: A Development Variance Permit (7900-0319-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(g) of this agenda.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14804" pass its third reading.

RES.R02-2108

Carried

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14781"

7902-0117-00 - Branko and Durda Pajic, Robert and Barbara MacKeracher, Cathy Larocque, c/o Rick Friesen/Ken Sully, Elkay Developments Ltd.

RA (BL 12000) to RF (BL 12000) - 2840, 2860, and 2898 Semiahmoo Trail - to permit the development of 15 single family lots.

Approved by Council: July 22, 2002

It was

Moved by Councillor Hunt

Seconded by Councillor Eddington

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14781" pass its third reading.

RES.R02-2109

Carried with Councillors Bose and Watts against.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That Engineering Department staff work

with the applicant to implement traffic calming measures in the area.

RES.R02-2110

Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14793"

7902-0012-00 – 32nd Avenue Developments Ltd., c/o James Crawford -
GSI Construction Ltd.

RA (BL 12000) to CD (BL 12000) - 15244 and 15276 - 32 Avenue - to
permit the development of a two-storey 4,983.5 m² (53,643 sq.ft.)
office/warehouse building.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14793" pass its third reading.

RES.R02-2111

Carried with Councillor Bose against.

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14807"

7902-0132-00 - Branko and Durda Pajic, Morris and Li Chu Liao,
c/o Julio Gomberoff

RF (BL 12000) to CD (BL 12000) - 15259, 15267, and
15275 - 17A Avenue - to permit the development of a four-storey, 35 unit,
apartment building with 60 underground parking spaces.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14807" pass its third reading.

RES.R02-2112

Carried with Councillor Bose against.

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14798"

7901-0202-00 - Jagdish and Kamaljit Gill, c/o Richard Brooks

RA (BL 12000) to CD (BL 12000) - 8156 - 156 Street - to allow
subdivision into two (2) single family residential lots and to retain the
existing home on one proposed lot.

Approved by Council: September 3, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14798" pass its third reading.
RES.R02-2113 Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14799"
7900-0179-00 - Christ Worship Centre, c/o Russell Acton,
Acton Ostry Architects Inc.

A-1 (BL 12000) to PA-2 (BL 12000) - 17185 – 80 Avenue - to permit the
development of a regional-scale church.

Approved by Council: September 3, 2002

Note: A Development Variance Permit (7900-0179-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(h) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14799" pass its third reading.
RES.R02-2114 Carried with Councillor Bose against.

25. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14802"
7901-0257-00 - Capital Canada Mercantile Ltd., c/o Barnett Dembek Architects

RA (BL 12000) to C-15 (BL 12000) - 8664 - 160 Street - to permit the
development of a commercial building with a banquet facility in the
Fleetwood Town Centre.

Approved by Council: September 3, 2002

Note: A Development Variance Permit (7901-0257-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(i) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14802" pass its third reading.
RES.R02-2115 Carried

It was Moved by Councillor Watts
Seconded by Councillor Steele
That the Fleetwood Residents Community
Association consider pursuing a Good Neighbour Agreement with the applicant.
RES.R02-2116 Carried

FINAL ADOPTION

26. "Portion of 76 Avenue at 144 Street Road Exchange By-law, 2002, No. 14787"

3900-20-14787/7901-0030 - J. Kooner's Renovations Ltd.

To authorize the closure of 335 square metres of unopened 76 Avenue at 144 Street and its exchange for 45 square metres of 7635 - 144 Street. This exchange will allow the applicant to consolidate the closed road with a proposed 9 lot residential subdivision and in exchange the developer will dedicate a portion of land for the future widening of 144 Street.

Approved by Council: September 3, 2002
Corporate Report Item R172

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Portion of 76 Avenue at 144 Street
Road Exchange By-law, 2002, No. 14787" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R02-2117 Carried

MISCELLANEOUS

27. "Portion of 152 Street at 29A Avenue Road Exchange By-law, 2002, No. 14788"

3900-20-14788/7902-0074-00 - B.C. Transportation Financing Authority,
Rodney Milne, Jerry Smithwick c/o Avondale Development Corp.

To authorize the closure of 928 square metres of 152 Street and road between 2956 and 2972 - 152 Street and its exchange for 154 square metres of 2988 - 52 Street and 394 square metres of 3032 - 152 Street. This exchange will allow the applicant to consolidate the closed road with a proposed 2,500 m² retail strip mall and the developer will dedicate portions of land for the future widening of 152 Street north of 29A Avenue.

Compensation: \$76,367.00 (payable to the City of Surrey).

Approved by Council: September 3, 2002
Corporate Report Item R171

- * Realty Services Division advise that (reference memorandum dated September 10, 2002 in by-law back-up) By-law 14788 received three readings at the September 3, 2002 Regular Council meeting, however, the by-law incorrectly stated the compensation amount for the road exchange as \$191,367.00, and the correct compensation should be \$76,367.00. The value of the City land sale was incorrectly included in the value of the road exchange. It is therefore in order for Council to rescind third reading of By-law 14788, and amend the by-law to reflect the correct compensation for the road exchange.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind Resolution R02-2018
 of the September 3, 2002 Regular Council Minutes passing Third Reading of
 "Portion of 152 Street at 29A Avenue Road Exchange By-law, 2002, No. 14788"

RES.R02-2118

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend "Portion of 152 Street
 at 29A Avenue Road Exchange By-law, 2002, No. 14788" in Section 2. by
 deleting "One Hundred and Ninety-One Thousand, Three Hundred and Sixty-
 Seven Dollars (\$191,367.00)" and inserting "Seventy Six Thousand, Three
 Hundred and Sixty-Seven Dollars (\$76,367.00)".

RES.R02-2119

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Portion of 152 Street at 29A Avenue
 Road Exchange By-law, 2002, No. 14788" pass its third reading, as amended.

RES.R02-2120

Carried

28. "Surrey Land Use Contract No. 456, Authorization By-law, 1978, No. 5548,
 Discharge By-law, 2002, No. 14737"

7902-0119-00 - Advance Lumber Remanufacturing Ltd., c/o Martin Hyatt,
 Pricewaterhouse Cooper Inc.

To discharge Land Use Contract 456 on property located at 12184 Old Yale Road
 to allow the underlying "Salvage Industrial Zone (IS)" to regulate the site and to
 permit a pallet manufacturing business.

Approved by Council: June 24, 2002

- * Council is advised that Land Use Contract 456 was discharged by By-law 14737
 at the September 3, 2002 Regular Council-Land Use meeting. The by-law was
 forwarded to Land Title Office for registration and an extension via a court action

was identified that had been placed on title in 1982 extending the original Land Use Contract. Therefore, it is required that the by-law be amended to include the discharge of this extension in addition to the Land Use Contract. It is in order for Council to rescind final adoption of By-law 14737, rescind third reading, amend the by-law to include the extension, pass third reading as amended and final adoption.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R02-1955
of the September 3, 2002 Regular Council-Land Use Minutes passing Final
Adoption of "Surrey Land Use Contract No. 456, Authorization By-law, 1978,
No. 5548, Discharge By-law, 2002, No. 14737"

RES.R02-2121 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council rescind Resolution R02-1770
of the July 22, 2002 Regular Council-Public Hearing Minutes passing Third
Reading of "Surrey Land Use Contract No. 456, Authorization By-law, 1978,
No. 5548, Discharge By-law, 2002, No. 14737"

RES.R02-2122 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council amend "Surrey Land Use
Contract No. 456, Authorization By-law, 1978, No. 5548, Discharge By-law,
2002, No. 14737" as follows:

- (a) The second paragraph is amended by deleting the period at the end of the sentence and adding the following words "as extended by Filing No. U82678";
- (b) Section 1 is amended by deleting the last sentence and inserting the following:

"registered in the New Westminster Land Title Office on the 8th day of January, 1979, under Filing Number R1461, as extended by Filing No. U82678 registered on the 4th day of October, 1982".

RES.R02-2123 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 456,
 Authorization By-law, 1978, No. 5548, Discharge By-law, 2002, No. 14737" pass
 its third reading, as amended.

RES.R02-2124

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 456,
 Authorization By-law, 1978, No. 5548, Discharge By-law, 2002, No. 14737" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R02-2125

Carried with Councillor Bose against.

FINAL ADOPTIONS (Cont'd)

29. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13508"

7997-0230-00 - Bhinder S. Mundi/Sarabjit K. Atwal/Darshan S. &
 Manjit K. Sahsi, c/o H.Y. Engineering (Richard Brooks)

RA (BL 12000) to RF (BL 12000) - 7242 - 148 Street - to permit
 development of approximately 5 single family lots, plus a residual portion
 with future development potential.

Approved by Council: July 20, 1998

* Planning & Development advise that (reference memorandum dated
 September 13, 2002 in By-law back-up) the building scheme which has been filed
 with the City Clerk has been developed by a Design Consultant based on a
 character study of the surrounding neighbourhood. The building scheme will be
 registered concurrently with the subdivision plan pursuant to Section 220 of the
 Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
 building scheme to the land.

In addition, Council passed a motion, at the time of introduction, stating that a
 "resolution of the concerns relating to tree preservation and tree replacement" be
 addressed prior to final adoption. This issue was raised by the City Landscape
 Architect at that time and reflected the previous City policy, which did not allow
 trees being retained to be used as credit when calculating the number of
 replacement trees required. Since then the City policy requires only a minimum
 of three replacement trees (existing or replacement trees) per lot. The
 development exceeds this requirement with an average of 6.8 trees per lot. There
 were no issues raised at the Public Hearing on this matter.

Note: The Public Hearing on this application was held on September 14, 1998. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the need to resolve coordination of the development with the adjacent property to the east. This has been resolved through registration of a No-Build Restrictive Covenant for a portion of the site to be consolidated under file no. 7902-0114-00.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13508" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2126

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. 7902-0064-00**
Richard and Michelle Podgurski
c/o H.Y. Engineering Ltd. (Richard Brooks)
c/o Martinique Developments (Wayne Sawatzky)
 15555 - 109 Avenue

To reduce the minimum rear yard setback, for proposed Lot 6, from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to retain the existing home on the proposed Lot 6.

Note: See By-law 14775, Item H.1 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Development Variance Permit
 No. 7902-0064-00 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.R02-2127

Carried

- (b) **Development Variance Permit No. 7901-0220-00**
Patricia Zwicker Bischoff, Executrix of the Will of John Glaiserman
c/o Abby Downs Construction Ltd. (John Kaethler)
 10174 - 152 Street (also shown as 10194 - 152 Street)

To vary the front yard setback of a free-standing sign from the west property line from 2.0 metres (6.6 ft.) to 0.2 metre (0.67 ft.) to permit the construction of a Starbucks coffee shop building with drive-through, in addition to an existing restaurant in Guildford.

Note: See By-law 14803, Item H.5 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7901-0220-00 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.R02-2128

Carried

- (c) **Development Variance Permit No. 7902-0133-00**
K.K. Rai Holdings Ltd. and J.S. Rai Holdings Ltd.
c/o Rositch Hemphill and Associates Architects
 12742 - 66 Avenue

To relax requirements as follows:

- (a) To reduce the north yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) and to allow a 1.0 metre (3.5 ft.) front porch encroachment for proposed Building No. 7;
- (b) To reduce the south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the staircases on proposed Building No. 7;
- (c) To reduce the west yard setback from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for proposed Building Nos. 5, 6 and 7; and
- (d) To reduce the east yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Building Nos. 1 and 7.

To allow the development of a 45-unit multiple residential complex.

Note: See By-law 14777, Item H.7 of this agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Development Variance Permit
 No. 7902-0133-00 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.R02-2129

Carried

(d) **Development Variance Permit No. 7902-0088-00**
Sohan and Surjit Manak, and Naginder Tut
c/o Bob Cheema
 12720 - 66 Avenue

To relax requirements as follows:

- (a) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) To reduce the minimum east yard setback from 7.5 metres (25 ft.) to 1.9 metres (6.25 ft.) for the proposed Building Nos. 1 and 5;
- (c) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) with an unenclosed porch to project 1.5 metres (5 ft.) into the required setback;
- (d) To reduce the minimum south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for stairs and/or balconies for the proposed Building No. 1; and
- (e) To permit visitor parking within the required setback.

To allow the development of approximately 39 multiple residential units.

Note: See By-law 14778, Item H.8 of this agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Development Variance Permit
 No. 7902-0088-00 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.R02-2130

Carried

- (e) **Development Variance Permit No. 7901-0208-00**
Devender Kalsi, Kulwant Chohan and Charan Hayer
c/o CitiWest Consulting Ltd. (Roger Jawanda)
12745 - 60 Avenue

To reduce the rear yard setback requirement from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.) for proposed Lot 5, and to reduce the west side yard setback requirement from 3.6 metres (12 ft.) to 2.0 metres (6.5 ft.) for proposed Lot 5, to permit the development of approximately 5 single family lots.

Note: See By-law 14801, Item H.12 of this agenda.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Variance Permit
No. 7901-0208-00 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.R02-2131

Carried

- (f) **Development Variance Permit No. 7902-0167-00**
606205 B.C. Ltd.
c/o Ralli Estates III Ltd. (Sam Gandesha)
14413 -72 Avenue and Portions of 14467 - 72 Avenue

To reduce the exterior side yard setback fronting 72 Avenue from 7.5 metres (25 ft.) to 6 metres (20 ft.) for porches on Unit Nos. 32, 33 & 41 to permit the development of 41 townhouse units and 2 single family residential lots.

Note: See By-law 14805, Item H.13 of this agenda.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Variance Permit
No. 7902-0167-00 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.R02-2132

Carried

- (g) **Development Variance Permit No. 7900-0319-00**
Westwinds Community Church
c/o Mark Ankenman & c/o Richard Brooks
Portion of 6331 - 176 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 32, Section H.2, and Part 5, Section C, as follows:

- (a) To reduce the number of off-street parking spaces for the church from 165 to 161;
- (b) To vary the location of the parking spaces by permitting 4 parking spaces within the front yard setback;
- (c) To relax the width of landscaped areas along the north property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.) for the western 76-metres (249 ft.) portion and from 3.0 metres (10 ft.) to 2.4 metres (7.8 ft.) for the eastern 50-metres (164 ft.) portion; and
- (d) To relax the width of landscaped area along the middle 82 metres (269 ft.) portion of the south property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.).

To vary "Surrey Sign By-law, 1999, No. 13656", Part 7, Section 35, as follows:

- (a) To relax the free-standing sign from 4.5 square metres (48 sq. ft.) to 8.5 square metres (92.0 sq. ft.);
- (b) To vary the copy of the free-standing sign from 50% to 90%; and
- (c) To vary the free-standing sign from 4.6 metres (15.0 ft.) to 6.0 metres (20 ft.).

To provide a conforming zone for the existing church.

Note: See By-law 14804, Item H.19 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7900-0319-00 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.R02-2133

Carried

- (h) **Development Variance Permit No. 7900-0179-00**
Christ Worship Centre
c/o Acton Ostry Architects Inc. (Russell Acton)
 17185 - 80 Avenue

To relax requirements as follows:

- (a) To relax the height of the sanctuary from 9 metres (30 ft.) to 12.5 metres (41 ft.);
- (b) To relax front yard setback from 12.5 metres (41 ft.) to 5.2 metres (17 ft.) except the southeast corner where the front yard setback is reduced from 12.5 metres (41 ft.) to 7.0 metres (23 ft.);
- (c) To relax the eastside yard setback from 12.5 metres (41 ft.) to 7.5 metres (25 ft.);
- (d) To relax the definition of open space to permit the location of a fenced play area within the side yard setback on the east side; and
- (e) To reduce the number of on-site parking spaces from 411 to 387.

To permit the development of a regional-scale church.

Note: See By-law 14799, Item H.24 of this agenda.

There was correspondence on table from M. & J. Harcopa opposing the proposed parking relaxation.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7900-0179-00 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.R02-2134

Carried with Councillor Bose against.

- (i) **Development Variance Permit No. 7901-0257-00**
Capital Canada Mercantile Ltd.
c/o Barnett Dembek Architects
 8664 - 160 Street

To reduce the number of required off-street parking spaces from 166 to 155, and to reduce the front yard setback requirement from 2.0 metres (6.6 ft.) to 1.4 metres (4.6 ft.), to permit the development of a commercial building with a banquet facility in the Fleetwood Town Centre.

Note: See By-law 14802, Item H.25 of this agenda.

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

No. 7901-0257-00 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.R02-2135

Carried

- (j) **Development Variance Permit No. 7902-0221-00**
City of Surrey, c/o Mary Brunet, and Darrel Epp, Architect
15155 - 18 Avenue

To reduce the minimum front yard setback and side yard setback on a flanking street from 13.7 metres (45.0 ft.) to 0.3 metres (1.0 ft.), and to reduce the number of off-street parking spaces from 122 to 103, to permit the development of a two-storey municipal building including a library and RCMP detachment.

There was correspondence on table expressing concern with the reduction of parking spaces.

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

No. 7902-0221-00 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.R02-2136

Carried

- (k) **Development Variance Permit No. 7902-0004-00**
Philippine Community Centre Society/Roberto de Guzman
13674 Grosvenor Road

To relax requirements as follows:

- (a) To reduce the north-eastern side yard setback from 7.5 metres (25 ft.) to 4.8 metres (15 ft.);
- (b) To reduce the number of required off-street parking spaces from 105 to 93;
- (c) To increase the number of small car parking spaces from 25% to 30%; and

- (d) To reduce the landscaping requirement from 1.5 metre (5 ft.) wide strip to 0.6 metres (2 ft.) along 50 metres of the southern property line.

To permit the development of a Philippine Community Centre in Surrey City Centre.

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

There was correspondence on table from D. Wood expressing concerns with the DVP.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Development Variance Permit
No. 7902-0004-00 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.R02-2137

Carried

- (1) **Development Variance Permit No. 7996-0076-02**
Chevron Canada Ltd. c/o Equitas Development Corporation
15194 - 72 Avenue

To relax requirements as follows:

- (a) To reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft);
- (b) To reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 3.6 metres (11.8 ft.); and
- (c) To reduce the minimum lot area from 2,000 m² (21,529 ft.) to 1,550 m² (16,685 ft.).

To permit the development of a commercial development in a comprehensively planned neighbourhood commercial centre including a gas station and convenience store.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7996-0076-02 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.R02-2138

Carried

(m) **Development Variance Permit No. 7902-0082-00**
Nicholas and Barbara Rawcliffe
 11540, 11548, and 11552 - Currie Drive

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for Lots 1 - 4;
- (b) To reduce the minimum north side yard setback from 1.8 metres (6.0 ft.) to 1.2 metres (4 ft.) for Lot 1;
- (c) To reduce the minimum side yard setback on a flanking street from 3.5 metres (12 ft.) to 1.2 metres (4 ft.) for Lot 1; and
- (d) To reduce the minimum north and south side yard setback from 1.8 metres (6.0 ft.) to 1.2 metres (4 ft.) for Lots 2, 3 and 4.

To allow house construction on the four existing single-family lots as shown on attached Schedule "A".

There was correspondence on table from N. S. Fisher & H. & O. Bottomley in support, N. & E. Brajcich opposing the DVP and from A. Matjas expressing concern with the removal of large trees.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7902-0082-00 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.R02-2139

Carried

- (n) **Development Variance Permit No. 7901-0316-00**
Howard and Marcia Castleman,
c/o H.Y Engineering Ltd. (Holden Yip)
13190 - 13 Avenue

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (12 ft.);
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.); and
- (c) To relax the minimum lot depth from 28 metres (90 ft.) to 18.1 metres (59.4 ft.).

To permit the development of a single family residence on Lot 1 of the proposed four lot subdivision as shown on attached Schedule A.

There was correspondence on table from H. & D. Botomely, N. & S. Fisher, and N. & E. Brajcich supporting the variance and from G. & J. Palmer opposing the variance, and J. Cant expressing concerns with the variance.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7901-0316-00 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.R02-2140

Carried

- (o) **Development Variance Permit No. 7902-0002-01**
Chia-Han Liu, Feng-Ying Liu, Yu-Jung Liu, Yen-Hong Liu,
Yen-Lan Liu, Ruediger Komposch and Karin Wilson
c/o Porte Realty
15253 and 15283 - 36 Avenue

To reduce the minimum side yard setback requirement from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to accommodate four visitor parking stalls in the future townhouse development.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7902-0002-01 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.R02-2141

Carried

- (p) **Development Variance Permit No. 7902-0251-00**
Dr. Parmjit Kang
c/o Dhaliwal Oliver Wong Professional Land Surveyors
(Sukh Dhaliwal)
10728 - 140 Street

To reduce the minimum southern side yard setback requirement from
1.2 metres (4 ft.) to 0.94 metres (3 ft.) to permit the completion of a single
family dwelling under construction.

There was correspondence on table from A. Ho opposing the variance.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Development Variance Permit
No. 7902-0251-00 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.R02-2142

Carried

- (q) **Development Variance Permit No. 7902-0213-00**
478627 British Columbia Ltd.
c/o Kasian Kennedy Architects
15125 - 100 Avenue

To increase the maximum number of fascia signs from one (1) to four (4),
and to increase the combined sign area from .3 square metre (3 sq. ft.) per
linear foot of premise frontage to 0.4 square metre (4.3 sq. ft.), to permit
the renovation of the existing Boston Pizza Restaurant.

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

Note: See Development Permit, 7902-0213-00, Item I.2(a) of this
agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7902-0213-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-2143

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0213-00**
Kasian Kennedy Architects/478627 British Columbia Ltd.
 15125 - 100 Avenue

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

"That Development Permit No. 7902-0213-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See Development Variance Permit, 7902-0213-00, Item I.1(q) of this agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Permit
 No. 7902-0213-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-2144

Carried

- (b) **Development Permit No. 7902-0013-00**
Gale Dowd - Tech Construction Ltd./Patsan Investments Ltd.
 3174 King George Highway

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

"That Development Permit No. 7902-0013-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that

Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit

No. 7902-0013-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-2145

Carried

3. Formal Approval of Temporary Commercial Use Permit

- (a) **Temporary Commercial Use Permit No. 7902-0212-00**
Wilson Norris
c/o Roots & Wings Enterprises (Kristen Cassie)
 5446 - 152 Street

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

"That Temporary Commercial Use Permit 7902-0212-00 be issued to Wilson Norris, c/o Roots & Wings Enterprises, to permit a private commercial daycare, preschool and elementary school in addition to the dwelling unit permitted under the existing A-1 Zone for a period not exceeding one year, on the site more particularly described as (need legal), and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law 14779, Item H.9 of this agenda.

Note: The Planning & Development Department advise that Temporary Commercial Use Permit 7902-0212-00 is not in order for issuance.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Council refer the Temporary
Commercial Use Permit to the Planning & Development Department.

RES.R02-2146

Carried

**4. Lower Mainland Municipal Association (LMMA)
Membership Dues - 2002/2003**
File: 0250-05

Council is requested to pass a resolution authorizing the 2002/2003 Membership Dues of \$1,000 to be paid to the Lower Mainland Association.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council authorize the 2002/2003
Membership Dues of \$1,000 to be paid to the Lower Mainland Association.

RES.R02-2147

Carried

5. Parking Patroller Appointments
File: 2700-01

Council is requested to pass the following resolution:

"That pursuant to Section 200 of the Local Government Act, R.S.B.C. 1996, c.323 and amendments thereto and the Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167, as amended, James L. Davis, Lee Michael Marten and Catherine Victoria Zoltay are hereby appointed under Section 200 of the Local Government Act, R.S.B.C. 1996, c.323 and amendments thereto as a Parking Patroller for the City of Surrey from June 24, 2002 and continuing for the duration of the person's employment by the City of Surrey as a Parking Patroller."

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That pursuant to Section 200 of the Local
Government Act, R.S.B.C. 1996, c.323 and amendments thereto and the
Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167, as
amended, James L. Davis, Lee Michael Marten and Catherine Victoria Zoltay are
hereby appointed under Section 200 of the Local Government Act, R.S.B.C.
1996, c.323 and amendments thereto as a Parking Patroller for the City of Surrey
from June 24, 2002 and continuing for the duration of the person's employment
by the City of Surrey as a Parking Patroller.

RES.R02-2148

Carried

6. By-law Officer Appointments
File: 2700-01

Council is requested to pass the following resolution:

"That pursuant to Section 200 of the Local Government Act, R.S.B.C. 1996, c.323 and amendments thereto and the Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167, as amended, Catherine Donna Camley is hereby appointed under Section 200 of the Local Government Act, R.S.B.C. 1996, c.323

and amendments thereto as a By-law Enforcement Officer for the City of Surrey from September 3, 2002 and continuing for the duration of the person's employment by the City of Surrey as a By-law Enforcement Officer."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That pursuant to Section 200 of the Local Government Act, R.S.B.C. 1996, c.323 and amendments thereto and the Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167, as amended, Catherine Donna Camley is hereby appointed under Section 200 of the Local Government Act, R.S.B.C. 1996, c.323 and amendments thereto as a By-law Enforcement Officer for the City of Surrey from September 3, 2002 and continuing for the duration of the person's employment by the City of Surrey as a By-law Enforcement Officer.

RES.R02-2149

Carried**J. CORRESPONDENCE**

INFORMATION ITEMS

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the following correspondence item be received, referred to staff, and the appropriate person or agency be informed.

RES.R02-2150

Carried

1. Letter dated September 12, 2002 from **B.A. Hawkshaw, City Clerk, The Corporation of the City of North Vancouver**, endorsed the following resolution at their September 9, 2002 regular meeting:

"WHEREAS the Department of Fisheries and Oceans is proposing a \$55.5 million cut to its budget for the Pacific Region by 2003-2004; and

WHEREAS the Minister has not denied that these cuts will include a 30% reduction in the Salmonid Enhancement Program, a 50% reduction in the stock assessment budget, and a 50% reduction in enforcement, amongst other cuts;

THEREFORE BE IT RESOLVED THAT the City of North Vancouver inform the Minister of its continued commitment to adequate funding for aggressive salmonid enhancement programs and request the Minister to clarify, in writing, which specific programs within the Pacific Region will be affected by this budget cut and what impact these program cuts will have on the City's fish habitat preservation activities; and

THAT a copy of the motion be forwarded to all Union of British Columbia Municipalities member municipalities."
 File: 0480-20 (N.VANC)

ACTION ITEMS

2. Letter received September 12, 2002 from **Rhonda Vanderfluit, Registrar, Youth Parliament of BC Alumni Society**, advising that the British Columbia Parliament's 74th Parliament will be held in Victoria December 27 to 31, 2002; inviting Council to encourage eligible youth from the City of Surrey to apply to sit as members of the Youth Parliament, and advising that application forms must be received by the Youth Parliament of BC Alumni Society by October 22, 2002. File: 0250-20 (Y).

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the letter received September 12, 2002

from Rhonda Vanderfluit, Registrar, Youth Parliament of BC Alumni Society, be received.

RES.R02-2151

Carried

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. **Campbell Heights**

Councillor Bose requested information with respect to the process of amending the local area plan, which would have to be pursued in order to accommodate other land uses other than Business Park in the Campbell Heights region. Planning & Development Department staff to prepare a report to Council on the matter.

2. **Citizens Initiative Committee**

Councillor Bose questioned the status of the Citizens Initiatives Committee and the statement was made that Council had not appointed the committee.

3. Review of Federal Riding Boundaries

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That staff review changes being proposed to
 Federal riding boundaries located in the City of Surrey and prepare a report to
 Council on the matter, including recommendations that Council may wish to
 forward to the Federal Government.

RES.R02-2152

Carried**4. Community Care Facility Act – Bill 16**

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council support the six
 recommendations contained in the GVRD Government Committee report namely,

1. To include within the regulatory regime under the new *CCF Act* child care facilities and all private, public and non-profit forms of nursing homes, assisted living, supported living, and group homes. The field is growing, and entrants to the industry may not be experienced, so that the potential for problems with respect to quality of facility and service are great across all components of this housing and health care continuum;
2. To continue to have in place province-wide standards for all facilities under the *Act*, to avoid the potential for inconsistent and inefficient delivery of services through a patchwork of standards and eligibility criteria to be developed by local Health Authorities across the province;
3. To continue consultation and collaboration with stakeholders in devising a graduated set of regulations within this regulatory regime, with identified triggers at which sets of regulations appropriate to each level of care are introduced incrementally;
4. To continue consultation and collaboration with stakeholders to identify alternate models of monitoring and accountability that can be used in conjunction with regulatory approaches;
5. To delay enactment of the new *CCF Act* until the *Act's* corresponding regulations for child care and for adult care facilities are drafted, and can be fully discussed with stakeholders, including local governments; and
6. To continue consultation and collaboration with local Health Authorities, service providers, and local governments with respect to introduction of new Provincial initiatives in seniors' housing and health care, particularly the new *CCF Act* and the Supportive Living BC program, to ensure adequate and seamless transition into new programs in order to avoid hardship for seniors and their families;

calling for more consultation and refer the matter to the Health Committee of the
 Union of British Columbia Municipalities.

RES.R02-2153

Carried

5. Increasing Area of Notification

It was Moved by Councillor Tymoschuk
Seconded by Councillor Villeneuve
That staff review the notification process
and provide a report back to Council.

RES.R02-2154 Carried

Councillor Hunt requested that the City Clerk provide the map showing the properties included in the 100 metre mail out with respect to Application No. 7900-0179-00.

M. ADJOURNMENT

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the Regular Council meeting do now
adjourn.

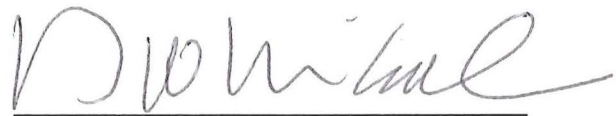
RES.R02-2155 Carried

The Regular Council adjourned at 11:25 p.m.

Certified correct:



Acting City Clerk



Mayor