



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 20, 2003
Time: 7:00 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Council-in-Committee - January 13, 2003

- (a) It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the minutes of the
Council-in-Committee meeting held on January 13, 2003, be received.

RES.R03-104

Carried

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

Item No. C001 Framework of Activities in Support of the Social
Well Being of the City's Residents
File: 4815-20 (Affordable Housing)

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

1. Receive the report as information;
2. Endorse the activities listed in Appendix 1 as the policy framework for the City's on-going involvement in support of the social well being of the City's residents; and
3. Consider, as part of the 2003 annual budgeting process, expanding the Social Planner role in the Planning and Development Department from a half time position to a full time position with the additional time being primarily dedicated to:

- research and policy development with a view to implementing a broader range of crime prevention measures in conjunction with planning for an approval and construction of new growth and development within the City; and
- acting as a "champion" of the social needs of the City's residents by monitoring opportunities and by liaising with appropriate community groups and government agencies to motivate these various agencies to act upon the social needs and interests of the City's residents, in a coordinated and timely manner.

RES.R03-105

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Corporate Report No. C001 be referred

to the Public Safety Committee for comment with respect to Council Initiatives.

RES.R03-106

Carried

Item No. C002

Home Ownership Assistance Program

File: 4815-20 (Affordable Housing)

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council:

1. Receive the report for information.
2. Approve the extension of the Home Ownership Assistance Policy (the "Policy") and related Home Ownership Assistance Program (the "Program") for a three-year period beyond the expiry of the current policy, which concludes in February 2003.
3. Authorize staff to negotiate an agreement with the Greater Vancouver Housing Corporation ("GVHC") to administer the Program for the three year extension with similar provisions to the agreement between the City and GVHC for administration of Phase Two of the Program, with the new agreement to be forwarded to Council for approval; and
4. Direct that staff submit an annual report to Council, for each calendar year of the extended program, by the end of February of the following calendar year; and

RES.R03-107

Carried

5. Continue to provide funding assistance for housing only through the City's Home Ownership Assistance Program and continue to insist that the senior levels of government take on the full responsibilities of their social mandate and provide funding to meet the social housing needs of Surrey's residents, particularly in non-ownership forms of housing and accommodation.

RES.R03-108

Carried

Item No. C003 Heritage Management Plan
File: 6800-20 (HMP); 6800-01 (HAC)

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

1. Receive this report as information;
2. Receive, as information, the Heritage Management Plan, Part 1 and Part 2, attached as Appendix I; and
3. Adopt the Heritage Management Plan Implementation Strategy documented in Appendix II as a framework for implementation of the Heritage Management Plan.

RES.R03-109

Carried

Rock Chalifour
Addiction Treatment Advocacy Group
File: 4900-03; 0550-20-10

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

1. Request that the Fraser Health Authority not cut or reduce the number of in-patient detox beds or recovery beds prior to consulting with the Municipal Councils to assess the alternatives;
2. Consider the possibility of a public/public partnership and help the Fraser Health Authority assist citizens and reduce crime rates;
3. Urge the Fraser Health Authority to explore other external sources of funding for addiction treatment, such as: Provincial Drug and Mental Health Court programs, Federal Research monies for Mental Health and Addictions, and private sources, including individuals and fund raising in partnership with community organizations, businesses, and foundations;

- 4. That the Fraser Health Authority develop a plan of addressing the recommendations of the LMMA Addictions Strategy Committee and former Provincial Coroner Cain's report on addiction fatalities and implement research based treatment options;
- 5. Encourage the Fraser Health Authority, when developing a plan for addictions treatment, to consult with interested psychiatrists and addictions specialists in the area in a meaningful manner, so that the needs of the addict population can be effectively met; and
- 6. Refer the matter to the Drug-Crime Task Force for review.

RES.R03-110

Carried

2. Regular Council - January 13, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council
meeting held on January 13, 2003, be adopted.

RES.R03-111

Carried

B. DELEGATIONS - PUBLIC HEARING

- 1. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14881**

Rezoning Application: 7902-0242-00

ADDRESS: **CIVIC/LEGAL**
8265 - 168 Street/PID: 000-496-201, E 1/2 Lot 7, Except:
Firstly: The North 66 1/2 Feet, Secondly: The South 214 Feet Thereof, Thirdly: Part on Plan LMP39930, Sec. 25, Twp. 2, NWD, Plan 3448
8279 - 168 Street/PID: 010-901-906, North 66.5 Feet of the E 1/2 Lot 7, Except: Part On Plan LMP38954, Sec. 25, Twp. 2, NWD, Plan 3448

APPLICANT: Kishwar Mohammed and Zipp Construction Ltd.
c/o John Milner
#10 - 3355 Morgan Creek Way
Surrey, B.C. V3S 0J9

PROPOSAL: To rezone the properties 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 K, as follows:

- (a) To reduce the lot depth from 28 metres (90 ft.) to 21.5 metres (71 ft.).

The purpose of the rezoning and development variance permit is to permit subdivision into approximately 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 properties was indicated to the Public Hearing.

Mayor McCallum noted that K. & M. Gimson had indicated in writing, their opposition to the proposed rezoning.

There was correspondence on table from P. McLaughlin and B.Bower indicating they were not in support of the proposed rezoning and also from R. Dalpre, B.C. Gas, who had indicated support for the proposed project.

There were no speakers objecting to the proposed rezoning.

2. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14885

Rezoning Application: 7902-0184-00

ADDRESS: CIVIC/LEGAL
9498 - 160 Street/PID: 011-164-816, S ½ Lot 1, Except Firstly: Part Subdivided by Plan 78402; Secondly: Part Subdivided by Plan 78721; Sec. 36, Twp. 2, NWD, Plan 5790

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

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

The purpose of the rezoning is to allow subdivision into approximately seven (7) single family lots and one (1) remainder lot.

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

There were no persons present to object to the proposed rezoning.

3. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14882**

Rezoning Application: 7902-0261-00

ADDRESS: **CIVIC/LEGAL**
**14581 - 76 Avenue/PID: 011-321-491, Lot 16, Sec. 22,
Twp. 2, NWD, Plan 8257**
**14601 - 76 Avenue/PID: 011-321-512, W ½ Lot 17,
Sec. 22, Twp. 2, NWD, Plan 8257**
**14613 - 76 Avenue/PID: 011-321-504, E ½ Lot 17,
Sec. 22, Twp. 2, NWD, Plan 8257**
**14623 - 76 Avenue/PID: 011-321-521, W ½ Lot 18,
Sec. 22, Twp. 2, NWD, Plan 8257**
**14637 - 76 Avenue/PID: 011-321-539, E ½ Lot 18,
Sec. 22, Twp. 2, NWD, Plan 8257**
**14651 - 76 Avenue/PID: 011-321-547, Lot 19, Sec. 22,
Twp. 2, NWD, Plan 8257**
**14675 - 76 Avenue/PID: 011-321-555, Lot 20, Sec. 22,
Twp. 2, NWD, Plan 8257**
**Portion of 147 Street/Portion of road dedicated by
Plan 20551 attached to the Bylaw as Schedule A**

APPLICANT: Resham Kullar, Harbhajan Duhra, Dharm Ghag,
Avtar Kullar, 523287 B.C. Ltd., 533618 B.C. Ltd.,
Marathon Construction Ltd., 398384 B.C. Ltd., and
T.M. Crest Homes & Investments Ltd.,
c/o Hunter Laird Engineering Ltd.
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **BLOCK A**
To rezone 14581, 14601, 14613, 14623, 14637,
14651 - 76 Avenue, Portion of 14675 - 76 Avenue from
"One-Acre Residential Zone (RA)" to "Single Family
Residential 12 Zone (RF-12)".

BLOCK B
To rezone Portion of 14675 - 76 Avenue from "One-Acre
Residential Zone (RA)" to "Single Family Residential Zone
(RF)".

BLOCK C

To rezone Portion of 147 Street dedicated by Plan 20551 from "One-Acre Residential Zone (RA)" to "Single Family Residential 12 Zone (RF-12)".

The purpose of the rezoning is to permit subdivision of approximately 134 single family small lots and 20 single family lots plus open space in a two-phased subdivision.

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. Andersen indicating he was not in support of the proposed rezoning.

Mayor McCallum noted that T. Shapitka had indicated her opposition in writing to the proposed rezoning.

Nathan Shapitka, 14646 – 75A Avenue

Mr. Shapitka was present to comment on the proposed rezoning. He stated concerns with respect to 146 Street remaining a through road, the addition of greenspace to the area, and building design.

Mike Tynan, Tynan Consulting Ltd.

Mr. Tynan was present to comment that wood, brick, and stone are required on every house in the development.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14886**

Rezoning Application: 7902-0314-00

ADDRESS: **CIVIC/LEGAL**
6899 - 126 Street/PID: 012-315-753, Parcel "A" (Exp. Plan 9686) Lot 14, Sec. 18, Twp. 2, NWD, Plan 1692
6927 - 126 Street/PID: 011-361-671, Lot 14, Except: Firstly; Parcel A, (Exp. Plan 9686), Secondly; Part Subdivided by Plan 78051, Thirdly; Part Subdivided by Plan LMP39751, Sec. 18, Twp. 2, NWD, Plan 1692
6947 - 126 Street/PID: 002-691-329, Lot 49, Except: Part Subdivided by Plan LMP39751, Sec. 18, Twp. 2, NWD, Plan 61200

APPLICANT: Kanwaljit Gill, Rajinder Brar, Randhir Sidhu,
Genco Consultants Inc. and Gobind Garcha Holdings Ltd.
c/o Dhaliwal & Associates Land Surveyors Inc.

(Mr. Sukh Dhaliwal for Gill/Brar and Sidhu/Genco)
#121 - 13140 - 80 Avenue
Surrey, B.C. V3W 3B2
c/o Sutton Group -Medallion Realty (Kuldip Gill for
H. (Tony) Gracha)
7832 - 120 Street
Surrey, B.C. V3W 3N2

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 subdivision of approximately 18 single family lots and dedicated parkland.

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

There were no persons present to object to the proposed rezoning.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14887**

Rezoning Application: 7902-0187-00

ADDRESS: CIVIC/LEGAL
12658 – 64 Avenue/PID: 012-695-530, Lot 3, Except:
Firstly: Parcel A (Exp. Plan 10759), Secondly: Parcel B,
(Exp. Plan 13572) and Thirdly: Part Dedicated Road on
Plan LMP25022, Sec. 7, Twp. 2, NWD, Plan 2378
12676 – 64 Avenue/PID: 002-493-977, Parcel "B", (Exp.
Plan 13572), Except Part in Plan LMP26400, Lot 3, Sec. 7,
Twp. 2, NWD, Plan 2378
12688 – 64 Avenue/PID: 012-695-483, Parcel "A", (Exp.
Plan 10759), Except Part in Plan LMP24873, Lot 3, Sec. 7,
Twp. 2, NWD, Plan 2378

APPLICANT: Taroo & Surinder Hare, Sital & Hardev Purewal,
Ravinder & Baljit Purewal, Sudager Purewal,
Herb Dhaliwal, John Bishop, Sukhvinder Bains,
Harbhajan Jawanda, Jawanda Enterprises Ltd.
C/o Surelok Sunridge Estates Ltd. (Bruce McDonald)
1075 Amazon Drive
Port Coquitlam, B.C. V3B 8L1

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 82 townhouse units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14887**

INTENT:

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

- (a) *Ground-oriented multiple unit residential buildings.*
- (b) *Child care centres*, provided that such centres:
 - (i) Do not constitute a singular use on the *lot*; and
 - (ii) 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.

There were no persons present to object to the proposed rezoning application.

**6. New Westminster District Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14880**

Rezoning Application: 7902-0218-00

ADDRESS: **CIVIC/LEGAL**
Portion of 6183 - 170 Street/PID: 011-094-672, North
145.38 Feet Lot 9, Except: Parcel "A", (Exp. Plan 14133),
Sec. 7, Twp. 8, New Westminster District, Plan 6872

APPLICANT: 376947 B.C. Ltd.
c/o Hunter Laird Engineering
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone a portion of the property from "Suburban Residential Zone (RS)" and "Single Family Residential Zone (RF)" to "Single Family Residential 12 Zone (RF-12)".

The purpose of the rezoning to permit subdivision into approximately 11 small single family lots.

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

There were no persons present to object to the proposed rezoning application.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14879**

Rezoning Application: 7902-0308-00

ADDRESS: CIVIC/LEGAL
3221 - 140 Street/PID: 009-220-879, Lot 1, DL 157,
Grp. 2, Surrey, Plan 23371

APPLICANT: Central Park Veterinary Hospital Ltd.
c/o Tom Wilson
3063 - 139 Street
Surrey, B.C. V4P 2B9

PROPOSAL: To rezone the property from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a medical clinic for orthopaedic surgery within the existing building on site.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14879**

INTENT:

This Comprehensive Development Zone is intended to regulate the development of a surgical clinic.

PERMITTED USES:

The *Lands* and *structures* shall be used for a surgical clinic only.

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

There were no persons present to object to the proposed rezoning application.

8. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003, No. 14888

Rezoning Application: 7902-0376-00

ADDRESS: CIVIC/LEGAL
2021 Indian Fort Drive/PID: 025-407-180, Lot 1, Sec. 18,
Twp. 1, Surrey, Plan LMP53741

APPLICANT: Clifford Cmolik and Ellen Saklas
c/o Creekside Architect (Don Andrew)
#150 - 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A" to:

- permit an additional single family dwelling instead of a duplex when the lot is 7,840 sq. m (1.9 acres) or more;
- reduce the maximum floor area for the principal building from 75% of the constructed gross floor area to 65%; and
- increase the maximum floor area of accessory buildings from 8.5% of the constructed gross floor area to 18.5%.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A", Section E and G.3, as follows:

- (a) To vary the maximum lot coverage from 11% to 16.5%; and
- (b) To relax the height for the accessory building from 5 metres (16.5 ft.) to 7.5 metres (25 ft.).

The purpose of the development variance permit is to increase the site coverage for all structures and increase the height of the garage.

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

There were no persons present to object to the proposed rezoning application.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14889A**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14889B**

Rezoning Application: 7901-0195-00

ADDRESS: CIVIC/LEGAL
3270 - 152 Street/PID: 017-498-929, Lot 1, Sec. 26,
Twp. 1, NWD, Plan LMP1855
15276 - 34 Avenue/PID: 000-825-760, Lot 18, Sec. 26,
Twp. 1, NWD, Plan 1300
Portion of 15329 - 32 Avenue/PID: 018-011-136, Lot B,
Except: Part Subdivided by Plan LMP42419; Sec. 26,
Twp. 1, NWD, Plan LMP7620

APPLICANT: Rockwall Ventures Ltd, and City of Surrey
Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300 - 65 Richmond Street,
New Westminster, B.C. V3L 5P5

PROPOSAL: BYLAW 14889A
From "General Agriculture Zone (A-1)" to "Comprehensive
Development Zone (CD)":

15276 - 34 Avenue
Portion of 3270 -152 Street (Block B)

From "One-Acre Residential Zone (RA)" to
"Comprehensive Development Zone (CD)":

Portion of 15329 - 32 Avenue Diversion (Block C)

BYLAW 14889B
From "General Agriculture Zone (A-1)" to "Half-Acre
Residential Zone (RH)": Portion of 3270 - 152 Street
(Block A)

The purpose of the rezoning is to permit the development of a comprehensively designed multiple residential development comprised of 53 detached dwelling units.

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

There were no persons present to object to the proposed rezoning application.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14890**

Rezoning Application: 7902-0256-00

ADDRESS: **CIVIC/LEGAL**
13924 Fraser Highway/PID: 011-237-961, Lot 6, Sec. 35,
B5N, R2W, Surrey, Plan 7035
13938 Fraser Highway/PID: 011-237-996, Lot 7, Sec. 35,
B5N, R2W, Surrey, Plan 7035
13950 Fraser Highway/PID: 001-998-315, Lot 8, Except:
Part Now Road on Statutory ROW Plan 29489, Sec. 35,
B5N, R2W, Surrey, Plan 7035

APPLICANT: Wah & Eng Tan, and Bruce Lehmann
c/o Barnett Dembek Architects (Maciej Dembek)
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the properties from "Single Family Residential
Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the front yard setback along Laurel Drive from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (b) To reduce the front yard setback along Fraser Highway from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) for the heritage building;
- (c) To reduce the side yard setback for buildings from 7.5 metres (25 ft.) to 3.5 metres (11 ft.);
- (d) To allow three (3) parking spaces within the required setback.

The purpose of the rezoning and development variance permit is to permit the development of 61 townhouse units in Surrey City Centre.

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

There were no persons present to object to the proposed rezoning application.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14884**

Rezoning Application: 7901-0175-00

ADDRESS: CIVIC/LEGAL
3072 - 192 Street/PID: 006-816-932, Lot 4, Sec. 22,
Twp. 7, Surrey, Plan 1467

APPLICANT: Jean & Sharon Blouin
c/o Teck Construction Ltd. (Gale Dowd)
5197 - 216 Street
Langley, B.C. V3A 2N4

PROPOSAL: To rezone the property from "Intensive Agriculture Zone (A-2)" to "Business Park Zone (IB)".

DEVELOPMENT VARIANCE PERMIT

To relax the "Surrey Zoning By-law, 1993, No. 12000", Part 47, Section F, as follows:

- (a) To reduce the north side yard setback from 3.6 metres (12 ft.) to 0.3 metre (1 ft.); and

To relax "Surrey Subdivision and Development By-law, 1986, No. 8830", Part V, Section 24(a), as follows:

- (a) To waive the requirement to provide water supply and sanitary sewer.

The purpose of the rezoning and development variance permit is to permit the development of an industrial building for a wire manufacturing business.

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

Mayor McCallum noted that J. and S. Blouin, R. Johnson, and T. Skroder had indicated in writing, their support for the proposed rezoning.

There was correspondence on table from R. Johnson for Rimark Consulting Services regarding the proposed project, and from True Blue Wire Products submitting 4 names supporting the application.

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

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14891**

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

PROPOSAL: To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, in Part 12 One-Acre Residential Zone (RA) in Sections B. Permitted Uses, Section F. Yards and Setbacks, G. Height of Buildings, and J. Special Regulations.

These amendments are required to accommodate an ancillary skateboard ramp structure subject to certain conditions. The proposed regulations apply to all RA Zoned properties, in particular the site located at 7354 - 184 Street.

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

Mayor McCallum noted that K. and S. Krawchuk, H. Gerhardt, J. Van Roon, and S. Ladd indicated in writing, their support for the proposed amendments.

Jill Ewart, 18460 – 74 Avenue

Ms. Ewart was present to comment on the proposed application to allow a skateboard ramp in her area. She expressed concerns with respect to noise, legal ramifications, protection of privacy and property. She added that she has lived in the area for 13 years and feels she may have to move but that her house may lose value because of the ramp. She requested that Council consider a Temporary Use Permit and reflect on the consideration for noise restrictions, outside lighting, and landscape buffering.

It was
received.
RES.R03-112

Moved by Councillor Steele
Seconded by Councillor Hunt
That the petition containing 13 signatures be
Carried

Ivan Klemes, 18645 – 74 Avenue

Mr. Klemes was present and commented that he purchased property at 7486 - 184 Street two years ago. He indicated concerns regarding noise, hours of operation, increased traffic, decreased property value, and that this ramp would not be used for private use and does not belong in the neighbourhood. He added that a Temporary Use Permit should be considered.

Darren Henderson, 7354 – 184 Street

Mr. Henderson was present and commented that he had met with neighbours to discuss the skateboard ramp. He added that the property belongs to his family, that the ramp is for his own personal use, and that he plans to use the ramp for training to further his skateboarding career. He continued that he plans to stay on the property for a long time.

It was
Mr. Henderson be received.
RES.R03-113

Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the information submitted by
Carried

Steven Ladd, 18440 – 74 Avenue

Mr. Ladd was present and commented that he was in support of the proposed application.

Marie Cooper, 5937 – 124A Street

Ms. Cooper was present and commented that she had concerns with respect to the application for text amendment to Surrey Zoning By-law, 1993, No. 12000, considering this is such a unique, specific and limited use. She added concerns regarding the height of the fence and asked if the by-law would be amended to reflect the change in height. She asked whether this application could have been covered under a Comprehensive Development Zone specifically for this use.

13. **"Liquor Primary" License**
Liquor License Application 7902-0243-00
Nurmann Holdings Ltd.
c/o Dennis P. Coates
19500 Langley By-Pass

To permit a "liquor primary" license on the same site as the Hampton Inn and Suites in Cloverdale.

Note: See Clerk's Report, Item I.3 of this agenda.

The Chair indicated there was correspondence from Planning & Development on table regarding the proposed "Liquor Primary" license application.

There was correspondence on table from the following indicating concerns and opposition to the proposed application:

	FOR	AGAINST
M. Fiddler		X
J. Lavallee		X
R. Gordon		X
A. Sahota		X
H. Pamma		X
R. Phillips		X
S. Sunderji		X
H. Hansen		X

Mayor McCallum indicated the following persons had indicated in writing their opposition to the proposed application:

W. Marion
P. O'Laughlin
N. Fisher
M. Pamma

Mohan Sunderji, 18935 – 57 Avenue

Mr. Sunderji was present and commented that he is the owner of Samz Neighbourhood Pub which opened in 1998. He added that Samz Neighbourhood Pub is a well run establishment with a high reputation. He stated that if this application were to proceed, it would dilute business to his venue. He agreed that there should be a restaurant but not another pub in such close proximity. He added that his business would suffer if this application should proceed.

Aly Sunderji, 18935 – 57 Avenue

Mr. Sunderji was present and commented that he is the Manager of Samz Neighbourhood Pub. He stated that he submitted letters from various businesses and neighbours in the area who do not support the application. He added that he agrees with the application for a restaurant, however, he indicated he was not in support of the liquor primary license application being approved.

Andy Sahota, 5640 – 188 Street

Mr. Sahota was present and commented that he is the manager of MVP Sports Bar and expressed concerns regarding the close proximity of another liquor primary venue in the area.

Mamut Sunderji, 18935 – 57 Avenue

Mr. Sunderji was present and commented that Samz Neighbourhood has retained the original 26 employees, but may have to lay some off if business is cut because of the Fox and Fiddle.

Carl Busson, 6184 – 184B Street

Mr. Busson was present and commented that he is one of the owners of the Fox and Fiddle which opened December 6, 2002. He added that they originally applied for a license last August under the old rules. He continued that the pub opened with a food primary license and they were advised to apply for the liquor primary license later. He stated that he was advised that under the new process he could apply for a liquor primary license with a food primary area, which is the preference, to enable service to clients under 19 years of age. He added that the Fox and Fiddle is a franchise out of Ontario and is primarily a high end sports bar. He continued that he would like to add entertainment past 9:00 p.m. The statement was made that there are 192 seats in total at the Fox and Fiddle and the hours of operation are 11:00 a.m. to 2:00 a.m. on weekends and 11:00 a.m. to 12:00 a.m. during the week.

Linda Roberts, 19500 – Langley Bypass, Hampton Inn

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That the information submitted by

Ms. Roberts be received.

RES.R03-114

Carried

Ms. Roberts was present and commented that she is the General Manager of the Fox and Fiddle in Surrey. She stated that she is from Ontario, here to assist with the opening of B.C.'s first Fox and Fiddle, which is owned and operated by Carl and Ann Busson, well-respected residents in the area.

She added that there are 16 Fox and Fiddle establishments located in Southwest Ontario operating exceptionally well, ensuring teamwork as an integral part of its success. She continued that they are looking forward to working with the community and commented that they had been advised originally that they could operate pool tables and video games. She added that once they were advised otherwise, these items were removed from the Fox and Fiddle immediately. She noted that she understands that management from Samz Neighbourhood Pub feels that the Fox and Fiddle would be competition, but that they are not attempting nor have they advertised as a neighbourhood pub but as a British-style concept featuring dinner activities, beer, food, and dancing. She added that there are tourists looking for such activities in the area. She added that the reason there is a separate area for children was to safeguard them from the pool table and video game area. She continued that there are plans to serve brunch on Sundays and that staff work closely with the Hampton Inn, which is well known for providing good service. She added that they have not received any concerns from hotel guests.

Michael Gershner, 17630 – 56 Avenue

Mr. Gershner was present and commented that he received information from the Liquor Licensing Board that local government may approve food primary licenses but that only the province may approve liquor primary licenses. He added that a food primary license may be amended to allow entertainment. He continued that there were some concerns with respect to advertisements circulating that a business was operating under a food primary license but acting as if it had a liquor primary license.

The Chair called a short recess at 8:46 p.m.

The meeting reconvened at 8:54p.m. with all members of Council present.

C. COMMITTEE REPORTS**1. Public Safety Committee - January 15, 2003**

- (a) It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the minutes of the Public Safety
Committee meeting held on January 15, 2003, be received.
RES.R03-115 Carried

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

Annual Police Officer of the Year Award

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Public Safety Committee would
recommend to Council that the request for sponsorship for the Annual
Police Officer of the Year Award be forwarded to the Grants Committee
for review.

RES.R03-116 Carried

D. BOARD/COMMISSION REPORTS**1. Surrey Heritage Advisory Commission - January 15, 2003**

- (a) It was Moved by Councillor Higginbotham
Seconded by Councillor Bose
That the minutes of the Surrey Heritage
Advisory Commission meeting held on January 15, 2003, be received.
RES.R03-117 Carried

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

Heritage Management Plan

It was Moved by Councillor Higginbotham
Seconded by Councillor Bose
That the Heritage Advisory Commission (HAC) recommends to Council that appreciation be extended to the HAC and the Planning and Development department for their hard work in progressing through the Heritage Management Plan (HMP) and that the consultant be notified that the HMP has been adopted as presented to Council.

RES.R03-118

Carried

Heritage Advisory Commission By-law Amendment

It was Moved by Councillor Higginbotham
Seconded by
That the Heritage Advisory Commission (HAC) recommends to Council that:

1. Richard Fuller be appointed as a member in full standing to the HAC replacing the second Council member;
2. J. Trimble be appointed as an alternate to the HAC; and
3. The HAC bylaw be amended to reflect that one Councillor only be appointed to the Commission and that the Councillor may be elected as Chair.

Before the question was called:-

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Heritage Advisory Commission By-law amendment be referred back to staff for additional information on the request.

RES.R03-119

Carried

Outstanding Items - Green Timbers Inaugural Plantation

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Heritage Advisory Commission
 recommends to Council that the Green Timbers Inaugural Plantation be
 considered for inclusion on the Heritage Register, as part of the Phase III
 review.

RES.R03-120

Carried**2. Parks, Recreation and Culture Commission - October 16, 2002**

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the minutes of the Parks, Recreation
 and Culture Commission meeting held on October 16, 2002, be received.

RES.R03-121

Carried**3. Parks, Recreation and Culture Commission - November 20, 2002**

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the minutes of the Parks, Recreation
 and Culture Commission meeting held on November 20, 2002, be received.

RES.R03-122

Carried**E. MAYOR'S REPORT****1. Proclamations**

Mayor McCallum read the following proclamations:

- (a) **FAMILY LITERACY DAY**
 January 27, 2003

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

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

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

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

WHEREAS family literacy strengthens families and builds strong communities;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare January 27, 2003, as "FAMILY LITERACY DAY" in the City of Surrey.

Doug W. McCallum
Mayor

(b) HEART MONTH
February, 2003

WHEREAS heart disease and stroke remain Canada's #1 killer; and

WHEREAS the mission of the Heart and Stroke Foundation of Canada is to further the study, prevention, and reduction of disability and death from heart disease and stroke through research, education, and the promotion of healthy lifestyles;

NOW, THEREFORE, BE IT RESOLVED that in support of the hundreds of volunteers now canvassing our community for funds to continue important heart and stroke research and education, I, Doug W. McCallum, do hereby declare the month of February, 2003, as "HEART MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

1. Artificial Turf Field – Newton Athletic Park

Councillor Tymoschuk reported that the installation of artificial turf field at Newton Athletic Park has commenced and, dependent upon the weather, the project should be completed within a week to ten days.

2. Surrey Public Library Board

Councillor Steele reported that she attended the Surrey Public Library Board meeting and wished to announce the First Annual Fundraiser event taking place on April 3, 2003 at Morgan Creek.

3. Whalley Business Improvement Association

Councillor Villeneuve reported that she attended, along with Councillors Higginbotham, Priddy and Mayor McCallum, the Whalley Business Improvement Association presentation on the Whalley Business Improvement initiative. She indicated that there were 60 business people from the area in attendance demonstrating enthusiasm for the improvement initiative.

4. Dinner with Friends – Surrey Arts Centre

Councillor Villeneuve reported that she attended the production “Dinner with Friends” at the Surrey Arts Centre.

5. PICS Youth Project

Councillor Villeneuve reported that she attended the PICS Youth Project media launch highlighting safety issues.

6. Whalley Business Improvement

Councillor Priddy reported that during the Whalley Business Improvement Association meeting, members of the Whalley Business Improvement Association had indicated that, in the past, they criticized Council for what was going on and did not get involved to change things. They affirmed that in order to achieve change, they all needed to take ownership of the problems and work toward a better community.

7. RCMP Annual Basketball Tournament

Councillor Higginbotham reported that she attended the RCMP Annual Basketball Tournament of High Schools and added that it was a very exciting game.

8. 2010 Olympic Bid

Councillor Higginbotham reported that she attended two events; one being the presentation of the 2010 Olympic flag to Mayor McCallum on behalf of the 2010

Committee to Surrey and a workshop held at the Best Western Hotel featuring the Marketing Committee of the 2010 Olympic Bid Committee.

9. Dinner with Friends

Councillor Higginbotham reported that she attended the "Dinner with Friends" production at the Surrey Arts Centre.

10. Lower Mainland Treaty Advisory Committee (LMTAC)

Councillor Priddy stated that she would provide information from the LMTAC as it becomes available.

11. School Signs

Councillor Priddy expressed thanks to the Engineering Department for the reinstatement of Surrey School signs.

G. CORPORATE REPORTS

1. The Corporate Report, under date of January 20, 2003, was considered and dealt with as follows:

Item No. R008 Surrey's Learning & Discovery Centre
File: 6800-01

The City Manager submitted a report responding to the letter from the Ministry of Competition, Science and Enterprise dated January 03, 2003 (attached Appendix A), indicating that the Management Committee for the CBCIP has reviewed our request for an exemption to the \$2m. funding cap for "other" projects and our request was not approved. Therefore they require in writing, an indication from the City, whether we will be revising our request for funding to \$2m. and, if so, we should provide evidence that the City has committed sufficient funding to cover the remaining project costs.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council:

1. Receive this report on the status of the Canada/BC Infrastructure Program Application (CBCIP) for Surrey's proposed Learning & Discovery Centre.

- 2. Approve resolution in support of the revised construction program for a new Surrey Museum & Archives as outlined in Appendix B and direct staff to submit this revision to the CBCIP.
- 3. Approve revised \$3m. funding commitment to the new Museum & Archives project in up-coming deliberations on the City's 5-year Capital program, to ensure that the City's contribution has been clearly identified in this plan as required by the CBCIP.

Before the question was called:-

It was Moved by Councillor Steele
 Seconded by Councillor Watts
 That the matter be referred to the Finance
 Committee for review.

RES.R03-123

Carried

Item No. R009 Council Indemnity Adjustment
 File: 0560-01

The General Manager, Finance, Technology & Human Resources submitted a report concerning the Council Indemnity Adjustment.

The General Manager, Finance, Technology & Human Resources was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council approve:

- 1. An interim 2% indemnity adjustment for all members of Council for 2003; and
- 2. Authorize staff to make a final indemnity adjustment once 2003 employee increases have been finalized.

RES.R03-124

Carried

H. BY-LAWS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14881"

7902-0242-00 - Zipp Construction Ltd., Kishwar Mohammed, c/o John Milner

RA (BL 12000) to RF (BL 12000) - 8265 and 8279 - 168 Street - to permit subdivision into approximately 14 single family lots.

Approved by Council: December 9, 2002

Note: A Development Permit (7902-0242-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

It was RES.R03-125	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14881" pass its third reading. <u>Carried</u>
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2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14885"
7902-0184-00 - Mohinder and Surinder Randhawa, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 9498 - 160 Street - to allow subdivision into approximately seven (7) single family lots and one (1) remainder lot.

Approved by Council: January 6, 2003

It was RES.R03-126	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14885" pass its third reading. <u>Carried</u>
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Councillor Steele left the meeting at 9:50 p.m.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14882"
7902-0261-00 - Resham Kullar, Harbhajan Duhra, Dharm Ghag, Avtar Kullar, 523287 B.C. Ltd., 533618 B.C. Ltd., Marathon Construction Ltd., 398384 B.C. Ltd., T.M. Crest Homes & Investments Ltd., c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) - 14581, 14601, 14613, 14623, 14637, 14651, 14675 - 76 Avenue, Portion of 147 Street - to permit subdivision of approximately 134 single family small lots and 20 single family lots plus open space in a two-phased subdivision.

Approved by Council: December 9, 2002

It was
RES.R03-127
No. 12000, Amendment By-law, 2002, No. 14882" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

Councillor Steele returned to the meeting at 9:52 p.m.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14886"

7902-0314-00 - Kanwaljit Gill, Rajinder Brar, Gobind Garcha Holdings Ltd.,
Randhir Sidhu, Genco Consultants Inc., c/o Dhaliwal &
Associates Land Surveyors Inc. (Sukh Dhaliwal [for Gill/Brar and
Sidhu/Genco]) and c/o Sutton Group-Medallion Realty
(Guldip Gill for H. (Tony) Garcha)

RA (BL 12000) to RF (BL 12000) - 6899, 6927 and 6947 - 126 Street - to
permit subdivision into approximately 18 single family lots and dedicated
parkland.

Approved by Council: January 6, 2003

It was
RES.R03-128
No. 12000, Amendment By-law, 2003, No. 14886" pass its third reading.
Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14887"

7902-0187-00 - Taroo and Surinder Hare, Sital and Hardev Purewal, Ravinder and
Baljit Purewal, Sudager Purewal, Herb Dhaliwal, John Bishop,
Sukhvinder Bains and Harbhajan Jawanda,
Jawanda Enterprises Ltd., c/o Bruce McDonald, Surelok Sunridge
Estates Ltd.

RA (BL 12000) to CD (BL 12000) - 12658, 12676 and 12688 - 64 Avenue
- to permit the development of 82 townhouse units.

Approved by Council: January 6, 2003

It was
RES.R03-129
No. 12000, Amendment By-law, 2003, No. 14887" pass its third reading.
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14880"

7902-0218-00 - 376947 B.C. Ltd., c/o Hunter Laird Engineering

RS (BL 5942) and RF (BL 12000) to RF-12 (BL 12000) - Portion of 6183 - 170 Street - to permit subdivision into approximately 11 small single family lots.

Approved by Council: December 9, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14880" pass its third reading.

RES.R03-130

Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14879"

7902-0308-00 - Central Park Veterinary Hospital Ltd., c/o Tom Wilson

CHI (BL 12000) to CD (BL 12000) - 3221 - 140 Street - to permit the development of a medical clinic for orthopedic surgery within the existing building on site.

Approved by Council: December 9, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14879" pass its third reading.

RES.R03-131

Carried

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003, No. 14888"

7902-0376-00 - Clifford Cmolik, Ellen Saklas, c/o Don Andrew,
Creekside Architect

To amend CD By-law 14473A to:

- permit an additional single family dwelling instead of a duplex when the lot is 7,840 sq. m (1.9 acres) or more;
- reduce the maximum floor area for the principal building from 75% of the constructed gross floor area to 65%; and
- increase the maximum floor area of accessory buildings from 8.5% of the constructed gross floor area to 18.5%,
on property located at 2021 Indian Fort Drive.

Approved by Council: January 6, 2003

Note: A Development Permit (7902-0376-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

It was
No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003, No. 14888" pass its third reading.

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

RES.R03-132

Carried

It was
No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003, No. 14888" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

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

RES.R03-133

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14889A"

7901-0195-00 - Rockwall Ventures Ltd., City of Surrey, c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

A-1 (BL 12000) and RA (BL 12000) to CD (BL 12000) -
15276 - 34 Avenue, Portion of 15329 - 32 Avenue Diversion, Portion of 3270 - 152 Street - to permit the development of a comprehensively designed multiple residential development comprised of 53 detached dwelling units.

Approved by Council: January 6, 2003

This by-law is proceeding in conjunction with By-law 14889B.

It was
No. 12000, Amendment By-law, 2003, No. 14889A" pass its third reading.

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

RES.R03-134

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14889B"

7901-0195-00 - Rockwall Ventures Ltd., City of Surrey, c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RH (BL 12000) - Portion of 3270 - 152 Street - to permit the development of a comprehensively designed multiple residential development comprised of 53 detached dwelling units.

Approved by Council: January 6, 2003

This by-law is proceeding in conjunction with By-law 14889A.

It was
No. 12000, Amendment By-law, 2003, No. 14889B" pass its third reading.
Carried

RES.R03-135

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

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14890"

7902-0256-00 - Wah and Eng Tan, Bruce Lehmann, c/o Maciej Dembek, Barnett Dembek Architects

RF (BL 12000) to RM-30 (BL 12000) - 13924, 13938 and 13950 Fraser Highway - to permit the development of 61 townhouse units in Surrey City Centre.

Approved by Council: January 6, 2003

Note: A Development Permit (7902-0256-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c) of this agenda.

It was
No. 12000, Amendment By-law, 2003, No. 14890" pass its third reading.
Carried

RES.R03-136

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

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14884"

7901-0175-00 - Jean and Sharon Blouin, c/o Gale Dowd, Teck Construction Ltd.

A-2 (BL 12000) to IB (BL 12000) - 3072 - 192 Street - to permit the development of an industrial building for a wire manufacturing business.

Approved by Council: January 6, 2003

Note: A Development Permit (7902-0175-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d) of this agenda.

RES.R03-137 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14884" pass its third reading.
Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14891"

3900-20-14891/07354-18400 - Council Initiative

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, in Part 12 One-Acre Residential Zone (RA) in Sections B. Permitted Uses, Section F. Yards and Setbacks, G. Height of Buildings, and J. Special Regulations.

These amendments are required to accommodate an ancillary skateboard ramp structure subject to certain conditions. The proposed regulations apply to all RA Zoned properties, in particular the site located at 7354 - 184 Street.

Approved by Council: January 6, 2003

RES.R03-138 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 14891" pass its third reading.
Carried with Councillor Bose and Watts against.

RES.R03-139 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 14891" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried with Councillor Bose and Watts against.

FINAL ADOPTIONS

13. "Surrey Unsightly Property By-law, 2003, No. 14892"

3900-20-14892/5400-80-12300 - Oliver Turney, Florence Anna Dumont

A by-law to authorize the removal of rubbish and discarded materials that the Council of the City of Surrey has determined to be in contravention of Surrey Community Improvement and Unsightly Property By-law, 1997, No. 13150, pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323.

Approved by Council: November 25, 2002
Corporate Report Item R 221

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Unsightly Property By-law,
2003, No. 14892" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R03-140

Carried

14. "Surrey Sanitary and Storm Sewer Main Specified Charge Supplementary By-law, 2003, No. 14893"

3900-20-14893, 0870-20/253, 8380-253, R-01-108 - Council Initiative

A By-law to impose a specified charge on the owners of parcels of land benefiting from the installation of sanitary and storm sewerage systems in the area of 61 Avenue between 164 Street and 166 Street.

Approved by Council: November 18, 2002
Corporate Report Item R215

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Sanitary and Storm Sewer
Main Specified Charge Supplementary By-law, 2003, No. 14893" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-141

Carried with Councillor Bose against.

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14761"

7902-0056-00 - Park Lane Ventures (Morgan Creek) Ltd.

A-1 (BL 12000) to CD (BL 12000) - 16277 High Park Avenue - to permit
the development of 10 "Acreage Residential Gross Density Zone (RA-G)"

type lots and 36 "Half-Acre Residential Gross Density Zone (RH-G)" type lots.

Approved by Council: July 8, 2002

Note: A Development Permit (7902-0056-00) on the site is to be considered for Final Approval under Item I.2(a).

- * Planning & Development advise that (reference memorandum dated January 16, 2003 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, Planning & Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Local Area Plan to redesignate the southern portion of the site from Suburban One-Acre Residential to Suburban Half-Acre Residential.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Rosemary Heights Local Area Plan
 be amended to redesignate the southern portion of the site from Suburban One-Acre Residential to Suburban Half-Acre Residential.

RES.R03-142

Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14761" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-143

Carried

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

7902-0212-00 - Radicalis Montessori Society

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 Use Permit (7902-0212-00) on the site is to be considered for Final Approval under Item I.5(a).

- * Planning & Development advise that (reference memorandum dated January 17, 2003 in by-law back-up) a transfer of title for the subject property is ongoing. The Planning Department will confirm transfer of title prior to the January 20, 2003 Regular Council-Public Hearing Meeting.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 30 Amendment By-law, 2002, No. 14779" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-144

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. 7902-0242-00**
Kishwar Mohammed and Zipp Construction Ltd.
c/o John Milner
8265 & 8279 - 168 Street

To reduce the lot depth requirement from 28 metres (90 ft.) to 21.5 metres (71 ft.) to permit subdivision into approximately 14 single family lots.

Note: See By-law 14881, Item H.1 of this agenda.

RES.R03-145

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0242-00 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.
Carried with Councillor Watts against.

- (b) **Development Variance Permit No. 7902-0376-00**
Clifford Cmolik and Ellen Saklas
c/o Creekside Architect (Don Andrew)
2021 Indian Fort Drive

To vary the maximum lot coverage requirement from 11% to 16.5%; and
to relax the height for the accessory building from 5 metres (16.5 ft.) to
7.5 metres (25 ft.), to allow an increase in the site coverage for all
structures and increase the height of the garage.

Note: See By-law 14888, Item H.8 of this agenda.

RES.R03-146

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0376-00 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.
Carried

- (c) **Development Variance Permit No. 7902-0256-00**
Wah & Eng Tan, and Bruce Lehmann
c/o Barnett Dembek Architects (Maciej Dembek)
13924, 13938 & 13950 Fraser Highway

To relax requirements as follows:

- (a) To reduce the front yard setback along Laurel Drive from
7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (b) To reduce the front yard setback along Fraser Highway from
7.5 metres (25 ft.) to 1.0 metre (3 ft.) for the heritage building;
- (c) To reduce the side yard setback for buildings from 7.5 metres
(25 ft.) to 3.5 metres (11 ft.); and

(d) To allow three (3) parking spaces within the required setback.

To permit the development of 61 townhouse units in Surrey City Centre.

Note: See By-law 14890, H.10 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0256-00 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.R03-147

Carried

- (d) **Development Variance Permit No. 7901-0175-00**
Jean & Sharon Blouin
c/o Teck Construction Ltd. (Gale Dowd)
3072 - 192 Street

To reduce the north side yard setback requirement from 3.6 metres (12 ft.)
to 0.3 metre (1 ft.), and to waive the requirement to provide water supply
and sanitary sewer, to permit the development of an industrial building for
a wire manufacturing business.

Note: See By-law 14884, H.11 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7901-0175-00 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.R03-148

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0056-00**
Park Lane Ventures (Morgan Creek) Ltd.
16277 High Park Avenue

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

"That Development Permit No. 7902-0056-00 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 By-law 14761, Item H.15 of this agenda.

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

No. 7902-0056-00 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.R03-149

Carried with Councillor Bose against.

- (b) **Development Permit No. 7902-0291-00**
Kevin Liu, SKS Engineering/Columbia River Shake & Shingle Ltd.
17886 - 104 Avenue

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

"That Development Permit No. 7902-0291-00 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 Tymoschuk
That Development Permit

No. 7902-0291-00 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.R03-150

Carried

- (c) **Development Permit No. 7902-0276-00**
Ocean Bay Properties Ltd., Inc. No. 650411
15350 - 16A Avenue

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

"That Development Permit No. 7902-0276-00 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 Tymoschuk
That Development Permit
No. 7902-0276-00 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.R03-151

Carried

**3. Final Approval of "Liquor Primary" License
Liquor License Application 7902-0243-00
Nurmann Holdings Ltd.
c/o Dennis P. Coates
19500 Langley By-Pass**

To permit a "liquor primary" license on the same site as the Hampton Inn and Suites in Cloverdale.

Note: Memorandum from the Manager, Area Planning & Development Division, Planning & Development Department recommending that following the Public Hearing, Council refer this application back to staff to ensure that all the pre-clearance has been given by the Liquor Control and Licensing Branch (LCLB).

Planning & Development advise that once pre-clearance has been received, staff will provide an appropriate resolution for Council's consideration.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the matter be referred to staff for
review and report back to Council.

RES.R03-152

Carried

4. Tag Days**(a) Heart & Stroke Foundation of BC & Yukon**

File: 0320-05

Requesting permission to conduct their door-to-door campaign between February 6 to 28, 2003, to further the study, prevention and reduction of disability and death from heart disease and stroke through research and the promotion of healthy lifestyles.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Heart & Stroke Foundation of BC
& Yukon be granted permission to conduct their door-to-door campaign between February 6 to 28, 2003, to further the study, prevention and reduction of disability and death from heart disease and stroke through research and the promotion of healthy lifestyles.

RES.R03-153

Carried**5. Formal Approval of Temporary Commercial Use Permit****(a) Temporary Commercial Use Permit No. 7902-0212-00****Radicalis Montessori Society**

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 Radicalis Montessori Society, 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 Parcel "B" (Reference Plan 3904), District Lot 167, Group 2, Except: Firstly: Parcel "C" (Reference Plan 4579), Secondly: Part in Plan LMP15992, New Westminster District, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law 14779, Item H.16 of this agenda.

It was Moved by Councillor Steele
Seconded by Councillor Higginbotham
That Temporary Commercial Use Permit
7902-0212-00 be issued to Radicalis Montessori Society, 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 Parcel "B" (Reference Plan 3904), District Lot 167, Group 2, Except: Firstly: Parcel "C" (Reference Plan 4579), Secondly: Part in Plan LMP15992, New Westminster District, and that the Mayor and Clerk be authorized to sign the necessary documents."

RES.R03-154

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. Redevelopment of Yellow Rose Motel

Councillor Watts requested staff report on the clearing of the landscaping buffer between King George Highway and the apartment buildings in that location.

2. Mill Run Hardwood Floors Inc.

Councillor Higginbotham requested a status report on the noise concerns raised previously on the Mill Run Hardwood Floors Inc. operation, and the more recent behavioural problems taking place outdoors.

M. ADJOURNMENT

It was


meeting do now adjourn.
RES.R03-155

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


Carried

The Regular Council- Public Hearing adjourned at 9:55 p.m.

Certified correct:



Acting City Clerk



Mayor