



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, DECEMBER 16, 2003
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Watts

Councillors Entering Meeting as Indicated:

Staff Present:

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

B. DELEGATIONS

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15239

Rezoning Application: 7903-0376-00

ADDRESS: **CIVIC/LEGAL**
17805 - 60 Avenue (also shown as 17807 and
17815 - 60 Avenue/PID: 002-370-743 Lot 4 Except:
Firstly: the E 400 ft Except Parcel "A" (Bylaw Plan 47274)
Secondly: Part subdivided by Plan 67299 Thirdly: Parcel
"A" (Bylaw Plan 47274) Sec. 8 Twp. 8 NWD Plan 3612

APPLICANT: City of Surrey
c/o Orangeville Raceway Ltd. (Chuck Keeling)
17755 - 60 Avenue, Surrey BC V3S 1V3; and
c/o Pacific Land Resource Group (Oleg Verbenkov)
Suite 101, 7485 - 130 Street, Surrey, BC V3W 1H8

PROPOSAL: **By-law 15238**
To redesignate the property from Urban (URB) to
Commercial (COM).

By-law 15239
To rezone the property from "Comprehensive Development
Zone By-law 5035", as amended, to "Comprehensive
Development Zone (CD)" By-law 12000.

The purpose of this redesignation and rezoning is to allow a
proposed gaming facility, a restaurant and a show lounge.

The proposed gaming facility will accommodate approximately 400 slot machines and electronic table games.

PERMITTED USES

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

1. Horse racing and horse racing teletheatre as regulated by the Gaming Control Act, S.B.C. 2002, Chapter 14, as amended.
2. *Gaming facility* excluding *arcades*.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Neighbourhood pubs*.
5. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*
6. Office uses excluding the following:
 - (a) *social escort services*; and
 - (b) *methadone clinics*
7. *Parking facilities*.
8. Indoor *recreational facilities*.
9. Entertainment uses excluding *arcades* and *adult entertainment stores*.
10. Conventions.
11. *Community services*.
12. 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 City Clerk. The location of the properties was indicated to the Public Hearing.

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Bill Davis	X		
Megan Davis	X		
Laurie Davis	X		
Jim Gagnon	X		
Brian Mainman	X		
Barb Mainman	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Dannis Watson			X
Paul Kundarewich	X		
K.R. MacKenzie	X		
Eileen MacKenzie	X		
Randy Rutledge	X		
Garry Woods	X		
N. Hum	X		
Robin Ruhlman	X		
Billy Davis	X		
Jeff Tah	X		
Earle McCombe	X		
William Brown	X		
Leona Jones	X		
Frederic Barr	X		
Freda Woolley	X		
Theresa Morton	X		
Dianne Ryan	X		
Sharalyn Hovey	X		
David Smith	X		
Kelly Frederick	X		
Richard Craig	X		
Patricia Fenton	X		
Bonnie Grant			X
Shaun Helm	X		
David Woolley	X		
John Gordon	X		
Paul Godfrey	X		
Linda Aquiline	X		
Sten Ericsson	X		
Joseph Howalp	X		
Kenneth Jones	X		
Barbara Landers	X		
Darcy Perdue	X		
Lucy DiTomaso			X
Phil Heard	X		
Kira Sefton	X		
Pam Kundarewich	X		
Joe Hollingsworth	X		
David Petrie	X		
Terry Kaufman	X		
Marilyn Vancsak	X		
Deborah Burstyk	X		
Sandra Brown	X		
Jennifer Paradis	X		
Steve Vancsak	X		
Tim Brown	X		
Joan Brown	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Cam Gardner	X		
Craig Pedersen	X		
Richard Appleyard	X		
Kimberly Loeppky	X		
Greg Smith	X		
Sheila Rafter	X		
Linda Sentes	X		
Leah Smith	X		
Debbie Elchuk	X		
Paul Harrison	X		
Kevin Cass	X		
Gar Campbell	X		
Diana Scarff	X		
Angel Currie	X		
Diane Fuller	X		
Charlene Hartwell	X		
Terry Burstyk	X		
Gail White	X		
Evert Vandeborn	X		
Marion Reid	X		
Scott Sinclair	X		
Gordon Jarvis	X		
Vic Pierce	X		
Glenda Smith	X		
Sabrina Shaw	X		
Larry Clark	X		
Bruno Zappone	X		
Dan Jukich	X		
William Veevers	X		
Marian Young	X		
George Gunnink		X	
Cheryl Miller	X		
Colin Francis Baker	X		
Maggie Currie	X		
Bruce Barboud	X		
Ken Johnson	X		
J. Mosterd	X		
Sharon Graham	X		
John Raywe	X		
Tony Furtado	X		
Ann Cunningham	X		
Kelly Pierce	X		
E.V. Arndt	X		
James Arndt	X		
Larry Udall	X		
Vicky Delesoy	X		
George Delesoy	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Andree Quinlan	X		
Martin Kenny	X		
Lawrence Kenny	X		
Imelda Tremblett	X		
Keith Quinlan	X		
Daler Chandi	X		
Anita Jammu	X		
Surinder Jammu	X		
Daniel Taboury	X		
Holly Vanzen	X		
John Armer	X		
Joan Jarvis	X		
Ted Baker	X		
Rene Goulet	X		
Brad Watt	X		
Jennifer Dodsworth	X		
Margaret Sanderson	X		
John McReary	X		
Scott Tessier	X		
John Spelina	X		
Brenda Golt	X		
Kellie Ettel	X		
Elizabeth Clark	X		
Majda Wlodarczyk	X		
Tom Fox	X		
Eveline Fox	X		
Mary-Jane Wiggins	X		
Elaine Lohner	X		
Yvonne Drexler	X		
Corey Johnston	X		
Frank Longair	X		
Shelley Eng	X		
Paul & Jean Therford	X		
Katie Fraser	X		
Samantha Stewart	X		
Dylan Godfrey	X		
E. Van Denborn	X		
Shelly Gardiner	X		
Larry Hovey	X		
Norma Beneen	X		
Malissa Hovey	X		
John Meagher			X
Dierdre Loosley	X		
Ron Beneen	X		
Greg Beneen	X		
Dave Hudon	X		
Karen Dillen	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Darren Callaghan	X		
Geri Thorson	X		
Dave Dillen	X		
Helmut Ratz	X		
Florence Armstrong	X		
Terri Salter	X		
Irene Mann	X		
Gerry Hausen	X		
Gary Rannsman	X		
Ann Elder	X		
Karen Langeton	X		
Stan Bednash	X		
B. Blaschuk	X		
Jake Thiessen	X		
Connie Thiessen	X		
John Reen	X		
John Lorkowski	X		
Tom Wolski	X		
Landene Kelly	X		
Jim Hughston	X		
Derryl Schields	X		
Sandy Swant	X		
Ron Gisbourne	X		
Hans Ericsson	X		
Scott Knight	X		
Blaine Babysh	X		
David Maxim	X		
Ken Cudfry	X		
Allan Eng	X		
James Vinnell	X		
Bill Young	X		
Rita Moreny	X		
Ken Harris	X		
Deborra Harris	X		
Betty Smith	X		
Aurora Hawryluk	X		
Sandra Roberts	X		
Walter E. Linford	X		
Freda Mattern	X		
Lilian O. Auramenko	X		
Barbara White	X		
Sharon Pape	X		
Darren Leyenhorst		X	
Ken Heinbuch	X		
Brian Ingram	X		
Yvonne Eriksson	X		
Toni Jones	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Christine Abbot		X	
Dan Abbot		X	
Katie Currie	X		
Lisa Shepherd	X		
Darren Poloway	X		
Carol Canniff	X		
Ryan Armer	X		
Linda D. Coey	X		
Melonie Kraft	X		
Chris Armer	X		
Ordeen Sovdi		X	
Hilda Sovdi		X	
Michelle Hunt		X	
Josh Hunt		X	
Lois Dillen	X		
John Ottewell		X	
Anna Lyons	X		
Bob Rolston		X	
Andy Arsenault	X		
Pat Yoshioka	X		
Brenda Arsenault	X		
Rich Lancaster	X		
James Woodworth	X		
Robert Paterson	X		
G. Hollingsworth	X		
Garth Essery	X		
Paula Moxey	X		
Bob Jackson	X		
Michelle Danroth	X		
Serena Counce	X		
Ashley Vanderploeg		X	
Jessica Vanderploeg		X	
Laura Van Dyke		X	
Nathalie Snijder		X	
Larry Micallef	X		
Ann Cooper	X		
Joseph Ashmall	X		
Tina Osi	X		
Mercedes Jansz	X		
Brian Martin			X
Christine Wolff		X	
Thomas Tweddell		X	
Bert Petrie	X		
Charles Dillen	X		
Dean Francey	X		
Robert Bruce	X		
Darlene Bruce	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
J. Therres	X		
Carew Chantael	X		
Wade Blondheim	X		
Rod Therres	X		
Marilyn Burkett	X		
Jack Sweeney	X		
Sharon Renkers	X		
Glen Rockwell	X		
Kevin Burkett	X		
Cathy Jones	X		
Don Young	X		
Diane Hansen	X		
Bill Good	X		
Bonnie Walters	X		
Vivienne Ingram	X		
Rob Linford	X		
Sue Currie	X		
Dustin Poloway	X		
Dorothy Galpin	X		
Kulwinder Turna	X		
Tracy Hawkins	X		
Elizabeth Hollingsworth	X		
Maureen Hughes	X		
Jack McDougall	X		
Debbie Vallette	X		
Sophia Skobel	X		
Martha Toth	X		
Janet Dryden	X		
Shawn Sinner	X		
Sunny Fedorick	X		
Ruth Anne Comrie		X	
Wayne Isbister	X		
Meg Nesse	X		
Paulette Campbell	X		
Rod Ulmer	X		
David Jongquist	X		
Miles Armstrong	X		
Johanna Dragtstra	X		
Gord Hubbard	X		
Robert Salmon	X		
Jane Muniya	X		
Carly Godlien	X		
Alysha Godlien	X		
Leslie Godlien	X		
Steffanie Godlien	X		
Narinder Singh Tornd		X	
Ken Bulthuis		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Robert Ball	X		
Maria Paz Fernandez		X	
Barbara Moore	X		
Richard Thomas	X		
Robert Chadwick	X		
Dean Hilts	X		
Randy Enerson		X	
Alan Davis	X		
Shawn Patrick O'Neill	X		
Ian Moyes	X		
Sherry Wilson	X		
N.R. McLeod	X		
June Constantine	X		
William Sullivan	X		
Fran Zimmerman	X		
Murray Zimmerman	X		
Fraser Randall Webster	X		
Kyron J. Reiman-Walsh	X		
Lorraine Byrd		X	
Jennifer Berg	X		
Linda Carruthers	X		
James Bigham	X		
Marc Schouten		X	
Danielle Voorhorst		X	
Cheryl Schouten		X	
Rita Van Dyke		X	
Tamara Van Dyke		X	
Alida Bredenhof		X	
E.R. Hunt		X	
Mark Hunt		X	
John Wartman		X	
For Rob Ziegler		X	
Andy Moran	X		
Anne Sharkey	X		
Robin Moran	X		
Patrick Sharkey	X		
Gordon Cahill	X		
Michael Campagna	X		
Kwok Tung		X	
D. Watkins	X		

There was correspondence on table from P. Rolston; V. and T. Tweddell; T. McKone; D. Bornman; W. Clunas; S. Reid; R. Hansen, Casino Compassion Care Community; F. Wilde; Pete Schouten; Canadian Reformed Church of Cloverdale; and D. Auzins expressing opposition. There was also a 30 signature petition provided by A. Comrie and a 16 signature petition from the Stetson expressing opposition to the proposed application.

There was correspondence on table from S. Sanderson, City of Langley, and D. and L. Richardson expressing support for the proposed application.

Reverend Mark Collins, Northwood United Church, 15407 - 95 Avenue, was in attendance and commented that he is a Minister and a family therapist and is opposed to the expanding of gaming at Fraser Downs and the 300 slot machines to be directed to that facility. He discussed social and economic costs relative to the channelling of monies from surrounding businesses. He stated that the Northwood United Church runs Gamblers Anonymous support groups and noted the increased risk for marriage and family breakups. There are 3 such groups in Surrey and 12 groups in the Lower Mainland and he noted that those at the lower income levels are most at risk for developing a gambling addiction. He discussed employment potential but noted that people in the business often become addicted themselves.

June Long, 5757 - 176 Street, was in attendance and commented that she is a business owner and fully supports the proposal. She noted that the President of the Cloverdale Business Improvement Association gives full endorsement of the proposal.

Mike Dryden, 14120 Grosvenor Road, was in attendance and commented that he is a union representative and is opposed to the proposed application. He continued that RCMP criminal intelligence reports that gambling enables corruption moving in to registered casinos and the cost of policing, trials, incarceration are the real costs of gambling related crime. He continued that the true cost of gambling to human life may be measured by a reported 48 cases of suicide per year, directly related to gambling. He added that research from the Alberta medical examiner, Paul Caulfield notes that suicide numbers increase after slots are introduced.

He added the possibility of lawsuits around duty of care puts the onus on government or private individuals who can foresee potential harm that such services would bring to others. He stated that in 1985, Courts recognized gambling as a mental disorder and accompanied with a duty of care makes for two interesting lawsuits in Ontario and Quebec. He pointed out that Surrey has a choice in that playing slots does not affect some people, but the reality is that there are some true dangers posed by VLT's to our families, health care and justice systems. He commented on his concerns relative to the marginalization of certain people in the community in that gamblers are people also.

Bill Reid, #35 - 16888 - 80 Avenue, was in attendance and commented that he is a Past President of the Cloverdale District Chamber of Commerce, and supports the proposed project for Cloverdale. He added that it is an opportunity to finally enhance the fairgrounds with an entertainment complex at Fraser Downs and community support for the project is evident. Mr. Reid continued that the economy of Surrey would be helped as well as the livelihood of those involved in the horse racing industry.

He read from a letter from Zion Park Manor in Cloverdale, which stated that the proposal for a casino at the fairgrounds and Fraser Downs would be of great interest and provide outings for residents. In addition, the comment was made that Fraser Downs has been helpful to residents attending on a regular basis and that staff at Zion Manor enjoy Fraser Downs as a neighbouring business and friend of the Manor. The statement was made that the project would be a welcome addition to the Manor and allow Fraser Downs to remain in the area.

Mr. Reid noted that letters of support had been received from School District 36 (Surrey) and the Cloverdale Chamber of Commerce. He added that the B.C. Chamber of Commerce joined forces with the Surrey Chamber of Commerce at the May 2003 conference passing a resolution allowing racetracks to run slot machines, which was then lobbied by the B.C. Chamber of Commerce to the appropriate governments.

Mr. Reid stated that Mr. Jim King, President Surrey Chamber of Commerce would provide information relative to a letter from the Surrey School District to Gertrude Kwan, Surrey Planning & Development Department, relating concerns regarding student foot traffic and requesting better fencing.

Chuck Keeling, General Manager, Fraser Downs, 5940 - 180 Street, was in attendance and commented that the horse racing industry has been struggling with expanded gaming at racetracks across North America and in order to remain competitive, had to do something to compete in the marketplace. He continued that he had met with local Chambers of Commerce, Business Improvement Association, service organizations, Council, independent merchants and horsemen and women and that he was not here to define public policy but to work within the public policy that has been defined within government. He stated that he met with favourable approvals to revitalize the facility and move forward on behalf of Cloverdale and clients.

Carol Hughes, 5906 - 176A Street, was in attendance and commented that she favours the proposed application, which would provide enhancement to the horsemen and women in the industry, jobs and the community.

Ryan van Driel, Reformed Political Action Party, 6184 - 172 Street, was in attendance and commented that he opposes the proposed application. He questioned the economic benefits and noted the need for further re-examination of the social impacts of the project. He noted that the proposed development would benefit local businesses, create new jobs, and provide new revenues to the City of Surrey to be put to social causes. He asked where the cash would come from in that Fraser Downs would not likely become a destination casino. He added that the money would come primarily from Surrey residents, reallocated from her local businesses. He noted there are social costs involved with the increased risk for problem gambling. Mr. van Driel commented that out of control gambling wrecks families, increases suicide, spousal and child abuse and neglect, and divorce and promote greed, feasts on human weaknesses, and depreciates character of people.

Councillor Villeneuve made the announcement that Councillor Watts was not able to attend this Public Hearing due to a sudden death in her extended family.

Margaret Durkey, #35, 17706 - 60 Avenue, was in attendance and commented that she supports the proposed application.

Anna-Lisa Majoury, 17884 - 57 Avenue, was in attendance and commented that she supports the proposal and is looking forward to full time employment.

Wendell Smith, 5977 - 177B Street, was in attendance and noted he is a third generation horseman and supports the proposed application.

Jim Mohorich, 16540 - 60 Avenue, was in attendance and commented that he supports the project.

Chris Adamson, 1144 - 188 Avenue, was in attendance and commented that he runs a ranch and has been in the racing business for 20 years, and that he supports the proposed application.

Jim Wiggins, 6220 - 191A Street, was in attendance and commented that he supports the proposed application.

Donald Sinclair, 17700 - 58 Avenue, was in attendance and commented that the proposed application will be good for Cloverdale. He continued that he is employed at the racetrack and that he shops locally. He understands that the revenues would be used for capital projects in Cloverdale.

Bill Turner, 7781 Chilliwack River Road, Chilliwack, B.C., was in attendance and commented that he represents the Winners' Foundation of B.C., an organization within the horse racing industry that addresses substance abuse. He continued that common sense that the Winners Foundation and the City of Surrey is in need of funding for social development within the community and the truth is that this proposal would provide that necessary funding for that use.

Wendy Hynek, 6046 - 181A Street, was in attendance and commented that she supports the project.

John Kom-Tong, 5977 177B Street, was in attendance and commented that he lives across the street from the racetrack and that he supports the project.

Jody Pierce, 17236 - 56 Avenue, was in attendance and commented that he is a former President of the Métis Association and supports the proposed application.

Gabriela Kinney, 6326 - 180A Street, was in attendance and commented that she supports the proposed application.

Ray Gemmill, 17232 - 60 Avenue, was in attendance and commented that he is in favour of the extended gambling.

Peggy Udall, 5981 - 173B Street, was in attendance and commented that she supports the project. She noted that she is involved with a parent advisory committee and that Fraser Downs is a good corporate citizen in that it supports local schools, clubs such as Brownies, veterans, sports groups and local merchants and its employees. She added that many families and merchants survive in Cloverdale because of Fraser Downs and that slots are required in order to allow the business to survive.

Raymond Shaw, 9830 East Whalley Ring Road, was in attendance and commented that he attends church and would like to move to Cloverdale because it is a family oriented community. He added that he felt the casino would detract from Cloverdale, adding concerns for increased prostitution and crime in the area. He stated that he opposed the proposed application.

Elizabeth Green, 6139 - 176 Street, was in attendance and commented that she supports the project.

Sharon Smith, 18303 - 56A Avenue, was in attendance and commented that she is an employee of the racetrack and fully supports the project.

Mary Anne Armer, 18026 - 57A Avenue, was in attendance and commented that she supports the project

Ray Soh, 12752 Southridge Drive, was in attendance and commented that he is a horse owner and that the other casinos and lotteries have been taking revenues from the purses of horse racers, and needs to be recovered. He added that he supports the proposed application.

Brian Lynch, B.C. Lottery Corporation, was in attendance and commented that he represented Vic Paulschuk. He continued that the B.C. Lottery Corporation (BCLC) operates lotteries, casinos, and gaming in B.C. and the introduction of slots is a critical decision for Cloverdale and the future of standard bred horse racing in B.C. He continued that it is important to the long-term plan to contribute funds to B.C. for distribution to health, education and other vital programs. He added that the City of Surrey has the opportunity to support employment of 720 employees. He noted that throughout B.C. gaming employs more than 7,000 people.

He added that if the project goes ahead, the results would be used to invest and redevelop the clubhouse, grandstand and parking, would provide 75 new jobs in Fraser Downs and 75 new jobs on the horse racing side. He continued that the annual purses would double to \$10 million and Surrey would receive significant benefits to \$2.6 million annually. He stated that the project would represent a regional entertainment centre and that gaming policy dictates that traffic and parking provisions be addressed. He noted that the project would provide a brighter future for Cloverdale fairgrounds and consistent for the city and the community.

He continued that the government of B.C. had released a study on problem gaming and the results are clear and consistent that the level of problem gaming since first studied in 1993 indicates that 0.4% of British Columbians have severe gambling problems and 4.2% have moderate gambling problems. He added that 95% of the adult population do not have gaming problems and choose to game responsibly. He stated that Canadian Gaming study found 7 out of 10 gaming adults participate in some form of gaming and that the B.C. Lottery Corporation has taken a lead role in establishing a responsible gaming program.

He noted that in today's society, adults have the right to choose how to spend their disposal income. He added that as a socially responsible corporation, those adults who choose to game have the information necessary to make informed choices and that help is available for those people for whom gaming is a problem. He discussed the self-exclusion program, which is a valuable tool for casinos and bingos in providing time out for problem gamblers. He described the recent advances in technology, which allows us to enhance computerized facial recognition to recognize problem gamers, and continues to support programs to encourage gamers to play responsibly.

Mr. Lynch noted that the BCLC is aware of the polarized opinions about casinos and slots and that Canadians accept this form of entertainment. He added that the project would provide for improved facilities, gaming dollars for Surrey and would benefit Surrey horse racing and gaming enthusiasts. He stated that BCLC would work with the City in this matter. It was noted that a website dedicated to providing information on gambling is available at www.beresponsiblegaming.ca.

Sue Reid, 10177 - 125A Street, was in attendance and commented that the Liberal party have promised no expansion and gambling and it has fallen to the local government to enforce. She questioned the need for further gambling and slots in urban areas. She noted that the Province has taken away their revenue and the business is suffering. She added that the Province owes money to the horse racing industry. She continued that if the project goes forward, three casinos would be built and cited close proximity to a local secondary school and church, architectural design, crime, and that she does not support gaming in urban areas. She commented on studies that had been provided to Council noting that the criteria used within the studies is flawed in that statistics on problem gamblers were not considered.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the information submitted by Sue Reid

be received.

RES.R03-3381

Carried

Joe Gray, 18239 - 68 Avenue, was attendance and commented that he supports the project.

Paul Oraziatti, 10732 Hazel Court, Executive Director, Cloverdale Business Improvement Association, stated on behalf of the Board that full support is given

for the proposed development. He then read a letter from Supt. R. Bennett, Surrey RCMP, to Gertrude Kwan, Planning & Development Department, which commented on increased crime in the area. The letter notes that the Superintendent did not foresee any increased impact to general policing as a result of the placement of a casino at this facility and that based on studies conducted by other detachments in B.C. that do have casinos, the belief is that casinos would not increase policing costs to any significant degree.

Mr. Oraziotti stated that he is a very proud member of the Cloverdale community.

Kelly Hudon, 17446 - 58A Avenue, was in attendance and commented that she supports the project.

Sandra Isbister, 17783 - 59A Avenue, was in attendance and commented that she supports the project.

Susan McCombe, 17464 - 58A Avenue, was in attendance and commented that she supports Fraser Downs, which is an excellent corporate citizen.

Bruce Ferguson, 17449 - 58 Avenue was in attendance and commented that he supports the proposed application.

Carol Majaury, 17884 - 57 Avenue, was in attendance and commented that she supports the proposed application.

Jerry Blanchet, 5982 - 177B Street, was in attendance and commented that he supported the project. He expressed concern on litter in the area and noted that when horse racing is taking place, there are fewer problems of this kind.

The Mayor noted that approximately 294 persons had registered support for the project and 27 persons registered against.

Marilyn Jeffery, 6133 172 Street, was in attendance and commented that she is employed by Fraser Downs and fully supports the project.

Gerald Bryan, 14358 - 109 Avenue, Founder and Director of Prayer Canada, was in attendance and commented that he has lived in the area for 53 years. He noted that the project would present moral problems to Surrey and that he encouraged Council to think seriously about this proposal.

Wilma Very, 17276 - 62 Avenue, was in attendance and commented that she supports the project.

Joe Pal, 7832 - 120 Street, was in attendance and commented that he opposes the proposed application. He added that history repeats itself and a casino would represent increased crime, drunkenness, drugs, prostitution, theft, and fornication. He continued that if Council approves a casino, there will be another problem area similar to the Whalley area, only it would be much worse and more sophisticated. He added that Council would be converting money for misery. He stated that the

present day Council would then be responsible for the destruction of persons and families in this problem location and added that other implications in approving a casino would be the model that money is more important to Council than the safety and well being of its citizens.

Andrew Comrie, 5850 - 177B Street, was in attendance and commented that he lives and works in Cloverdale. He stated that research indicates that slots would be detrimental to the community. He referenced the experience at Atlantic City in the United States, and provided statistics.

Alan Simpson, 17725 - 58A Avenue, was in attendance and stated that he lives in the Sinclair Heritage House. He stated that he has lived in the area for many years and that he has many friends in the horse racing industry. He stated that he is for horses, not bandits or slot machines. He added that he is a pastor and noted that the church provides monetary assistance to those in need and that he is opposed to the proposed application.

Jim McMurtry, 5784 - 167 Street, was in attendance and commented that he is more representative of the Cloverdale community than Fraser Downs. He added that he is a family man and the development of a casino would be detrimental to families. He cited concerns regarding martial strife, neglected children, and income and homes.

Reverend Peter Rolston, 13485 - 56 Avenue, was in attendance and commented that he enjoys the semi-rural nature of Cloverdale. He continued that a casino as a part of horse racing with 300 slot machines would not help the community and that Northwood Community Church, Cloverdale Athletic Club, and Teachers Association have concerns regarding the project. He added that the proponents of the industry dismiss concerns that are social and economic.

Reverend Rolston noted that BCLC or Orangeway Raceway group would only be winners in the short term for the casino, its employees and local gas stations. He added that research indicates that local businesses do not benefit because a people attending a self-contained destination casino, spend their money in the casino. He stated that Cloverdale's economy would continue to go down in the long term, and the cost of a casino with slot machines would be devastating in terms of financial, social, health, personal ruin, and dangers to youth.

He related concerns regarding close proximity to a local senior secondary school, retinal sensing systems, and addiction to VLT's. He added that research from McGill University claims that 50% of the population risks gambling addiction, representing a high cost to society. He stated that there are insufficient numbers of addiction counsellors and treatment facilities in the city and that gambling is more destructive than drugs; that only the house wins and only occasionally does the winner win. He added that there are 90,000 problem gamblers in British Columbia and treatment per person can reach as high as \$70,000 per year; that bankruptcies, loan defaults, missed child support payments, and health support are all valid concerns. He pointed out that spouses and children see the destruction of compulsive gambling.

Reverend Rolston stated that the Orangeville group may flip the lease on this property that is owned by the city; that they will take the money and leave Surrey with a white elephant. He stressed that despite the hype of the gaming industry, the long term costs to taxpayers and citizens do not include wealth generation but do include money laundering, drugs, family violence, marital breakdown, fire and police protection, social housing and health costs.

Wayne Perrault, 17706 - 60 Avenue, was in attendance and commented on problem gamblers. He added that he had raised a family and enjoy the racetrack. He continued that he had not seen any negative incidents at the facility and commented that he enjoys the entertainment. He added that he has the right to make his own decisions and that people should be responsible for their own behaviour. He expressed concerns regarding increased traffic but that he sees the potential benefits to Cloverdale.

Avery Millitaire, 17783 - 59A Avenue, was in attendance and commented that he has grown up in Cloverdale. He added that he supports the project and is proud to live in the community.

Trina Brady, 5977 - 177B Street, was in attendance and commented that she lives in close proximity to the racetrack and that she and her husband run two businesses in Cloverdale. She stated that she supports the project.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the petition submitted by Trina Brady

be received.

RES.R03-3382

Carried

Heres Snider, 18548 - 58 Avenue, was in attendance and commented that he has serious concerns regarding the proposed application and is a high school teacher. He stated that casinos and gambling are being pursued more and more by government as a cash cow and noted it would have a negative impact on youth. He commented that Gambling Anonymous could provide many stories on the powers of gambling on youth and noted that the Surrey Leader has provided many good articles on gambling. He stated that he teaches his students lessons on values, thrift, character, fortitude, and the desire to pursue high goals in life. He stated that adults have to model what is best for youth and that it takes a whole community to raise one child. He noted that gambling feeds on greed and contrasts with the Golden Rule.

Doug Schouten, 6063 - 175B Street, was in attendance and commented that he is opposed to the proposed application. He commented that money does not buy true joy and provided statistics on VLT gambling. He added that problem gamblers turn to crime to feed their habit, and results in marital strife and economic loss. He noted the location is too close to the senior secondary school and that traffic would increase significantly.

Marjorie Coey, 5997 - 177B Street, was in attendance and commented that she supports the project.

Cindy Terry, #33, 10051 - 155 Street, was in attendance and commented that she speaks from personal experience. She spoke that governments have the responsibility to provide safe and healthy communities and that it is important to hear from persons with gambling problems. She related her personal experiences of her marriage to a gambling addict. She raised concerns regarding increased suicide rates, job loss, lower purses, crime and the ineffectiveness of voluntary banning programs of addicts from casinos.

Jimmy Sentes, 20949 - 49A Avenue, Langley, B.C., was in attendance and commented that he supports the project. He stated that he had been in the horse racing business and never run into any problems associated with gambling.

Ward MacDougall, 18376 Claytonhill Drive, was in attendance and commented that he had conducted some research and that he does not support the project. He added that he is not against Fraser Downs and that perhaps there could be other solutions.

Ben Wevers, 18599 - 64 Avenue, was in attendance and commented that he is a proud member of the Cloverdale community and that as President of the Cloverdale Chamber of Commerce, read a letter commenting that the concept of Cloverdale as a tourism destination provides for a casino and entertainment complex to attract visitors from around the world. He added that he strongly believes an entertainment centre on the site makes good sense and would not come at the expense of residents living in the area. He continued that the organization has spent a lot of time and money to research the expansion of VLT's at Fraser Downs and the purpose to save standard bred horse racing. He noted that 265 staff are employed by Fraser Downs, with 65% living in Surrey. He added that Fraser Downs' annual payroll is \$3.2 million and the addition of gaming could double those figures. Mr. Wevers noted that the horse racing industry at the National and International level has used in-house casinos for several years to bolster their bottom lines. He continued that local businesses stand to lose if Fraser Downs cannot remain competitive and that although gambling is not for everyone, individuals have the right to choose what they feel is entertaining.

He continued that the Cloverdale District Chamber of Commerce's goal is to make Cloverdale a safer community with a number of entertainment options. He added that Cloverdale is not an economically depressed community, noting the proposed addition of a brand new Surrey Archives and Museum, and Kwantlen College. He continued that students would have opportunities for employment.

Sam Yoshioka, 25137 - 58 Avenue, Aldergrove, B.C., owner and manager of Cloverdale Flea Market was in attendance and commented that he supports the Fraser Downs casino application and that the two uses can co-exist. He discussed parking on Sundays but if extra parking were to be provided, the problem would be solved.

Michael Vandergugten, 5894 - 181A Street, was in attendance and commented that the Bible has many good things to say about authority and that people are responsible to God. He stated he was raised in Cloverdale and was taught that only an honest day's wage earns wealth and that he who gambles loses all.

Aeron Jansen, 14485 Dodds, White Rock, B.C., was in attendance and commented that the effects of this business and profit share and distribution concerns him. He stated that he is opposed to the proposal.

Vicki Tweddell, #5, 5850 - 177B Street, was in attendance and commented that she had concerns regarding slot machines and other gaming facilities at Fraser Downs and questioned the viability of gambling and alcohol to revitalize a deteriorating town centre. She added that there are other methods to improve the local economy and that the family character of the area should be protected.

Brenda Henning, #19, 5850- 177B Street, was in attendance and commented that she is employed by Fraser Downs and supports the project.

Harold Ekkert, 18558 - 58 Avenue, was in attendance and commented that he does not support the project and cited concerns regarding the close proximity to schools in the area.

Rod Hill, 17856 - 60 Avenue, was in attendance and commented that he is undecided as to the proposed application and that he understands the social costs involved. He continued that he trusts Council's ability to make the best decision. He also cited concerns regarding increased traffic, speeding, and a re-routing of traffic along 160 Street. He requested that a pedestrian controlled light be installed across 60 Avenue at 179th Street.

Sherrold Haddad, 20013 - 101 Avenue, Surrey, was in attendance and commented that he is in favour of the destination casino and racetrack proposal. He noted that this is a business proposition pure and simple. He continued that the racetrack combined with a casino presents a major investment to Surrey adding positive benefits of construction, employment, and additional coffers to allow Council to improve Surrey well into the future. He noted that there is competition all around us in Langley, Coquitlam, and New Westminster, and Surrey cannot sit back and allow the community to miss this opportunity. He stated that the proposal is good for the people of Surrey and another step in the process of growth for the city emphasizing that Surrey is open for business.

Jim King, 17794 - 60 Avenue, was in attendance and commented that one of the main concerns is traffic flow but where else could you get a committed business bring beautification to the area. He noted his daughter who attends the local high school stated she would like to have a gate in the fence so that students could access the high school more easily.

Bill Brown, 5137 - 219 Street, Langley, B.C., was in attendance and commented that he has been a long time customer to the racetrack. He stated that he may be

an addict but enjoys attending the racetrack and that he has broken even over the previous three years. He added that he does not spend a great deal on bets and enjoys the staff at the racetrack, who are like family.

Darren Longhorse, 7086 - 192 Street, was in attendance and commented that he is a long time resident of Cloverdale. He continued that there are huge social effects associated with gambling and that he is opposed to the proposal. He stated concerns regarding the close proximity to the high school, youth addiction, increased crime, prostitution, problem gamblers, and drug problems. He added that as a member of the Reformed Church of Canada, he is morally and socially against the proposal.

Harvey Arndt, 841 McBride Boulevard, New Westminster, B.C., was in attendance and commented that he attends racetracks and that he sometimes wins. He stated that he supports the project simply because of what has happened to horse racing in North America.

Janet McDonald, 5814 Angus Place, was in attendance and commented that she is an employee of Fraser Downs and that she supports the project.

Darcy Perdue, 6243 - 174B Street, was in attendance and commented that he is surrounded by gambling but chooses not to gamble.

Joseph Howell, 17901 - 57A Avenue, was in attendance and commented that he is a retired horse trainer and that he supports the proposal.

Rod Terris, 8577 - 184 Street, was in attendance and commented that he is a reformed gambler, alcoholic and drug user. He beat his addictions through Winners Foundation and stated that he supported the proposal.

Don Andrew, Architect, North Vancouver, B.C. was in attendance and commented that he is proud to be involved in the project, that it would be a world-class project, and that he was available to answer any questions.

Rick Turner, 5881 - 148 Street, was in attendance and commented that he is a trainer, breeder and owner of racehorses.

Scott Sinclair, Director of Marketing, Fraser Downs, was in attendance and commented that in the past four weeks, two public information meetings had been held and comment cards distributed. He noted that of the 526 cards returned, 0 came back with a negative reading.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the information submitted by

Mr. Sinclair be received.

RES.R03-3383

Carried

Christine Abbot, Chair, Presbyterian Church of Canada, was in attendance and commented that on behalf of the United Church of Canada, opposes the project on moral, social and economic grounds.

Oleg Verbenkov, 7485 - 130 Street, was in attendance and commented that he is the agent for the applicant. He continued that the public consultation process over the past two months involved extensive surveys of local residents, business owners, local organizations, meetings with the Surrey School District, Parks staff, RCMP and other members of the community to identify and address any issues or concerns related to the project. He added that two public information meetings had been held on November 26 and December 10, 2003. He noted the public meeting dates for the proposed project had been advertised on six different occasions in two local papers and 1,300 invitations extended to local residents.

Mr. Verbenkov noted that the of the 205 attendees of the November 26, 2003 meeting, 145 had filled out questionnaires and 128 or 88% of those filled out were in favour and of the 126 attendees at the December 10, 2003 meeting, 98 had filled out questionnaires indicated that 91 or 93% were in favour of the project.

Ted Baker, 18973 - 16 Avenue, was in attendance and commented that he is a member of the Standard Bred racers and stated that he supports the proposal and would provide a catalyst for Cloverdale.

Tom Tweddell, 5850 - 177B Street, was in attendance and commented that he enjoys watching the harness racing but raised concerns regarding VLT's.

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the information submitted by

Mr. Tweddell be received.

RES.R03-3384

Carried

He continued that he has concerns related to social and economic issues.

The Mayor called for a short recess at 10:31 p.m. and the Regular Council meeting reconvened at 10:41 p.m. with all members of Council in attendance, with the exception of Councillor Watts.

H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 88 Amendment By-law, 2003, No. 15238"

7903-0376-00 - City of Surrey, c/o Orangeville Raceway Ltd. (Chuck Keeling)
 and c/o Pacific Land Resource Group (Oleg Verbenkov)

To authorize the redesignation of the property located at 17805 - 60 Avenue from Urban (URB) to Commercial (COM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15239.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 88 Amendment By-law, 2003, No. 15238" pass its
third reading.

RES.R03-3385

Carried with Councillor Hunt and Priddy
against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15239"

7903-0376-00 - City of Surrey, c/o Orangeville Raceway Ltd. (Chuck Keeling)
and c/o Pacific Land Resource Group (Oleg Verbenkov)

CD (BL 5035) to CD (BL 12000) - 17805 - 60 Avenue - to allow a
proposed gaming facility, a restaurant and a show lounge. The proposed
gaming facility will accommodate approximately 400 slot machines and
electronic table games.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15238.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15239" pass its third reading.

RES.R03-3386

Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Gerry Spielmacher, President
Cloverdale Rodeo & Exhibition Association**
File: 0250-20; 0550-20-10

Requesting to appear before Council on January 12, 2004, to make a
presentation outlining the New Mission Statement and objectives of the
Cloverdale Rodeo & Exhibition Association.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Gerry Spielmacher, President,
Cloverdale Rodeo & Exhibition Association be heard as a delegation at
Council-in-Committee.

RES.R03-3387

Carried

M. ADJOURNMENT

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Regular Council - Public Hearing
meeting do now adjourn.

RES.R03-3388

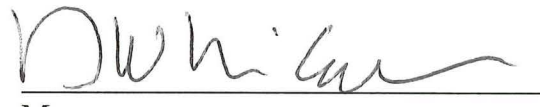
Carried

The Regular Council- Public Hearing adjourned at 11:47 p.m.

Certified correct:



City Clerk



Mayor