



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JANUARY 26, 2004  
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  
City Clerk  
General Manager, Planning &  
Development  
General Manager, Engineering  
Manager, Long Range Planning &  
Policy Development  
Manager, Area Planning &  
Development Division  
Manager, North Surrey Section  
Manager, South Surrey Section

**A. ADOPTION OF MINUTES**

**1. Council-in-Committee - January 19, 2004**

It was Moved by Councillor Steele  
Seconded by Councillor Tymoschuk  
That the minutes of the  
Council-in-Committee meeting held on January 19, 2004, be received.

RES.R04-191

Carried

**2. Regular Council - January 19, 2004**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Villeneuve  
That the minutes of the Regular Council  
meeting held on January 19, 2004, be adopted.

RES.R04-192

Carried

**B. DELEGATIONS - PUBLIC HEARING**

**1. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 90 Amendment By-law, 2004, No. 15267**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15268**

**Rezoning Application: 7903-0368-00**

ADDRESS: **CIVIC/LEGAL**  
1575 - 128A Street/PID: 004-521-498, Lot 13, Sec. 8,  
Twp. 1, NWD, Plan 11696  
12822 - 16 Avenue/PID: 000-552-615, Lot "C", (S35936),  
Sec. 8, Twp. 1, NWD, Plan 11696

APPLICANT: Nicosta Holdings Ltd.  
c/o Ankenman Associates Architects Inc.  
(Mark Ankenman and Darrin Collie)  
#200, 12321 Beecher Street, Surrey, BC V4A 3A7;  
c/o Kay, Matthews & Associates (Rob Kay)  
#8 - 1480 Marine Drive, North Vancouver, BC V7P 1T6;  
c/o Nicosta Holdings Ltd. (Linda and George Docolas)  
2151 - 125 Street, Surrey, BC V4A 7L6

PROPOSAL: By-law 15267  
To redesignate the property at 1575 - 128A Street from  
Urban (URB) to Commercial (COM).

By-law 15268  
To rezone the property at 1575 - 128A Street from "Single  
Family Residential Zone (RF)" to "Community  
Commercial Zone (C-8)".

**Development Variance Permit**

To vary "Surrey Zoning By-law, 1993, No. 12000", as  
amended, Part 5, Off-Street Parking, Table C.2, and  
Part 36, Section F, on the properties located at  
1575 - 128A Street and 12822 - 16 Avenue, as follows:

- a) To reduce the number of required off-street parking  
spaces from 70 to 19; and
- b) To reduce the minimum front (north) and east yard  
setbacks from 7.5 metres (25 ft.) to 2 metres (6.5 ft.)  
and the west yard setback from 7.5 metres (25 ft.) to  
0 m.

The purpose of the redesignation, rezoning and  
development variance permit is to allow the development  
of a neighbourhood pub.

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.

A lit of correspondence received relative to the proposed application is attached to  
the minutes as Schedule "A".



The following citizens had registered as not wishing to speak and expressed an opinion in writing, indicating whether were in favour or against the proposal as follows:

Harvey McEwen, 104, 1770 - 128 Street, was in attendance and commented that he is opposed to the proposed application. He continued that he is a patron of the Ocean Park Pizza restaurant and discussed the petitioning process. He added that he found neighbourhood pubs in his previous neighbourhood presented increased noise, traffic, and crime.

Lipa Meroniuk, 2348 Harvey Greene Drive, was in attendance and commented that the Docolos family met with the Ocean Park Business Association and Ocean Parks Seniors Drop-In Society to discuss the proposed application. At the time, attendees filled out forms of support. She continued that Ocean Park is a family-oriented community.

Gerry Swan, 12906 - 21B Avenue, was in attendance and commented that he chairs the Semiahmoo Rotary Club. He continued that he respected neighbourhood pubs that strive to preserve the habitat of the area, and provide a venue for socializing and dining. He added that the addition of a pub will positively change the community for the better.

Alan McInnes, 2791 - Gordon Avenue, was in attendance and commented that he is the owner of two community websites: [www.oceanpark.bc.ca](http://www.oceanpark.bc.ca) and [www.crescentbeach.bc.ca](http://www.crescentbeach.bc.ca) and in his role of community website owner, he has reviewed the proposed application from the beginning. He concluded that the proposed project would be a tremendous asset to the community, and was, therefore in support of the proposal. He cited the pub would provide a focal point and meeting space for residents as there is no comparable facility in the area currently, and would provide a building design catalyst for other commercial venues to improve their property. He continued that the Docolos family has operated their business for over 20 years and are an integral part of the community, caring for the issues, concerns and interests of the community. He added that the family would ensure that the pub component would be operated in a responsible manner and that the building would add to the village appeal of the community.

Ray Cyr, 52 - 15450 Rosemary Heights Crescent, was in attendance and commented that the area needs a neighbourhood pub.

Georgia Docolos, 21565 - 128A Street, was in attendance and commented that the property is within a commercial zone. She continued that her home is in the residential area adjacent to the proposed application and that she supports the project, citing neighbourhood beautification, enhancement and upgrading of the streetscape. She added that the pub would provide the community with more opportunities to shop, eat and dine and that she looks forward to the fact that local residents could get together to relax and socialize and not be forced to drive to another community.

David McBeath, 1554 - 128A Street, was in attendance and commented that he reviewed information presented to the community relative to the application. He noted that the proposed size has varied from 2,200 sq. ft. to 5,400 sq. ft. to approximately 7,300 sq. ft., the hours of operation have changed as well as the number of parking stalls. He continued that selling alcohol to the public for immediate consumption would have negative impacts on the community. He cited concerns regarding the location of the proposed project, safety of children, parking issues, proximity to park and playground and requested Council utilize existing by-laws to regulate proposals such as this one. He raised concerns regarding the criteria of ten parking stalls for every 100 sq. m. of floor space.

Dean Hardy, 12728 - 14 Avenue, was in attendance and commented that he researched the matter of neighbourhood pubs and their impact on surrounding neighbourhoods and noted findings of increased accidents, drinking, vandalism, and death. He referenced a B.C. Ombudsman's report, continuing that there is a liquor store in the area and that a privately run liquor store is not needed. He then stated that he supports Ocean Park Pizza and the family that runs that restaurant, but that he did not support the pub application.

Doreen Hoath, 1546 - 129 Street, was in attendance and commented that she opposed the proposed application, noting that the applicant did not study the surrounding family-oriented area adequately. She cited the work done on the nearby park and playground, which was designed specifically for young children and noted that the development of a neighbourhood pub would compromise children's safety. She expressed concern for adequate parking, increased crime, and safety of pedestrians.

Derek U'Ren, 1525 - 128A Street, was in attendance and commented that he opposed the proposed application. He cited concerns regarding the signatures on the previously submitted petition. He added concerns regarding parking and impaired drivers, and that he does not consider this application to be an improvement to the community.

Joan Webster, 12728 - 16 Avenue, was in attendance and stated that she supports the proposed application, on behalf of herself and her husband. She stated that she lives in close proximity to the proposed application and that she endorsed the project because of the building design and quality of building structure, which would set a new standard for future development. She added that the owner-operators are good corporate and community citizens, and are true community-builders. She stated that the proposed application would only have a positive impact on the community.

Suzanne McBeath, 1554 - 128A Street, was in attendance and commented that she lives in close proximity to the proposed application. She commented on the petition, which was signed by people outside the community, who had learned of the application by word of mouth. She added that she opposed the proposed application.



It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That the 723-signature petition submitted by

Suzanne McBeth be received.

RES.R04-193

Carried

David Madill, 1454 - 129 Street, was in attendance and commented that he opposed the proposed project, stating that there is a Royal Canadian Legion, 1613 - 129 Street, in the area, which serves the community well. He added that the proposed project would compete with the Royal Canadian Legion, which has 265 patrons and 80 parking stalls, and then related various funding drives undertaken by the Legion, contributing to the local community. He cited concerns regarding noise, lighting and by-law compliance should the proposed application proceed.

Allan Dobson, 12715 - 14B Avenue, was in attendance and commented that he and his wife are opposed to the proposal. He continued that Ocean Park is a pleasant and safe community and is not the right area for a monster sized pub. He referenced previous correspondence he had submitted regarding the size of the proposed pub, stating that the community would be changed forever, and cited concerns regarding inebriation and resulting unruliness. He noted the project would be located on a cul-de-sac and noted concerns regarding the reduction in the number of parking stalls, property devaluation, close proximity to a children's park, capacity, and stated that pubs are supposed to be located 400 meters away from schools and parks. He stated that this is the wrong project in the wrong location.

Michael Moore, 1651 - 127 Street, was in attendance and commented that he lives in close proximity to the proposal. He cited concerns regarding building variances, in particular the 6 ft. setback, inadequate parking, patio area, growth, traffic, offloading of goods, and pedestrian safety. He continued that he had concerns regarding increased noise, crime and vandalism. He stated that he opposed the proposed application.

Dean Neumann, 2011 - 131 Street, was in attendance and commented that he questioned the need for a new pub in the Ocean Park area, citing problems specific to infrastructure, policing, and proximity to the park. He asked if this was the only applicant in the area at the time and whether the property would be renovated and flipped. He asked whether the owners had experience in running a 190-seat pub. He suggested this matter should go to a plebiscite.

He pointed out that 723 people in the neighbourhood said "no" compared to the 230 people who expressed support at this meeting. He continued that the petition process was flawed and pointed out that upscale neighbourhoods in Vancouver do not have pubs in their areas. He asked Council, on behalf of his children and others, to consider that the project would create unnecessary hazards and to consider interests of the public and families, neighbourhood character, property values, and public safety.

Carla Maskall, 2312 - 129A Street, was in attendance and commented that she did not support the project. She referenced information provided by the OPCA Study, a study used in gathering facts relative to this proposal. She cited four areas of concern adding that the proposal would detract from the liveability of the Ocean Park area, through increased growth, traffic, and speeding. She identified the following key problem intersections: 128 Street and 16 Avenue, 129 Street and 16 Avenue, and 128 Street and 17 Avenue. She continued that there are two intersections within 70 meters from the proposed pub adding to increased traffic and noted that the pub could not be supported by locals alone, meaning further increased traffic from outside the area.

She added that crosswalks are unsafe and there is an absence of sidewalks, as well as increased poor behaviour of teens and young adults. She continued that Ocean Park has a unique setting to beaches and greenspaces that have become main attractions to partiers, with the potential for rowdiness, noise infractions, parking, and policing concerns. She added that an Official Community Plan for Ocean Park is needed.

It was

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

Carla Maskall be received.

RES.R04-194

Carried

Anthony Antunovich, 14771 - 54 Avenue, was in attendance and commented that there is a lack of such establishments in the Ocean Park area. He added that he strongly supports the proposal.

Louis Manaras, 13163 - 15 Avenue was in attendance and commented that he supports the proposed project.

Bryan Montgomery, 1515 - 128A Street, was in attendance and commented that he had concerns regarding children's safety in the neighbourhood.

Sonia Rowley, 1532 - 129 Street, was in attendance and commented that she is a long time resident of the Ocean Park area. She added that the area is a peaceful and a healthy area. She referenced a previous pub application approximately 15 years earlier, which was denied due to close proximity to the park. She cited concerns regarding character of the project and safety of children. She continued that the restaurant provides good food and has many patrons. She added concerns regarding opportunities for increased noise, swearing, drunks, drinking and driving, traffic, parking, inadequate policing, and crime associated with that type of establishment.

Edward Bishop, 12968 - 18 Avenue, was in attendance and commented that he enjoys the Ocean Park area and the food served at Ocean Park Pizza. He added that he supports the proposed application stating there is a need for a British style pub for people to meet friends and enjoy themselves.



It was

Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That the information submitted by Edward

Bishop be received.

RES.R04-195

Carried

Gordon Juert, 1534 - 128A Street, was in attendance and commented that another pub is not needed in South Surrey. He cited concerns regarding the consultation process and added that the pub was not included in the Ocean Park plan. He continued that the Ocean Park Liveability Study reported that the desire for a pub was 7th on the wish list, with only 35 persons in favour. He added concerns regarding adequate parking, 400-meter setback from the nearby park, and the public safety of children playing in Sun-Fun park. He referenced a newspaper article regarding the surcharge the City of Vancouver utilizes with pubs. He referenced other pubs being built in the community, in addition to established pubs.

It was

Moved by Councillor Bose  
Seconded by Councillor Tymoschuk  
That the 23-signature petition as submitted

be received.

RES.R04-196

Carried

Bernadette Juert, 1534 - 128A Street, was in attendance and commented that she opposed the proposed application, adding the proposed size would be too large. She referenced an aerial photo showing the location of the proposed project and its proximity to the cul-de-sac. She cited concerns regarding parking, drinking and driving, safety of children, proximity to the park entrance, which measured 133 metres to the site. She added that pubs are not to be located within 400 metres from a park, school or playground. She stated that developing the existing restaurant into a more upscale and larger restaurant would be supported. She asked that an advisory committee be formed with community members and staff to review the application.

Bruce Dann, 1446 - 128A Street, was in attendance and commented that his family are long-time residents of Surrey. He stated that he opposed the proposed project adding that the project would change the character of the neighbourhood and should be downscaled in size. He added that the corner of 16 Avenue and 128 Street requires a traffic light, citing concerns regarding increased traffic, children's and pedestrian's safety.

Chris Michaluk, 12720 - 15A Avenue, was in attendance and commented that he had concerns regarding the negative impacts surrounding a neighbourhood pub. He continued that a nice restaurant serving food and liquor would be supported.

Gerald Fast, 1446 - 129 Street, was in attendance and commented that he had concerns regarding children's safety, increased noise, rowdiness due to impairment, traffic congestion, and proximity to the park, relative to the proposed

project. He added that the Docolos family is an honourable family, but that he opposes the proposed application.

Gordon Carlton, #2, 12935 - 16 Avenue, was in attendance and commented that he moved from Kitsilano and enjoys the peace and quiet of the Ocean Park area. He stated that he had been provided by two letters of proxy from Betty Hayes, of #12, 12928 - 17 Avenue, and Catherine Dyke of #3, 12935 - 16 Avenue who advised their opposition to the proposed application.

Jerry Moore, 101, 3500 - 144 Street, was in attendance and commented that he used to lived at 1727 - 128A Avenue and is a patron of the Ocean Park Pizza restaurant.

Dawn Fyfe, 104, 1703 - 130 Street, was in attendance and commented that she supported the proposed application.

Jane Carnahon-Schultz, 13076 Crescent Road, was in attendance and commented that she and her family live in the area and frequented Ocean Park Pizza.

Craig Pickell, 1513 - 134A Street, was in attendance and commented that he supported the proposed project.

Megan Chisholm, 13702 Malabar Avenue, was in attendance and commented that the owners had never had any impaired infractions. She added that the family is community-minded and had undertaken the project for the betterment of the community. She added that she supported the proposed project.

Grant Pearson, 12500 - 125 Avenue, was in attendance and commented that he supported the proposed application and the owners. He added that he is a veteran and full time member of the police force and has seen well-run and not well-run establishments, commenting that the owners would operate a well-run establishment.

Kendra Ferguson, 13006 Summerhill Crescent, was in attendance and commented that she supports the proposed application.

Jeff McSherry, 1836 Ocean Surf Place, was in attendance and commented that he would like to see a neighbourhood pub in the area.

Janice Irwin, 1428 - 129A Street, was in attendance and stated that she supports the proposed application.

Michael Lawrence, 12515 - 19 Avenue, was in attendance and commented that the area is in favour of development. He continued that he knows the owners, stating they live in the area and are community-minded. He added that the business and architectural design would add to the appeal of the community. He referenced earlier comments relative to the Royal Canadian Legion. He stated that he supported the proposed application.



Dr. Ken Hoekstra, 13069 - 13 Avenue, was in attendance and commented that he lives in the area and that the owners are responsible, community-minded people who would run the business well. He referenced earlier comments regarding concerns of residents in the area, which could be alleviated.

Robert Ross, 2153 - 126 Street, was in attendance and commented that he supports the proposed application.

Chris Blanchette, 12340 - 24 Avenue, was in attendance and commented that he supports the proposed application. He added that residents presently have to travel outside the immediate area to frequent such facilities and continued that the Docolos family is a responsible and community-minded one and quality managers.

Carina Steer, 12441 Ocean Breeze Place, was in attendance and commented that she supports the proposed application. She continued that the project would be added employment for youth in the area.

Veerle Anseeuw, 1537 - 126A Street, was in attendance and commented that she supports the proposed application. She noted concerns raised earlier in the meeting relative to Sun-Fun Park, noting that youth frequent the park. She added that the project would assist in adding increased security to the area and that the family would be responsible owners.

Isabelle Ronse, 13068 Crescent Road, was in attendance and commented that she supports the proposed application. She suggested that horse and bike racks and water for pets be provided in front of the restaurant.

Dennis Coates, applicant's counsel, was in attendance and commented that the staff report indicates support has been given by the Engineering and Parks, Recreation & Culture Departments, Surrey School District and Surrey RCMP. He continued that the establishment is a pub/restaurant combination and in terms of size, by virtue of provincial regulations, would consist of 1,300 sq. ft. with 98 seats in the pub and 51 seats in the restaurant within the same room, operating within the same facility. He added that the applicant is not entitled to apply for liquor retail outlet as this is prohibited by provincial legislation.

He clarified that the Royal Canadian Legion cannot cater to the public at large as remarked earlier in the meeting. He noted that the amount of parking for the proposed project would be limited, forcing people to walk to the facility. He added that the owners do not plan to have live bands playing and indicated that the mark-up on food and liquor is within 3%.

Mark Ankenman, Ankenman Associates Architects Inc., was in attendance and commented that the final tally reveals that the application would provide for 98 seats in the pub, 51 seats in the restaurant, and 40 potential patio seats. He provided further clarification with respect to the number of parking stalls to be provided, noting that two parking lot areas would be combined to provide adequate parking with ingress and egress points from 126 Street and 128A Street.

He added that a curved extension would be added to the entrance to the parking lot discouraging left turns as well as the placement of traffic calming measures.

Rod Adams, Rod Adams & Associates, 55, 17917 - 68 Avenue, was in attendance and commented that he was a former resident of the area and represents David Jake Preston, a commercial property owner. He continued that there is currently insufficient parking at Ocean Park Pizza. He stated that he discussed the matter of parking with a representative of Canada Safeway. He added he represents 17 of Mr. Preston's commercial tenants, who verbally advised him that they have no objection to the use, but they do have objection to the parking. He referenced the proposed 19 parking stalls, noting that even if 50% of the patrons walked to the site, on site parking capacity would soon be exceeded. He related concerns relative to pedestrian safety, lack of consultation, and lack of marked crosswalks.

M. Martinez, 12697 - 14 Avenue, President, Ocean Park Community Association, was in attendance and commented that she supports the proposed application. She discussed a survey that was undertaken noting that open-ended questions were posed, asking for honest opinions. She discussed parking concerns and that the community is responsible to handle a pub in their midst. She continued that the Docolas family would continue to be responsible owners.

Linda Docolas, 12822 - 16 Avenue and 17575 - 128A Street, was in attendance and commented that her family has been in the restaurant business since 1972 and that experience is an asset in this case. She stated that she had a 3000-signature petition of support for the project, noting that local resident addresses had been highlighted. She added that a survey provided at a public information meeting with 109 residents resulted in 84 persons expressing support and 7 persons expressing opposition to the proposed project. She continued that the project would provide the same great food and service, employment, and enhanced facilities. She added that designs have been adjusted to address concerns of the residents. She continued that they have applied for 98 seats, noting that the square footage is greater in order to accommodate standing patrons.

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>
E. Graham		X	
N. Bernardo		X	
T. Willfs	X		
R. Rowley		X	
E. Angon	X		
D. Bongelli	X		
G. Dawson	X		
J. Dobson		X	
E. Westphal	X		
M. Pavell	X		
M. Tinck		X	
M. Allanson		X	



<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
L. Robertson	X		
R. Schlase		X	
J. Elshof		X	
P. Kromidas	X		
D. Kolida	X		
S. Kronidas	X		
S. Chadha	X		
P. Chadha	X		
D. Filis	X		
R. Giles	X		
D. Gray		X	
K. Gray		X	
P. Allanson		X	
M. Docolas	X		
J. Trowbridge		X	
C. Gray		X	
D Cyr	X		
E. Rose		X	
S. Whitehouse		X	
Z. Clifford			
J. Latchinian	X		
A. Watt	X		
N. Cosmadakis	X		
J. Koutsogoulas	X		
J. Gorman	X		
K. Giannakopoulos	X		
M. Mararitis	X		
V. Cosmadakis	X		
A. Tsougriand	X		
L. Docolas	X		
R. Geogheeaw	X		
G. Bishop	X		
G. Docolas	X		
M. Fradette		X	
Elfriede Schroeder		X	
D. Blacklock	X		
E. Zarras	X		
D. Odabas	X		
C. Matsangos	X		
P. Fedos		X	
N. Polychronis	X		
P. Brink	X		
J. Forsdick	X		
K. Docolas	X		
G. Petillion	X		
M. Dickie	X		
A. Dickie	X		
D. Shum	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
E. John	X		
Helen Eliopoulos	X		
T. Terry	X		
B. Derbyshire	X		
D. Bouchard	X		
C. Sumner	X		
R. Sumner	X		
A. Theobald	X		
C. Magnus	X		
G. Manritsakis	X		
A. Antunovic	X		
C. Magnus	X		
J. Geoghegan	X		
J. Young	X		
D. Young	X		
C. McTaggart	X		
A. Kotsouos	X		
D. McLean	X		
J. Mauritsakis	X		
C. Mauritsakis	X		
M. Reed	X		
S. Smith	X		
R. Bullock		X	
S. Bullock		X	
J. Lamontagne	X		
E. Kissock	X		
R. Fyfe	X		
D. Fyfe	X		
K. Moore	X		
A. Horne	X		
J. Young	X		
V. Young	X		
R. Paton	X		
L. Lawrence	X		
F. Pappas	X		
P. Pappas	X		
N. Firth	X		
J. Hooper	X		
S. Al-Hashimi		X	
F. Abdisahib		X	
A. Tucker	X		
A. Mellios	X		
H. Burgin	X		
H. Chalmers	X		
L. Sunderwood	X		
D. Reid	X		
R. Aldus	X		
Ashley Lawson	X		



<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Marilyn Cain	X		
Dennis Cain	X		
Jarrold Driedger	X		
E. Johnson		X	
Simon Matijasevic		X	
Paul Van Renger	X		
J.P. Vanschie	X		
Ian McClintock	X		
Andreas Kotsiris	X		
Stan Fedyk	X		
Carole Lightfoot	X		
Charlene Fedyk	X		
Andrea Downes			X
Vasilios Vavelis	X		
Janice Irwin	X		
Glenn Irwin	X		
Allen Gasser	X		
Marinanda Martinez	X		
Ralph Burgin	X		
Blair McTaggart	X		
Kelly R	X		
Daniel Thoras	X		
Mary Ann Aldus	X		
D. Varelis	X		
K. Varelis	X		
S. Varelis	X		
Dionisius Varelis			X
Jarod Cook	X		
Amanda Chisholm	X		
Nick Lewis	X		
Vasilios Koumoutakis	X		
Diane McDonagh	X		
Helut Hahn	X		
Karen Jassmann	X		
Pieter Mott	X		
Edith Mott	X		
Judy Low	X		
W.K. Low	X		
Derek Jassmann	X		
Heather Bell	X		
Jonathon Williams	X		
George Giannakopoulos	X		
C. Sabine		X	
M. Peet	X		
A. Giannakopoulos	X		
Z. Pappas	X		
C. Pappas	X		
K. Pearson	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
A. Patterson	X		
M. Van Poelgeest		X	
F. Fleming	X		
B. Yu	X		
A. Northrup	X		
N. Slavin	X		
K. Slavin	X		
A. Johnson		X	
J. Gibbons	X		
K. Evans	X		
D. Bruce	X		
H. Bruce	X		
N. Matthias	X		
C. Massa	X		
P. Deweerd		X	
M. Allen	X		
T. Kubbevnus	X		
G. Barwreck	X		
B. Gannakopoulos	X		
K. Cox	X		
M. Westlund	X		
L. Westlund	X		
B. Doyon	X		
T. Pathuis	X		
K. Parton	X		
K. Polychantis	X		
R. Cooper	X		
D. Venetis	X		
G. Zervas	X		
P. Marziliano	X		
T. Bonn	X		
M. Bonn	X		
J. Davis	X		
J. Salifi	X		
G. Kotsovos	X		
F. Kotsovos	X		
G. Polychronis	X		
T. Jordon-Knox	X		
R. Harding	X		
B. Dunse	X		
A. Smith	X		
E. Summers		X	
R. Summers		X	
S. Sorohta	X		
J. Hush	X		
N. Hush	X		
F. Hush	X		
R. Hush	X		



<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
A. Paulivto	X		
G. Markopoulos	X		
G. Bell	X		
M. Mott	X		
E. Ringham	X		
R. Williams	X		
N. Donald	X		
J. Goulas	X		
T. Ker	X		
L. Rowley		X	
W. Carlton		X	
A. Burns		X	
P. Branson	X		
L. Mott	X		
N. Goulas	X		
C. Goulas	X		
J. Kabut	X		
A. Goulas	X		
J. Janzen	X		
R. Horne	X		
T. Chenier	X		
B. Grant	X		
J. Borden	X		
M. Neri	X		
Harjinder Cheema	X		
Patricia Randall		X	
Tasia Vavvo	X		
Alex Vavvo	X		
Dorothy Randell		X	
Jaye Brown	X		
Mike Kornicle	X		
Lauren Daniels	X		
Merly Grenier	X		
Robert Grenier	X		
Brock Lennox	X		
W.L. Lennox	X		
Jane Roux	X		
Susan Lennox	X		
Spencer Barnes	X		
Marziliano Vic	X		
Chay Moore	X		
Aaron Vettoretti	X		
Lara Hunter	X		
Scott Paulmrs	X		
Chantale Marziano	X		
Rick Marziano	X		
R. Neri	X		
A. Markopoulous	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
H. Michaluk	X		
L. Koltai	X		
R. Arscott	X		
G. Smith	X		
S. Kotsoros	X		
M. McDonagh	X		
R. Mumford	X		
D. Kos	X		
E. Bauer	X		
D. Webster	X		
D. Wood	X		
K. Grout	X		
M. Sutton		X	
R. Sutton		X	
C. Regan	X		
A. MacEwan	X		
T. Youl	X		
D. Wong	X		
A. Zinselmeyer	X		
C. Fabro		X	
Craig Brett	X		
Shelley Brett	X		
Jeff Romanyk		X	
Michelle Lynne Williams		X	
Wayne Skene		X	
Douglas Keith Scott	X		
Dr. Coby Cragg	X		
Nathaniel Walton	X		
Rob Neri	X		
Angela Markopoulous	X		
Heather Michaluk	X		
Lorilee Koltai	X		
Rob Arscott	X		
Greg Smith	X		
Robert Fuchs	X		
Crystal Smith	X		
Matthew Giesbrecht	X		
Diane Giesbrecht	X		
Cameron Mitchell	X		
Christine Mellios	X		
R. Maggs	X		
Charlotte Kreeft	X		
Heather Kroeker	X		
Sharon Clapci		X	
Marilyn Sharp	X		
Likourgos Mauritsakis	X		
Lucan Charchuk	X		
Glenn Agnew	X		



<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Unknown</u>
Danny Phillips	X		
Mark Fiendell	X		
Steve Prystie	X		
Felicity Matthews	X		
Ryan Sharp	X		
Tara Kokinis	X		
Rita Schick	X		
Frank Potoma	X		
Kosta Kokinis	X		
Martha Kokinis	X		
Connie Ferguson	X		
Catherine M. Tucker	X		
William B. Tucker	X		
Bruce Downing	X		
Peter Diamantopolous	X		
Carolann Jakeman	X		
Baylene Bussinger	X		
Jeremy Bussinger	X		
Angela Maggs	X		
Candice Wong	X		
Rose Provinciano	X		
Maggie Yu	X		
Harjinder Cheema	X		
Dwight Caharel		X	
B. Carracher		X	
Michelle Phillips	X		
Diana Wood	X		
Shari Agnew	X		
Wayne Vollmer	X		
Gweneth Smith	X		
Douglas Smith	X		
Naomi Ohlsson	X		
Blair Ferguson	X		
Jeffrey Zinselmeyer	X		
Bryanna Tucker	X		
Kevin Frigon	X		
Roy Dickes	X		
Karina Ott Von Wahl		X	
Sandy Wightman	X		
Allan Speevak		X	
Ryan Jakeman	X		

The list of correspondence received on this application is attached as Schedule "A" to these minutes.

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15266**

**Rezoning Application: 7903-0337-00**

ADDRESS: **CIVIC/LEGAL**  
13686 - 94A Avenue/PID: 001-439-588, Lot 6, Sec. 33,  
Twp 2, NWD, Plan 11488

APPLICANT: Phoenix Drug & Alcohol Recovery and Education Society  
c/o Chip Barrett  
#9 - 3225 Morgan Creek Way  
Surrey, B.C. V3S 0J9

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

The purpose of the rezoning is to permit the development of a facility consisting of an alcohol and drug recovery centre and supported transitional housing in Surrey City Centre.

Permitted Uses

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

1. *Alcohol and drug recovery house.*
2. *Multiple unit residential dwellings*, provided they do not constitute a singular use on the *lot*.
3. *Accessory uses* limited to the following:
  - (a) Office uses limited to physical and mental health services, medical and dental offices, health clinics and counselling services; and
  - (b) *Community services*, limited to persons in the *alcohol and drug recovery house*.

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

There was correspondence on table from the following citizens indicating whether they were in favour or against the proposal as follows:

	FOR	AGAINST
D. Manyari		X
G. O'Byrne		
C. Eden	X	
Realacorp/Strata 1941		X
Surrey Medical Arts Joint Venture		X



Bill Hugall, 10260 - 128 Street, was in attendance and commented that he supported the proposed application, citing past experiences and how facilities such as the proposed project had helped him. He advised that the project facility would benefit the community.

David Muscroft, 14206 - 86 Avenue, was in attendance and commented that he is an alumni of Phoenix and added that the organization helped him recover and find employment. He continued that he supported the proposed application.

John Grant, #38, 9400 - 128 Street, was in attendance and commented that Phoenix House assisted him to learn life skills and led him to recovery and employment.

Christine Eden, 14076 - 71A Avenue, was in attendance and commented that she is a recovered addict. She advised that she had concerns regarding Phoenix's lack of detox services and the struggle for reduced funding opportunities. She continued that Phoenix provides an excellent program but cautioned that there would be no detox facilities provided. She added that raising funds would prove more difficult, and raised concerns regarding federal beds located near parks, schools and playgrounds. She commented on the project's proximity to Queen Elizabeth Senior Secondary School.

Bernie Shaw, 102, 13874 - 101 Avenue, was in attendance and commented that he is a recovered alcoholic and addict. He continued that he attended Phoenix for 28 months, who provided him with shelter and an opportunity for education. He expressed support for the proposed project.

Peter Fedos, 1559 - 136 Street, was in attendance and commented that he supports the philosophy behind the program. He continued that, as a citizen, he feels that Phoenix would provide an integrated approach to help individuals in need, and would be a benefit to the community. He stated that the facility would provide residential services, education relative to substance abuse, and transition housing.

Michael Wilson, Executive Director, Phoenix Drug & Alcohol Recovery & Education Society, was in attendance and commented that there is much to celebrate in the community regarding this proposal on behalf of the addictions community. He continued that this investment is strategic to the community offering hope and transformation to individuals. He added that the model, as proposed, would continue to build on the capacity and delivery of hope that recovery is possible. He added that due diligence had been followed through global research, economic development models, literature reviews on addictions, mental health, social and economic development and all of them suggest the need for integrated service delivery. He continued that he had reviewed best practices and incorporated them into service delivery to provide stabilization, allowing people to believe in themselves that they can change. He stressed that this was not a hand out but that individuals are expected to go to school, return to work, participate and contribute to community.

Mr. Wilson continued that they had worked very hard to build organization capacity and discussed four issues: addiction recovery beds, transitional housing, employment services, and detox. He noted that the proposal is not a recovery house but an integrated service delivery model

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That the information submitted by

Michael Wilson be received.

RES.R04-197

Carried

He added that they have a Memorandum of Understanding with Atira, hoping to add additional housing and further stabilization facilities for women.

He then stated that the project's expected impacts on a personal level is the hope to see people's health improve, better employment outcomes, reunited families, education improved, reduced homelessness and crime. He added that an example of a similar model in Oregon produced a study reviewing public health, noting emergency room visits were cut by 50%, food stamps reduced by 2/3, and child welfare reduced by half.

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Bill Dunne	X		
Loukas Makris	X		
Jason Van Horn	X		
Margaret Yeo	X		
Georgia Docolas	X		
John Frey	X		
Brenden Sunderland	X		
Rolande A. Spencer	X		
Daniel Allard	X		
Rod Simpson	X		
Anton Michael Grigoruk	X		
Jake Sheridan	X		
Kim Brazil	X		
Murray Ferrier	X		
Masoud Hazagi	X		
Greg Robinson	X		
Geoff Laithwaite	X		
Jason Jardine	X		
Roy Dickey	X		
J.L. Moore	X		
Sue Jane	X		
Gordon Gies	X		
Sandy Wightman	X		
Bill Varels	X		



<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Linda Jardine	X		
C. Mansfield		X	
Niki Polychronis	X		

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15261**

**Rezoning Application: 7903-0267-00**

**ADDRESS:** CIVIC/LEGAL  
16085 - 110 Avenue/PID: 003-467-562, Lot 65, Sec. 14,  
B5N, R1W, NWD, Plan 64353

**APPLICANT:** Brian Wright  
c/o H.Y. Engineering (Richard Brooks)  
#4 - 15243 - 91 Avenue  
Surrey, B.C. V3R 3P8

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

The purpose of the rezoning is to permit the consolidation with an adjacent RF-Zoned lot to the west (16071 - 110 Avenue) and subdivision into approximately 8 single family lots.

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

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

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15262**

**Rezoning Application: 7903-0193-00**

**ADDRESS:** CIVIC/LEGAL  
16161 - 110 Avenue/PID: 011-312-475, Lot 17, Sec. 14,  
B5N, R1W, NWD, Plan 8444

**APPLICANT:** Tom Dinesen  
c/o Hub Engineering Inc.  
101 - 7485 - 130 Street  
Surrey, B.C. V3W 1H8

**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 25 single family lots.

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

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

**5. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 91 Amendment By-law, 2004, No. 15269**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15270**

**Rezoning Application: 7903-0350-00**

**ADDRESS:** **CIVIC/LEGAL**  
**Portion of 17368 - 104 Avenue/PID: 003-413-292, Lot 60,**  
**Sec. 6, Twp. 9, NWD, Plan 63823**  
**Portion of 17442 - 104 Avenue/PID: 011-064-421,**  
**Parcel A (Ref. Plan 16020), Lot 1, Sec. 6, Twp. 9, NWD,**  
**Plan 4394**

**APPLICANT:** Bruce and Valerie McIntosh, Ronald and Riitta Pearson  
c/o Bob Cheema  
2998 West 41st Avenue, Vancouver, BC V6N 4E7  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
13160 - 88 Avenue, Surrey, BC V3W 3K3

**PROPOSAL:** By-law 15269  
To redesignate portions of the properties from Suburban (SUB) to Urban (URB) and Industrial (IND) to Urban (URB).

By-law 15270  
To rezone portions of the properties, identified as Block A, from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

To rezone portions of the properties, identified as Block B, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".



The purpose of the redesignation and rezoning is to allow subdivision into approximately 9 half-acre lots, 50 urban single family lots, and a large remainder RA-zoned lot.

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

There was correspondence on table from the following citizens indicating whether they are in favour or against the proposal as follows:

	FOR	AGAINST
C. Loyd	X	
S. Kostau	X	
K. Kostau	X	
E. Kedrosky	X	
D. Kedrosky	X	
B. Mountford		X
M. Mountford		X

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
R. Pearson	X		
Ron Pearson	X		
V. McIntosh	X		
B. McIntosh	X		
Y. Kwong	X		
F. Drofenik	X		
I. Johnson	X		
V. Johnson	X		
D. Kedrosky	X		
M. Saini	X		
N. Budwal	X		
A. Banwat	X		
G. Mann	X		
J. Call	X		
H. Chuni	X		
L. Chan	X		
J. Chan	X		

**6. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15236A**

**Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15236B**

**Rezoning Application: 7902-0104-00**

ADDRESS: CIVIC/LEGAL  
 14023 - 64 Avenue/PID: 011-361-611, W.313.66 ft.  
 Lot 56, SE1/4, Sec. 16, Twp. 2, NWD, Plan 2163

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

PROPOSAL: **BY-LAW 15236A**  
**BLOCK A**  
 To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

Permitted Uses

The *Lands* and *structures* shall be used for a *single family dwelling*.

**BY-LAW 15236B**

**BLOCK B**

To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

**BLOCK C**

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

The purpose of the rezoning is to allow subdivision into 2 half-acre gross density type lots, 3 single family residential zone (RF) lots and 7 single family small lots.

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

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Jawarn Singh Hayer	X		
Marilyn Cuthbert		X	
Gurdeep Bhogal	X		
Parmjit Chahal	X		
Sarbjit Chahal	X		
Satpaul Hothi	X		
Sukhvinder Gill	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Jitendra Prasad	X		
Kuldip Randhawa	X		
J. Chan	X		
Jennifer Mazur	X	X	
Tricia Kristensen		X	
Denis Kushnirak	X		
Major S. Bhulla	X		
Ram Parmar	X		
Avtar Singh Gill	X		
Gurchesan Atwal	X		
Dawir Khangura	X		
Harv Basi	X		
Bal Khangura	X		
Mandeep Binning	X		
Dorothy Vestergaard			X
B. Cuthbert for Marilyn Cuthbert		X	
Tarlochan Binning	X		
Nirmal Singh Binning	X		
Harmail Sunner	X		
Surinder Bains	X		
Harjinder Cheema	X		
John Vestergaard			X

There was correspondence on table from B. and J. Mazur, A. Kristensen, and A. Samborski expressing concerns for the proposed project and from S. Lindstrom, S. Gill, H. and L. Gruger, D. and P. Tomaina, and J. Jha expressing support for the proposed application.

Brian Cuthbert, 6429 - 148A Street, was in attendance and commented that he had concerns regarding the proposed subdivision, particularly the rezoning of Blocks A and B. He added that Blocks A and B should be rezoned to half acre residential zoning as fitting with the land use plan for the area. He suggested that the 3 lots should encompass lots A and B rather than the proposed 5 lots. He expressed concern regarding the preservation of trees, increased density, adding that if the property were rezoned as half acre, the trees could be preserved. He referenced water displacement to the north east of the proposed application resulting in flooding and damage to homes.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That a 46-signature petition in support of the  
 proposed application be received as submitted.

RES.R04-198

Carried

Sandra Lindstrom, 13965 - 64 Avenue, was in attendance and commented that the proposed development provides well-designed transition. She stated she was a member of the South Newton Planning Committee and that this project meets the needs of the community and would improve aesthetics of the area.



Robert Smarz, 14084 - 64 Avenue, was in attendance and commented that he opposed the proposed application and that a moratorium be placed on any further development until further review could be undertaken.

Paul Turmeno, 14060 - 64 Avenue, was in attendance and commented on the amount of rubbish dumped on the property. He stated that he supported the proposed application.

Dr. Khan, 14023 - 64 Avenue, was in attendance and commented that he is in favour of the proposed application. He commented that the proposed subdivision would provide increased tax revenues, decreased criminal activities in the forested areas, and less rubbish dumping on the property.

G. Samborski, 14092 - 65 Avenue, was in attendance and commented that his property received flooding damage. He added that his property was on 66 Avenue on the other side of the creek and added that a subdivision was built around his property. He commented that since 2000, there has been much documentation and research provided to Council on the damage created from vibration during construction due to soil conditions and also from water. He noted that the water table has increased and floods his property. He expressed opposition to the proposed application due to water table and soil conditions.

A. Samborski, 14092 - 65 Avenue, was in attendance and stated that she is opposed to the proposed application. She cited concerns regarding soil conditions, structural damage, vibration due to construction, groundwater flows, and flooding.

Matthew Munn, 4431 Somerside Lane, was in attendance and commented that his company prepared hydro-geologic assessments of CitiWest property initiated at the urging of City of Surrey. He continued that his company addressed the off site effect of developing on the CitiWest property within the context of groundwater and geology of general vicinity of the site. He added that it is known that the subject area is a groundwater discharge area. He noted that the property is covered by 1 meter to 2 meters of sandy material which overlies a very low permeable silten clay, and that water emanates from the ground surface.

He noted that the report considers the effect development has on deep aquifers, and that no concerns were found respecting the proposed development. He commented that conclusions made after studying the site indicated that any potential effect the proposed development may have on the ground water levels could be mitigated, through conventional methods.

Paul Lall, Geotechnical Engineering, HY Engineering Ltd., was in attendance and discussed proposed mediations, which would reduce bearing capacity, and the provision of a gravel rock base under entire house construction to provide a pad for the foundation.

He continued that public information meetings were held with the area residents. He noted that a monitoring program would be put in place to watch vibration and water table concerns. He stated that the problems the previous speakers related resulted from development to the northeast of their property.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15237**

**Rezoning Application: 7902-0403-00**

**ADDRESS:** **CIVIC/LEGAL**  
**6455 - 142 Street/PID: 001-960-466, Parcel "A"**  
(Explanatory Plan 22456) of Lot 54 of the SE1/4, Sec. 16,  
Twp. 2, NWD, Plan 2163  
**6493 - 142 Street/PID: 011-361-573, Lot 54, Except:**  
Parcel "A" Explanatory Plan 22456), SE1/4, Sec. 16,  
Twp. 2, NWD, Plan 2163

**APPLICANT:** Wolfgang and Margarete Fieguth and  
Herman and Christine Klynstra  
c/o H.Y. Engineering Ltd. (Richard Brooks)  
#4 - 15243 - 91 Avenue  
Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to allow subdivision into 27 single family small lots.

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.

There was correspondence on table from K. Kristensen and A. and G. Samborski expressing opposition, and R. Smarz stating concerns regarding the proposed application.

Brian Cuthbert, 6429 - 148A Street, was in attendance and commented on his concerns regarding the lack of guarantee that his home would not be affected by the proposed development.

Bob Smarz, 14084 - 65 Avenue, was in attendance and provided photos relating to damage occurring on his property. He added that geohydrolic studies were undertaken during drier months, adding that testing should be performed during the rainy season.

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
K. Randhawa	X		
H. Klynstra	X		
J. Prasad	X		
M. Cuthbert		X	
J. Mazur		X	
D. Vestergaard			X
T. Kristensen		X	
John Vestergaard		X	
Marion Cuthbert		X	

**8. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15263**

**Rezoning Application: 7902-0340-00**

**ADDRESS:** CIVIC/LEGAL  
**6814 - 152 Street/PID:** 002-009-234, Lot 1, Except:  
 Firstly: Parcel "N" (By-law Plan 62484), Secondly: part in  
 Plan LMP20333, Sec. 14, Twp. 2, NWD, Plan 8417

**APPLICANT:** 648118 B.C. Ltd.  
 c/o Gerry Blonski  
 Suite 1A - 12468 - 82 Avenue  
 Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of an approximately 4,542 m<sup>2</sup> (48,893 sq.ft.) multi-tenant industrial building and a 2,737 m<sup>2</sup> (29,463 sq.ft.) wedding palace containing a religious assembly area and two banquet facilities, in addition to a limited area for specialty retail uses that cater to the proposed wedding palace.

Permitted Uses

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

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses excluding:
  - (a) *social escort services*; and
  - (b) *methadone clinics*.



3. *General service uses* excluding *drive-through banks*;
4. *Warehouse uses*;
5. *Accessory uses* limited to the following:
  - (a) *Personal service uses* limited to the following:
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops.
  - (b) *Indoor recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
  - (c) *Eating establishments*, excluding *drive-through restaurants*;
  - (d) *Community services*;
  - (e) *Assembly halls* limited to *churches*, provided that:
    - i. there is not more than one *church* on a *lot*;
    - ii. the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.); and
    - iii. the *church* accommodates a maximum of 300 seats.
  - (f) *Retail stores*, limited to the following, permitted only in conjunction with the uses under section 2.B.5.(c) and section 2.b.5.(e) providing wedding services and further provided that the total floor area of all *retail stores* permitted in Section 2.b.5.(f) does not exceed 743 square metres [8,000 sq. ft.]:
    - i. one specialty *convenience store* catering to wedding services provided that the total floor area is not more than 140 square metres [1,500 sq. ft.]; and
    - ii. fabric stores and wedding planning stores provided that the total floor area is not more than 743 square metres [6,500 sq. ft.].
  - (g) *Child care centre*; and
  - (h) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - i. Contained within a *principal building*;
    - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
    - iii. Restricted to a maximum number of:

- a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
  - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
  - c. Notwithstanding Sub-sections B.5.(h).iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a lot has been subdivided by a strata plan there shall only be one 140-square metre [1,500 sq.ft.] *dwelling unit* within the strata plan; and
- iv. Restricted to a maximum floor area of:
- a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
  - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
  - c. Notwithstanding Sub-sections B.5.(h).iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

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

There was correspondence on table from A. Loodu on table expressing concerns relative to the proposed application.

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
A. Loodu	X		
G. Dulay	X		
J. Dosanjh	X		
D. Bains	X		

**9. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013, Amendment By-law, 2004, No. 15265**

**Rezoning Application: 7902-0118-00**

**ADDRESS:** CIVIC/LEGAL  
**12530 - 72 Avenue**/PID: 012-315-621, Lot 2, Except: Part (By-law Plan 82294); Sec. 18, Twp. 2, NWD, Plan 1692

**APPLICANT:** Edward Holden and Stuart Ringer  
 c/o Kwantlen Square Development Ltd. (Jolly Dhaliwal)  
 #379 - 13711 - 72 Avenue  
 Surrey, B.C. V3W 2P2

**PROPOSAL:** To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013", Part 2, Section K. Subdivision, by deleting the words "Not applicable to this Zone" and replacing these with the words: "Lots created through subdivision shall conform to the following minimum standards, as shown in Schedule A."

The purpose of this amendment is to allow subdivision into two lots.

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

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

**10. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15258**

**Rezoning Application: 7903-0363-00**

Councillor Bose left the meeting at 11:35 p.m. due to a potential conflict of interest as his family's property abuts the proposed application.



ADDRESS: CIVIC/LEGAL  
6152 - 164 Street/PID: 011-420-898, Lot 2, Except: Part on Plan LMP48158, Sec. 12, Twp. 2, NWD, Plan 9283

APPLICANT: Arthur and Susan Willms  
c/o Mike Helle  
#101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to allow consolidation with the adjacent RF-zoned lot to the south (6142 - 164A Street) for subdivision into 17 single family lots and a remainder lot.

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

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

Councillor Bose returned to the meeting at 11:36 p.m.

11. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15259**

**Rezoning Application: 7902-0260-00**

ADDRESS: CIVIC/LEGAL  
6238 - 192 Street/PID: 008-983-887, Lot 16, Sec. 10, Twp. 8, NWD, Plan 28472

APPLICANT: CGR Holdings Ltd.  
c/o Gomberoff Bell Lyon Architects (Julio Gomberoff)  
#130 - 2034 West 11th Avenue  
Vancouver, B.C. V6J 2C9

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Multiple Residential 15 Zone (RM-15)".

The purpose of the rezoning is to allow the construction of approximately 29 townhouse units.

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

There was correspondence on table from J. Cochrane expressing support and from A. Barron expressing opposition to the proposed application.

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

	<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
	R. Benson		X	
	J. Benson		X	

**12. Surrey Official Community Plan By-law, 1996, No. 12900  
Text No. 37, Amendment By-law, 2003, No. 15143**

**APPLICANT:** City of Surrey, Council Initiative  
14245 - 56 Avenue  
Surrey, BC V3X 3A2

**PROPOSAL:** "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended by replacing Appendix B. Regional Context Statement; Part 3 Land Use Strategy, Section 3.8 Performance Criteria, Figure 6 Performance Criteria Table is amended in Row 8 "*Transportation/Servicing*", under "Indicator" and under "Performance Requirement"; and Appendix A Official Community Plan Development Scenario is amended by adding new paragraph "Adjustment to the Employment Growth Estimates" immediately following Figure A-9 OCP Job Growth Scenario.

The revised Regional Context Statement and related amendments are necessary to incorporate amendments to the Official Community Plan that have occurred since the adoption of the initial Regional Context Statement in 1998, and to demonstrate how the current Official Community Plan is consistent with the GVRD Livable Region Strategic Plan.

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

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

The Mayor called a five minute recess at 11:37 p.m. and the meeting reconvened at 11:42 p.m. with all members of Council present.

**C. COMMITTEE REPORTS**

**1. Public Art Advisory Committee - January 15, 2004**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the minutes of the Public Art Advisory  
Committee meeting held on January 15, 2004, be received.

RES.R04-199

Carried

**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor McCallum read the following proclamations:

(a) JA MONTH  
February, 2004

WHEREAS the responsibility of today's business and community leaders is to provide support, encouragement, and inspiration to the next generation of professionals; and

WHEREAS the fulfillment of this responsibility will help to ensure the transfer of wisdom, expertise, and skill which will lead to increased economic development, growth and prosperity; and

WHEREAS for 48 years, Junior Achievement of British Columbia (JABC) has worked to ensure BC's youth receive the skills and tools necessary for success in the workplace through the delivery business education programs; and

WHEREAS JABC will commemorate JA Month for the month of February, 2004; and

WHEREAS I would like to acknowledge this as an important event that contributes to our citizens' awareness of their role in inspiring and motivating our youth and leaving a legacy of economic prosperity;



NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of February, 2004 as "JA MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) HEART MONTH  
February, 2004

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, 2004, as "HEART MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

(c) BLACK HISTORY MONTH  
February, 2004

WHEREAS British Columbia is a culturally diverse Province comprised of many people and communities; and

WHEREAS people of African descent have been a part of British Columbia since 1858, and have contributed to the cultural, economic, political and social development of the Province; and

WHEREAS the Government of British Columbia recognizes the contributions of people of African heritage to the Province; and

WHEREAS the Government of British Columbia wishes to join with all citizens of the Province to recognize the contributions of people with African heritage to the Province, and celebrate their cultures with their friends and associates in commemoration of Black History Month; and

WHEREAS this month, I encourage all citizens to gain awareness of and appreciation of people of African descent. As we remember this important part of our Nation's past, we look to a bright future, recognizing the potential of people of African heritage united in purpose, guided by spirit, and dedicated to equality; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in the Council in that behalf that a Proclamation be issued designating February, 2004, as "Black History Month"

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of February, 2004 as "BLACK HISTORY MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

(d) TOASTMASTERS WEEK  
February 1 - 7, 2004

WHEREAS the ability to speak in a clear and effective manner is a powerful and important skill that can help to overcome barriers to effective performance in virtually every endeavour and line of work; and

WHEREAS by assisting in the development of essential communication skills Toastmasters International performs a valuable educational service to its members; and

WHEREAS Toastmasters International is dedicated to improving the quality of Public Speaking in all areas of endeavour for the benefit of both speakers and listeners;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare February 1 - 7, 2004 as "TOASTMASTERS WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

**F. COUNCILLORS' REPORTS**

There were no items under Councillors' Reports at this time.





**Item No. R010** Lane Closure at 64 Avenue & 134A Street  
File: 7803-0175

The General Manager, Engineering submitted a report concerning the lane closure at 64 Avenue and 134A Street.

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

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

1. a lane closure to close a  $\pm 581$  ft.<sup>2</sup> ( $\pm 54$  m<sup>2</sup>) unopened portion of lane at 134A Street between 63 Avenue and 64 Avenue;
2. the City Clerk to bring forward a Road Closure By-law for consideration by Council.

RES.R04-202

Carried

**Item No. R011** Effect of Property Assessment Increases on the Provincial Homeowner Grant  
File: 1950-01/1960-01

The General Manager, Finance Technology & Human Resources submitted a report to inform Council of the impact of increased assessed values (market increases) of residential properties in Surrey on the eligibility of the Provincial Homeowner Grant.

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

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

1. Receive this report for information;
2. Recommend that the Provincial Government increase the 2004 "reduction threshold" for homeowner grant eligibility to \$625,000, and
3. Direct staff to send a copy of this report to the Minister of Finance, Surrey MLAs, and the UBCM.

RES.R04-203

Carried







"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15268"

7903-0368-00 - Nicosta Holdings Ltd., c/o Ankenman Associates Architects Inc. (Mark Ankenman & Darrin Collie); c/o Kay, Matthews & Associates (Rob Kay); Nicosta Holdings Ltd. (Linda and George Docolas)

RF (BL 12000) to C-8 (BL 12000) - 1575 - 128A Street - to permit the development of a neighbourhood pub.

Approved by Council: January 12, 2004

This by-law is proceeding in conjunction with By-law 15267.

**Note:** See Development Variance Permit 7903-0368-00 under Clerk's Report, Item I.1(a) of this agenda.

RES.R04-207  
It was  
No. 12000, Amendment By-law, 2004, No. 15268" pass its third reading.  
Carried with Councillors Priddy and Hunt against.  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15266"

7903-0337-00 - Phoenix Drug & Alcohol Recovery and Education Society, c/o Chip Barrett

RA (BL 12000) to CD (BL 12000) - 13686 - 94A Avenue - to permit the development of a facility consisting of an alcohol and drug recovery centre and supported transitional housing in Surrey City Centre.

Approved by Council: December 1, 2003

RES.R04-208  
It was  
No. 12000, Amendment By-law, 2004, No. 15266" pass its third reading.  
Carried  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15261"

7903-0267-00 - Brian Wright, c/o Richard Brooks, H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 16085 - 110 Avenue - to allow consolidation with the adjacent RF-zoned lot to the west (16071 - 110 Avenue) for subdivision into approximately 8 single family lots.

Approved by Council: January 12, 2004

It was  
RES.R04-209

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15261" pass its third reading.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15262"

7903-0193-00 - Tom Dinesen, c/o Hub Engineering Inc.

RA (BL 12000) to RF (BL 12000) - 16161 - 110 Avenue - to permit subdivision into approximately 25 single family lots.

Approved by Council: January 12, 2004

It was  
RES.R04-210

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15262" pass its third reading.  
Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 91 Amendment By-law, 2004, No. 15269"

7903-0350-00 - Bruce and Valerie McIntosh, Ronald and Riitta Pearson,  
c/o Bob Cheema and c/o McElhanney Consulting Services Ltd.  
(James Pernu)

To authorize the redesignation of portions of 17368 and 17442 - 104 Avenue from Suburban (SUB) and Industrial (IND) or Urban (URB).

Approved by Council: January 12, 2004

This by-law is proceeding in conjunction with By-law 15270.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 91 Amendment By-law, 2004, No. 15269" pass its  
third reading.

RES.R04-211

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15270"

7903-0350-00 - Bruce and Valerie McIntosh, Ronald and Riitta Pearson  
c/o Bob Cheema and c/o McElhanney Consulting Services Ltd.  
(James Pernu)

RA (BL 12000) to RH and RF (BL 12000) - Portions of 17368 and  
17442 - 104 Avenue - to allow subdivision into approximately 9 half-acre  
lots, 50 urban single family lots and a large remainder RA lot.

Approved by Council: January 12, 2004

This by-law is proceeding in conjunction with By-law 15269.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15270" pass its third reading.

RES.R04-212

Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15236A"

7902-0104-00 - Kulvinder K. Binning, c/o Roger Jawanda,  
CitiWest Consulting Ltd.

RA (BL 12000) to CD (BL 12000) - 14023 - 64 Avenue - to allow  
subdivision into 2 half-acre gross density type lots, 3 single family  
residential zone (RF) lots and 7 single family small lots for By-laws  
15236A and 15236B.

Approved by Council: December 1, 2003

\* This by-law is proceeding in conjunction with By-laws 15236B and 15237.



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That application No. 7903-0350-00 be  
referred to Engineering for a report to Council, in layman's terms, on the issues  
raised at the Public Hearing.

RES.R04-213

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15236B"

7902-0104-00 - Kulvinder K. Binning, c/o Roger Jawanda,  
CitiWest Consulting Ltd.

RA (BL 12000) to RF and RF-12 (BL 12000) - Portions of  
14023 - 64 Avenue - to allow subdivision into 2 half-acre gross density  
type lots, 3 single family residential zone (RF) lots and 7 single family  
small lots for By-laws 15236A and 15236B.

Approved by Council: December 1, 2003

\* This by-law is proceeding in conjunction with By-laws 15236A and 15237.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That application No. 7903-0104-00 be  
referred to Engineering for a report to Council, in layman's terms, on the issues  
raised at the Public Hearing.

RES.R04-214

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15237"

7902-0403-00 - Herman and Christine Klynstra, Wolfgang and  
Margarete Fieguth, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA (BL 12000) to RF-12 (BL 12000) - 6455 and 6493 - 142 Street - to  
allow subdivision into 27 single family small lots.

Approved by Council: December 1, 2003

\* This by-law is proceeding in conjunction with By-laws 15236A and 15236B.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That application No. 7902-0403-00 be  
referred to Engineering for a report to Council, in layman's terms, on the issues  
raised at the Public Hearing.

RES.R04-215

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15263"

7902-0340-00 - 648118 B.C. Ltd., c/o Gerry Blonski

A-1 (BL 12000) to CD (BL 12000) - 6814 - 152 Street - to permit the development of an approximately 4,542 m<sup>2</sup> (48,893 sq.ft.) multi-tenant industrial building and a 2,737 m<sup>2</sup> (29,463 sq.ft.) wedding palace containing a religious assembly area and two banquet facilities, in addition to a limited area for specialty retail uses that cater to the proposed wedding palace.

Approved by Council: January 12, 2004

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15263" pass its third reading.  
RES.R04-216 Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013, Amendment By-law, 2004, No. 15265"

7902-0118-00 - Edward Holden, Stuart Ringer, c/o Kwantlen Square  
Development Ltd. (Jolly Dhaliwal)

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013", Part 2, Section K. Subdivision, by deleting the words "Not applicable to this Zone" and replacing these with the words: "Lots created through subdivision shall conform to the following minimum standards, as shown in Schedule A" to allow subdivision into two lots on the property located at 12530 - 72 Avenue.

Approved by Council: January 12, 2004

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1997, No. 13013, Amendment By-law, 2004,  
 No. 15265" pass its third reading.  
 RES.R04-217 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15258"

7903-0363-00 - Arthur and Susan Mary Willms, c/o Mike Helle

A-1 (BL 12000) to RF (BL 12000) - 6152 - 164 Street - to allow  
 consolidation with the adjacent RF zoned lot to the south  
 (6142 - 164A Street) for subdivision into 17 single family lots and a  
 remainder lot.

Councillor Bose left the meeting at 11:57 p.m. due to a potential conflict of interest as his  
 family owns property abutting the proposed subdivision.

Approved by Council: January 12, 2004

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15258" pass its third reading.  
 RES.R04-218 Carried

Councillor Bose returned to the meeting at 11:58 p.m.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15259"

7902-0260-00 - CGR Holdings Ltd., c/o Gomberoff Bell Lyon Architects  
 (Mr. Julio Gomberoff)

RA (BL 12000) to RM-15 (BL 12000) - 6238 - 192 Street - to allow the  
 construction of approximately 29 townhouse units.

Approved by Council: January 12, 2004

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15259" pass its third reading.  
 RES.R04-219 Carried



12. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 37 Amendment By-law, 2003, No. 15143"

3900-20-15143/3900-20-12900 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended by replacing Appendix B. Regional Context Statement; Part 3 Land Use Strategy, Section 3.8 Performance Criteria, Figure 6 Performance Criteria Table is amended in Row 8 "*Transportation/Servicing*", under "Indicator" and under "Performance Requirement"; and Appendix A Official Community Plan Development Scenario is amended by adding new paragraph "Adjustment to the Employment Growth Estimates" immediately following Figure A-9 OCP Job Growth Scenario.

The revised Regional Context Statement and related amendments are in order to incorporate amendments to the Official Community Plan that have occurred since the adoption of initial Regional Context Statement in 1998, and to demonstrate how the current Official Community Plan is consistent with the GVRD Livable Region Strategic Plan.

Approved by Council: October 6, 2003  
Corporate Report R215

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 37 Amendment By-law, 2003, No. 15143"  
pass its third reading.

RES.R04-220

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 37 Amendment By-law, 2003, No. 15143" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R04-221

Carried

FINAL ADOPTIONS

13. "Portion of 8845 - 176 Street Expropriation By-law, 2004, No. 15273"

3900-20-15273/1701-307 - Hip and Cho Wan, Luis and Rosa Yep

An Expropriation by-law for the purpose of acquiring lands for road purposes.

Approved by Council: January 19, 2004

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Portion of 8845 - 176 Street  
 Expropriation By-law, 2004, No. 15273" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.  
 RES.R04-222 Carried

## INTRODUCTIONS

14. "Surrey Close and Remove the Dedication of Highway of a Portion of  
 113 Avenue, 113A Avenue, 114 Avenue, 114A Avenue, 154A Street, 156 Street  
 and portion of Lane between 154A Street and 156 Street By-law, 2004,  
 No. 15257"

3900-20-15257/7902-0345-00 - Council Initiative

A By-law to close and to remove the dedication of a highway of 0.878 hectares of  
 114 Avenue, 114A Avenue, 154A Street, 156 Street and lane, 0.605 hectares of  
 113 Avenue, 113A Avenue, 114 Avenue, 154A Street, and 156 Street, and  
 0.152 hectares of 113 Avenue and 156 Street. This closed road is to be dedicated  
 park.

Approved by Council: To be approved.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of 113 Avenue, 113A Avenue, 114 Avenue,  
 114A Avenue, 154A Street, 156 Street and portion of Lane between 154A Street  
 and 156 Street By-law, 2004, No. 15257" pass its first reading.  
 RES.R04-223 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of 113 Avenue, 113A Avenue, 114 Avenue,  
 114A Avenue, 154A Street, 156 Street and portion of Lane between 154A Street  
 and 156 Street By-law, 2004, No. 15257" pass its second reading.  
 RES.R04-224 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of 113 Avenue, 113A Avenue, 114 Avenue,  
114A Avenue, 154A Street, 156 Street and portion of Lane between 154A Street  
and 156 Street By-law, 2004, No. 15257" pass its third reading.

RES.R04-225 Carried

- 15. "Surrey Development Cost Charge By-law, 2002, No. 14650, Amendment  
By-law, 2004, No. 15276"

3900-20-15276 - Regulatory By-law Text Amendment

"Surrey Development Cost Charge By-law, 2002, No. 14650", as amended is  
further amended in Section 2 by inserting new definitions of Assisted Living  
Residence, Person with Disability, and Qualified Occupant, and amending  
Schedule B. These amendments are necessary to include a new DCC rate for  
Assisted Living Residences in the RM-45, RM-70, RM-135 and RM-150 zones  
located outside the City Centre.

Approved by Council: To be approved  
Corporate Report Item No. R012

**Note:** This By-law will be in order for consideration of Three Readings, should  
Council approve the recommendations of Corporate Report Item No. R012  
of this Agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Development Cost Charge  
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15276" pass its first  
reading.

RES.R04-226 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Development Cost Charge  
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15276" pass its second  
reading.

RES.R04-227 Carried

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



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Development Cost Charge  
 By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15276" pass its third  
 reading.

RES.R04-228

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. 7903-0368-00**  
**Nicosta Holdings Ltd.**  
**c/o Ankenman Associates Architects Inc.**  
**(Mark Ankenman and Darrin Collie)**  
**c/o Kay, Matthews & Associates (Rob Kay)**  
**c/o Nicosta Holdings Ltd. (Linda and George Docolas)**  
 1575 - 128A Street, 12822 - 16 Avenue

To relax requirements as follows:

To reduce the number of required off-street parking spaces from 70 to 19; and to reduce the minimum front (north) and east yard setbacks from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) and the west yard setback from 7.5 metres (25 ft.) to 0 m to allow the development of a neighbourhood pub.

**Note:** See By-law Nos. 15267 & 15268, Item H.1 of this agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7903-0368-00 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.R04-229

Carried with Councillors Bose, Villeneuve,  
 Hunt and Priddy against.

- (b) **Development Variance Permit No. 7903-0384-00**  
**Newton Shopping Plaza Inc. and 337805 B.C. Ltd.**  
**c/o Jorg Helssen Architect Inc.**  
 13790 - 72 Avenue

To increase the number of fascia signs permitted per premise from one (1) to six (6); and to increase the sign area of the fascia signs from 30.0m<sup>2</sup> (322 sq. ft.) per premise to 33.1 m<sup>2</sup> (356 sq. ft.) per premise to permit the expansion of the existing Scotiabank into the remainder of an existing building, with interior and exterior renovations.

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

**Note:** See Development Permit 7903-0384-00 under Clerk's Report, Item I.2(a) of this agenda.

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

No. 7903-0384-00 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.R04-230

Carried

**2. Formal Approval of Development Permits**

- (a) **Development Permit No. 7903-0384-00**  
**Newton Shopping Plaza Inc. and 337805 B.C. Ltd.**  
**c/o Jorg Helssen Architect Inc.**  
 13790 - 72 Avenue

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

"That Development Permit No. 7903-0384-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See Development Variance Permit 7903-0384-00 under Clerk's Report, Item I.1(b) of this agenda.

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

No. 7903-0384-00 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.R04-231

Carried

### 3. Formal Approval of Liquor License Applications

- (a) **Liquor Primary License  
(Neighbourhood Pub) Application 7903-0368-00  
c/o Ankenman Associates Architects Inc.  
(Mark Ankenman and Darrin Collie)  
c/o Kay, Matthews & Associates (Rob Kay)  
c/o Nicosta Holdings Ltd. (Linda and George Docolas)  
1575 - 128A Street & 12822 - 16 Avenue**

To acquire a Liquor Primary License, to allow a Neighbourhood Pub/Restaurant that can accommodate 189 persons (Restaurant: 51 seats, Pub: 98 seats, Patio 40 seats). The hours of operation will be from 11:00 a.m. to midnight Sunday to Wednesday and from 11:00 a.m. to 1:00 a.m. Thursday, Friday and Saturday.

If, after the Public Hearing, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:

"After taking into account the following criteria outlined in the attached Planning Report dated January 12, 2004:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) traffic, noise, parking and zoning; and
- (e) the impact on the community if the application, is approved.

after holding a Public Hearing on January 26, 2004 to gather the views of area residents and businesses with respect to the proposed liquor-primary establishment,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. A maximum capacity of 120 persons inside and 40 persons on the patio;



2. Hours of operation to be 11:00 a.m. to 10:00 p.m. for the patio and 11:00 a.m. to 12:00 midnight Sunday to Wednesday and from 11:00 a.m. to 1:00 a.m., Thursday, Friday and Saturday for the pub; and
3. Restriction of restaurant operating hours to evenings only (after 4:00 p.m.)".

The Mayor noted that Item (3) would be divided from the motion.

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

After taking into account the following criteria outlined in the attached Planning Report dated January 12, 2004:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) traffic, noise, parking and zoning; and
- (e) the impact on the community if the application, is approved.

after holding a Public Hearing on January 26, 2004 to gather the views of area residents and businesses with respect to the proposed liquor-primary establishment,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. A maximum capacity of 120 persons inside and 40 persons on the patio;
2. Hours of operation to be 11:00 a.m. to 10:00 p.m. for the patio and 11:00 a.m. to 12:00 midnight Sunday to Wednesday and from 11:00 a.m. to 1:00 a.m., Thursday, Friday and Saturday for the pub.

RES.R04-232

Carried with Councillors Villeneuve, Priddy, Bose and Hunt against.

Prior to the question being called, a motion by Councillor Bose to table the application was not accepted by the Chair.

- Item 3. "Restriction of restaurant operating hours to evenings only (after 4:00 p.m.)", was then put and:-
- RES.R04-233 Defeated with Mayor McCallum, Councillors Hunt, Priddy, Higginbotham, Villeneuve, Watts, Tymoschuk and Steele against.
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That a Neighbourhood Advisory Committee be struck to work with the applicant and community residents to address parking, traffic, and noise challenges relative to the proposed application.
- RES.R04-234 Defeated with Mayor McCallum, Councillors Hunt, Higginbotham, Steele, and Tymoschuk against.
- It was Moved by Councillor Watts  
Seconded by Councillor Priddy  
That a restrictive covenant be placed on title prohibiting the operation of a retail liquor store.
- RES.R04-235 Carried

- (b) **Liquor License Amendment Application 7903-0357-00**  
**372363 British Columbia Ltd.**  
**c/o Mair Jensen Blair Lawyers (Dennis Coates)**  
7380 King George Highway

Councillor Steele left the meeting at 12:27 a.m. due to a potential conflict of interest as her son is employed by the applicant.

To permit the increase in patio seating capacity of the existing neighbourhood pub from 20 seats to 70 seats.

If, after the Public Notification, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:

"After taking into account the following criteria outlined in the attached Planning Report dated December 15, 2003:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- © whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification on January 26, 2004, to gather the views of area residents and businesses with respect to the proposed liquor license amendment application,

Surrey City Council recommends the issuance of the license, subject to the following condition:

1. a maximum patio capacity of 70 persons."

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

After taking into account the following criteria outlined in the attached Planning Report dated December 15, 2003:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification on January 26, 2004, to gather the views of area residents and businesses with respect to the proposed liquor license amendment application,

Surrey City Council recommends the issuance of the license, subject to the following condition:

1. a maximum patio capacity of 70 persons.

RES.R04-236

Defeated on a tie vote with Councillors Hunt, Priddy, Higginbotham and Bose against.

Councillor Steele returned to the meeting at 12:28 a.m.

**4. Regular Council - Public Hearing - April 28, 2003**  
**Development Permit No. 7902-0088-00**  
**Parmjit Singh Kang**  
 12720 - 66 Avenue

Council is requested to rescind Resolution R03-1150, which granted approval to Development Permit No. 7902-0088-00, as Development Permit No. 7903-0094-00, which replaces Development Permit No. 7902-0088-00, was approved by Council on January 12, 2004 under Resolution R04-54.



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council rescind Resolution R03-1150,  
which granted approval to Development Permit No. 7902-0088-00, as  
Development Permit No. 7903-0094-00, which replaces Development Permit  
No. 7902-0088-00, was approved by Council on January 12, 2004 under  
Resolution R04-54.

RES.R04-237

Carried**J. CORRESPONDENCE**

## CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

## ACTION ITEMS

1. Letter dated January 2, 2004 from **Maria Gardiner, Legislative Coordinator, Legislative Services, Region of Peel, Brampton, Ontario**, advising that their Regional Council approved the following resolution regarding the Prime Minister's decision to not appoint a minister to Housing, and requesting Council give consideration to the resolution:

"WHEREAS with the presence of a Federal Cabinet Minister focused on Housing issues in the last Government, noticeable progress was being made for the first time in many years on new affordable housing delivery and related federal/provincial relations; and

WHEREAS with a dedicated Minister responsible for the Canada Mortgage and Housing Corporation, that Corporation had begun to exhibit increased openness to dialogue about new housing solutions; and

WHEREAS the announcement of new and revised cabinet responsibilities illogically assigned responsibility for the Canada Mortgage and Housing Corporation to the Minister of the Environment who is not even a member of the Social Policy Cabinet; and

WHEREAS it is reasonable to conclude that priority to important Housing issues may be diminished as a result of these changes;

THEREFORE BE IT RESOLVED THAT the Prime Minister of Canada be requested to appoint a Cabinet Minister with a clear focus on Federal Housing Policy and Delivery; and

FURTHER, that this resolution be forwarded to the Federation of Canadian Municipalities (FCM) and other large, urban municipalities within Canada for endorsement."

File: 0480-20

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the letter dated January 2, 2004 from  
Maria Gardiner, Legislative Coordinator, Legislative Services, Region of Peel,  
Brampton, Ontario, be received.

RES.R04-238

Carried

2. Letter dated January 14, 2004 from **Councillor Janis Elkerton, MIA Chair, Municipal Insurance Association of British Columbia**, requesting Council write a letter to the Premier, the Attorney General and City MLAs expressing strong support for changes to the laws of civil liability and requesting that reforms be introduced in the next session of the Legislature, and providing the following draft resolution for Council's consideration:

"BE IT RESOLVED THAT:

The City of Surrey supports the UBCM-MIA Joint Task Force recommendations contained in the task force's submission too the BC Attorney General's civil liability review;

The City of Surrey urges the Provincial government to introduce legislation in the Spring, 2004 legislative session to give effect to those recommendations; and

The Mayor be authorized to write the Premier of British Columbia, the Attorney General of British Columbia and MLAs to convey the above."

File: 0125-01

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Letter dated January 14, 2004 from  
Councillor Janis Elkerton, MIA Chair, Municipal Insurance Association of British  
Columbia, be received, and the above resolution adopted.

RES.R04-239

Carried

**K. NOTICE OF MOTION**

**L. ANY OTHER COMPETENT BUSINESS**

**M. ADJOURNMENT**

It was

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

meeting do now adjourn.


RES.R04-240

Carried

The Regular Council- Public Hearing adjourned Tuesday, January 27, 2004 at 12:30 a.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor