



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 5, 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
General Manager, Parks, Recreation
& Culture
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Council-in-Committee - March 22, 2004

(a) It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the minutes of the
Council-in-Committee meeting held on March 22, 2004, be received.
RES.R04-853 Carried

(b) The recommendation of these minutes was considered and dealt with as follows:

Item No. C001 New Council Procedure Bylaw
File: 0550-00; 3900-20-15300

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Council instruct the City Clerk to make any
requested amendments, and bring forward the amended "Council
Procedure By-law, 2004, No. 15300" for three readings at the next
Regular Council meeting.

RES.R04-854 Carried

2. Regular Council - Land Use - March 22, 2004

It was	Moved by Councillor Villeneuve Seconded by Councillor Tymoschuk That the minutes of the Regular Council – Land Use meeting held on March 22, 2004, be adopted.
RES.R04-855	<u>Carried</u>

3. Regular Council - Public Hearing - March 22, 2004

It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That the minutes of the Regular Council - Public Hearing meeting held on March 22, 2004, be adopted.
RES.R04-856	<u>Carried</u>

B. DELEGATION - PRESENTATION

1. Mr. Bing Thom and Mr. Michael Heeney
Thom Bing Architects Inc.

The Mayor, on behalf of Surrey Council and the citizens of Surrey, recognized Mr. Bing Thom, Bing Thom Architects, and offered congratulations to his receiving the "World's Best Business Centre", as the sole recipient of a special juried prize in Cannes, France. He noted that 17,000 members belong to the organization and the project was up against 14 other finalists in 5 other categories constructed in 12 countries around the world. The Mayor stated that Council had watched the project start beginning with the sod turning ceremony, through the building phase into a beautiful building. He noted that during a recent trip to China, news of Mr. Thom's award generated a lot of interest in that country.

He added that the building is a real beacon and provides vision for the future of our city and that he is very proud, on behalf of Council and Surrey residents, to present a certificate of recognition to Mr. Thom on achieving the Best Building in the World architectural award.

Mr. Bing Thom stated that it was an honour to accept the certificate on behalf of staff and that he was very proud to have the chance to represent the city and to be able to build the building in the city. He offered his thanks to Council and stated that Council also deserved credit.

Councillor Villeneuve stated that Simon Fraser University would be located in the building, providing inspiration to the students, and noted the building has been built in the wonderful tradition of architect Arthur Erickson, and that she was very proud to have it here.

B. DELEGATIONS

**1. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15302**

Rezoning Application: 7903-0418-00

ADDRESS: **CIVIC/LEGAL**
15395 - 100 Avenue/PID: 012-636-614, Lot 9, Except
 Firstly: The N177.7 Ft., Secondly: Pcl. "C" (Bylaw
 Plan 64953); Sec. 28, B5N, R1W, NWD, Plan 2359

APPLICANT: Emerson Homes (Guildford) Ltd.
 c/o David Bird
 8490 Elliott Street
 Vancouver, B.C. V5S 2P5

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

Permitted Uses

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

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

The purpose of the rezoning is to allow construction of an 88-unit townhouse development in Guildford.

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 expressing opposition from Mr. And Mrs. Hockenbery, J. Kennedy, M. Francis, G. Leung, E. and J. Lee, D. Mattiazzi, P. Chronopolilos, F. Mazzone, D. Tycho, B. Harrison, S. and C. Tsui, D. Liddle, V. Jex, H. Dafoe, L. Tomkins, J. Davis, S. Mazzone, D. Trotman, M. Bulusek, D. Bishop, and J. Foncette. There was also correspondence on table from V. Jex stating concerns regarding the project.

The Mayor noted the following persons had registered an opinion in writing and not wishing to speak at this time.

NAME	SUPPORT	AGAINST	UNDECIDED
Susan C. Mazzone		X	

NAME	SUPPORT	AGAINST	UNDECIDED
Andrea Barry		X	
Michael Barry		X	
Michael Sikich	X		
Robert Malcolm	X		
Vivian Jex		X	
Margaret Francis		X	
Doris Tycho		X	
Norma Tycho		X	
Martin Bulusek		X	
Dana Hassan		X	
Inamta Foncette		X	
Heidi Dafoe		X	
R. Pitman		X	
A. Johnson		X	
E. Johnson		X	
J. Pitman		X	

Frank Mazzone, 24, 10045 - 154 Street, was in attendance and commented that he was in opposition to the proposed application, citing concerns regarding unit size, zoning conflicts, traffic congestion, higher density, loss of privacy, parking, safety issues existing onto 153 Street, and demand for schools.

Brian Harrison, 34 - 10045 - 154 Street, was in attendance and commented that the proposed complex calls for 88 units and 190 parking stalls on 1.9 acres, suggesting future major traffic congestion. He expressed opposition and noted concerns regarding heavy truck traffic and traffic congestion in general.

Scott Pick, 316 - 14885 - 105 Avenue, was in attendance and commented that the proposed development would offer affordable home ownership, increase the availability of townhouses in a central area, offer a unique type of stacked townhouse with an attractive design, and added that he supported the project.

Vince D'Ovidio, Realtor, was in attendance and commented that he supported the proposed application, noting that the project would be a very high quality one, with a good layout, featuring courtyards for children. He added that traffic congestion indicates that the area features all the necessary conveniences and that in terms of density, the proposed application poses far less a problem than most projects. He continued that the layout of the project makes good use of the property and that a public meeting had been held at the Guildford Sheraton where he took 10 - 12 names from people interested in wanting to buy in the project. He added that the vast majority of area residents support the project.

Arnold Hockenbery, 4, 10098 - 154 Street, was in attendance and commented that he opposed the proposed development stating that the density would be higher, more than 3 times that of the adjoining property, that traffic would increase in the area, that setbacks are too low, and the development would be situated close to the roadway. He referenced a newspaper article stating the need for buffer areas

along busy streets. He noted that 100 Avenue and 154 Street are both busy streets and that he had concerns regarding emergency vehicle access and road widening.

John Kennedy, 17, 10045 - 154 Street, was in attendance and commented that he lives in the adjacent property. He added that he objected to the proposed development due to concerns around property devaluation, increased traffic congestion, egress and ingress points, and emergency vehicle access.

Cofa Tsui, 29, 10045 - 154 Street, was in attendance and commented that he is opposed to the proposed application citing higher density with over 46 units per acre. He added that he had concerns regarding emergency vehicle access and lack of egress points.

Donald Trotman, 22, 10045 - 154 Street, was in attendance and commented that he is a property owner, chose the area that he lives in carefully, and noted his concerns regarding higher density for the proposed application. He expressed opposition to the proposed application.

Donna Liddle, 32, 10045 - 154 Street, was in attendance and commented that she is the President of the Strata Council at the Heatherington apartment complex. She continued that the proposed density is too high, would contribute to increased traffic along 153 Street, and that the proposal is not in keeping with the neighbourhood as it now exists. She expressed opposition to the proposed project.

David Bird, Emerson Homes, was in attendance and commented that the proposal was originally planned around larger units and that the site is different in that it is raised 7 feet from all three surrounding road bases. He added that realtors had advised that larger units would not sell easily thus the increase in density. He cited other areas in the Lower Mainland featuring development of similar size. He noted that the project would fill a need in Surrey and noted that the apartments would feature loft style units (on the top floor), and popular features such as wood floors and gas cook tops. He added that the project would feature two stories rather than the original three stories originally planned.

He noted that there would be underground parking, a new lane to provide easier access to and from 153 Street, and a turning lane to 100 Avenue. He continued that the lot would be provided with 55% greenspace and feature a 3500 sq. ft. commercial building, which could house a daycare if the residents were so inclined. He added that the project is located close to elementary schools and transit, and that drainage issues had been addressed, that fire hydrants would be situated in the courtyards and that the units would feature built in sprinklers. He continued that the underground parking would feature double security gates, 45 visitor parking spaces, and that area business owners expressed support for the project.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15314**

Rezoning Application: 7903-0188-00

ADDRESS: CIVIC/LEGAL
10672 - 164A Street/PID: 025-097-881, Lot 37, Sec. 24,
B5N, R1W, NWD, Plan LMP50642

APPLICANT: Kerry and Lee Jocelyn
10672 - 164A Street
Surrey, B.C. V4N 5J3

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Child Care Zone (CCR)".

The purpose of the rezoning is to permit the operation of a childcare centre (maximum 20 children) within a single family dwelling.

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. and R. Buzza, S. and S. Chow, S. and B. Chow, K. and C. Lee, R. Perovich, N. Walker, C. Wray, D. and L. Davis and 32 form letters, and a 44 signature petition expressing opposition to the proposed rezoning application. There was correspondence on table from K. Jocelyn and 20 form letters expressing support for the proposed application.

The Mayor noted the following persons had expressed an opinion in writing and not wishing to speak:

NAME	SUPPORT	AGAINST	UNDECIDED
K. Jocelyn	X	X	
R. Frank		X	
L. Jocelyn	X		
I. Brovold		X	
N. Brovold		X	
C. Wray		X	
L. Davis		X	
N. Walker		X	
V. Aghazarian	X		
N. De Broder	X		
N. De Broder	X		
R. De Broder	X		
D. De Broder	X		
J. Buzza		X	
R. Buzza		X	
P. Johnson		X	

Debbie Davis, 10695 - 164A Street, was in attendance and commented that she opposed the proposed application citing concerns relative to traffic, safety of children, increased traffic, speeding traffic, devaluation of property, failure on applicant's part to gain neighbourhood support, temporary parking, and not addressing parents dropping off beyond normal operating hours. She continued that they paid a lot of money to live in a quiet residential area and that she was not interested in living next to a daycare. She added that more residents have expressed opposition since the initial application in October. She noted that the contract with the Surrey School board for temporary parking would be a temporary solution through a contract with the Surrey School Board and have to be reviewed annually with no renewal security. She continued that the childcare zoning would remain even if the property is sold and that there are other sites appropriate for this type of service.

Brad Hughes, 10786 - 164B Street, was in attendance and commented that he is a builder and had worked on homes in the area. He continued that during construction, many parents dropped off their children to access their school through the walkway, which resulted in safety issues. He noted he even had an employee direct traffic for a period of three months and that he had brought up the matter with the local school principal. He continued that parking commissionaires have tried to stop people driving through and dropping off their children for school, particularly on rainy days. He stated he did not oppose the services being provided, but that he had concerns regarding traffic congestion, safety issues and its location with access to school. He added that he and his family are opposed to the proposed application.

Linda Aghazarian, 15985 - 112 Avenue, was in attendance and commented that she lives in the area and knows the owner of the daycare. She added that the issue of street safety is a separate issue to the proposed application.

Rob Barker, 11288 - 163 Street, developer, was in attendance and commented that he lives in the area. He continued that he agrees with the provision of daycare but not in this area. He noted a public information held recently heard many residents speak of traffic congestion and safety issues. He added that the petition featured signatures of persons from outside the area.

Mary Biazi, 12954 - 73B Avenue, was in attendance and commented that she is an employee of Options Services to Community Society, which offers referrals to childcare facilities. She stated that she supports the proposed application. She noted that there were almost 200 requests for childcare in the Fraser Heights area, which currently features only 45 spots. She added that the proposed childcare would provide great relief for this rapidly growing area and noted that quality childcare means a lot to people, offering a community-oriented extension of home life. She cited the requirements for persons working in childcare settings.

Calvin Wray, 10681 - 164A Street, was in attendance and commented that he is not opposed to daycare or people working out of their homes. He stated that he is opposed to the operation of a daycare in the cul-de-sac, adding they had concerns

regarding safety of children, increased traffic, and location. He noted a letter dated March 23, 2004 from the applicant noting that she had worked with the neighbours and he added that the area residents are not in support.

Lee Jocelyn, 10672 - 164A Street, was in attendance and commented that there is a great demand for childcare services in their area. He added that he and his wife purchased the home with the hopes of providing childcare and noted that they have secured temporary parking space. He continued that he has a 40 signature petition from area residents who need daycare and noted that there is lots of free public parking in front of elementary school. He noted that other than 15 minutes in the morning and 15 minutes after school, the area is quiet and that children play in the cul-de-sac. He then commented that they are licensed for 7 children and as a realtor, added that a recent house appraisal indicated housing had appreciated \$50,000 in the last few months.

Kerry Jocelyn, 10672 - 164A Street, was in attendance and commented that she had a letter from an experienced realtor stating that the proposed daycare would enhance the community; that anyone looking at purchasing a home would find the location of a daycare nearby desirable; that the location of a good daycare is on most parents' needs list when purchasing a home; and that there would be no property devaluation. She continued that to provide a solution to increased traffic volume, they have secured parking through the Surrey School Board, subject to the rezoning application approval, which will accommodate the traffic generated by the daycare, including stragglers. She added that the parents have to sign a contract stating that they would use the public parking area. She then noted that parents drop off their children through a back entrance and only use the cul-de-sac for emergency purposes.

She continued that her children play in the cul-de-sac with the neighbourhood children and noted that the elementary school principal is aware that they use the public parking lot for parking. She added that she must follow strict requirements issued by Boundary Health and the Province and annually inspect the premises for fire safety and accessibility issues in order to provide accreditation. She noted that she is currently accredited, awaiting zoning approval and that she wishes to enlarge this service because it is beneficial to the community; that there is a tremendous demand in the area and that she has received 50% more calls for registration. She added that a commercial site would not be an option and that she has dealt with all the issues and respectfully requests Council approval.

Janet Buzza, 16476 Glenwood Crescent, was in attendance and commented on summer access. She asked whether the gate would be opened during the summer months and if Council members had attended on a school day to see the traffic. She continued that Calvary Community Church has space available for daycare.

3. **Surrey Land Use Contract No. 342 Authorization By-law, 1977, No. 5117,
Partial Discharge By-law, 2004, No. 15319**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15320**

Rezoning Application: 7904-0019-00

ADDRESS: **CIVIC/LEGAL**
15355 - 102A Avenue/PID: 002-214-539, Lot 75, Sec. 28,
B5N, R1W, NWD, Plan 64849

APPLICANT: Venussa Enterprises Ltd.
c/o Paragon Realty Corp.
#116 - 5500 - 152 Street
Surrey, B.C. V3S 5J9

PROPOSAL: **By-law 15319**
To discharge Land Use Contract No. 342 from the property
to allow the underlying Highway Commercial Industrial
Zone to come into effect.

By-law 15320
To rezone the property from "Highway Commercial
Industrial Zone (CHI)" to "Community Commercial Zone
(C-8)".

The purpose of the rezoning is to allow for a broader range
of commercial uses on the site.

Permitted Uses

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

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building*;
and
 - (b) the *building* is a maximum of 279 square
metres [3,003 sq.ft.].
5. *Eating establishments* excluding *drive-through
restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor Store*, permitted only in conjunction with a
"liquor-primary" licensed establishment, with a

- valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.
8. Office uses excluding the following:
 - i. *social escort services*
 - ii. *methadone clinics*
 9. *Parking facilities.*
 10. *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.*
 11. *Indoor recreational facilities.*
 12. *Entertainment uses excluding arcades and adult entertainment stores.*
 13. *Assembly halls.*
 14. *Community services.*
 15. *Child care centres.*
 16. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

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

Marie Cooper, 5937 - 124A Street, was in attendance and commented that she had a technical concern regarding the application and the discharge of Land Use Contract No. 342 from the property to allow the underlying Highway Commercial zone to come into effect. She added that the terminology regarding the underlying Highway Industrial Commercial zoning as stated under S. 702 of the *Local Government Act* states that the property zoning would be changed and that the application would exist under By-law No. 5942. She added that the wording should indicate that this is a discharge of Land Use Contract No. 342 to Highway Commercial Industrial zone under By-law No. 12000.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15321**

Rezoning Application: 7903-0257-00

ADDRESS: **CIVIC/LEGAL**
15911 – 107 Avenue/PID: 011-252-171, Blk. 5, Sec. 22,
B5N, R1W, NWD, Plan 6905

APPLICANT: Daniel Dahl
c/o H.Y. Engineering Ltd. (Richard Brooks)
#200 – 9128 – 152 Street
Surrey, B.C. V3R 4E7

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

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

DEVELOPMENT VARIANCE PERMIT
To vary Surrey Zoning By-law, 1993, No. 12000, as amended, Part 17A, Section H.6, as follows:

- (a) To permit a double garage on a lot less than 13.4 metres (44 ft.) wide.

The purpose of the rezoning and development variance permit is to allow subdivision into 23 single family lots (4 RF Zone and 19 RF-12 Zone).

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 D. Bolton stating concerns, and from Z. Schuler expressing opposition for the proposed development.

The Mayor noted that W.M. Ross had expressed opposition to the proposed rezoning application and not wishing to speak.

Chris Ensley was in attendance and did not wish to speak at this time.

Lynne Weber, 15872 - 107 Avenue, was in attendance and commented that she had concerns regarding ingress, traffic flow, safety concerns for children in the area, the temporary opening at 160 Street and 107 Avenue for construction vehicles, and length of time of temporary opening. She continued that there would be increased traffic on 106, 106A and 107 Streets and requested that the City use the dedicated Development Cost Charge funds to open up 159 Street to 108 Avenue.

5. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15318**

Rezoning Application: 7904-0020-00

ADDRESS: **CIVIC/LEGAL**
15280 Fraser Highway (also shown as 15282 Fraser Highway)/ PID: 010-339-302, Lot 2, Except Part Dedicated Rd. on Plan LMP54570, Sec. 35, Twp. 2, NWD, Plan 18244

APPLICANT: Kil Seung and Miran Cho
c/o 2112 Company Ltd.
#200 - 896 Cambie Street
Vancouver, B.C. V6B 2P6

PROPOSAL: To rezone the property from "Highway Commercial Industrial Zone (CHI)" to "Community Commercial Zone (C-8)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000, as amended, Part 36, Section F, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
- (b) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 0 metre; and
- (c) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14.25 ft.).

The purpose of the rezoning and development variance permit is to allow for a broader range of uses on the site.

Permitted Uses

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

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building*; and
 - (b) the *building* is a maximum of 279 square metres [3,003 sq.ft.].
5. *Eating establishments* excluding *drive-through restaurants*.

6. *Neighbourhood pubs.*
7. *Liquor Store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.
8. Office uses excluding the following:
 - i. *social escort services*
 - ii. *methadone clinics*
9. *Parking facilities.*
10. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.*, provided that such use is associated with a use permitted under Section B.1 of this Zone.
11. *Indoor recreational facilities.*
12. *Entertainment uses* excluding *arcades* and *adult entertainment stores.*
13. *Assembly halls.*
14. *Community services.*
15. *Child care centres.*
16. One *dwelling unit* per lot provided that the *dwelling unit* is:
 - (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15322**

Rezoning Application: 7903-0415-00

ADDRESS: **CIVIC/LEGAL**
7090 - 150 Street/PID: 012-134-996, N1/2 Lot 28, Sec. 15,
Twp. 2, NWD, Plan 1360

APPLICANT: Alice Wilson Williams
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2 and
Divine Homes Construction Ltd.
#280 - 6832 King George Highway
Surrey, B.C. V3W 4Z9

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 12 single family residential 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 was correspondence on table from M. Balazs in support of the proposed application.

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	SUPPORT	AGAINST	UNDECIDED
M. Lidder	X		
Roger Kandola	X		
Jarnail Purewall	X		
Paul Biaiaag	X		
Gurjeet Sing Nijjar	X		
Satinderjit Sahota	X		
Parmjit Singh Nijjar	X		
Kul Jull	X		
Gurdev Nijjar	X		
Jawaid Malik	X		
Tajinderpal Singh Kang	X		
Sarah Malik	X		
Jagbeer Mand	X		
Bhupinder S. Dhillon	X		
Jatinder Sidhu	X		
Gurdev Sall	X		

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

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15323**

Rezoning Application: 7903-0391-00

ADDRESS: CIVIC/LEGAL
6892 - 149 Street/PID: 010-522-417, Lot 18, Sec. 15,
Twp. 2, NWD, Plan 21764

APPLICANT: Harpal and Navinder Dhaliwal, Darshan and
Surinder Atwal
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300 - 65 Richmond Street

New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to allow subdivision into 6 single family residential 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.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15324**

Rezoning Application: 7903-0389-00

ADDRESS: **CIVIC/LEGAL**
6891 - 150 Street/PID: 003-803-007, Lot 19, Sec. 15,
Twp. 2, NWD, Plan 21764

APPLICANT: Vence and Beverly Pasdernick
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to allow subdivision into 5 single family residential 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.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15325**

Rezoning Application: 7903-0221-00

ADDRESS: **CIVIC/LEGAL**
6034 - 126 Street/PID: 010-340-505, Lot 4, Sec. 7, Twp. 2,
NWD, Plan 18248

6044 - 126 Street/PID: 007-505-850, Lot 3, Sec. 7, Twp. 2, NWD, Plan 10060

APPLICANT: Joginder and Surjit Rai, Sukhvinder and Amrit Rai, Hardip and Harpreet Rai and Charan Hayer
c/o Joginder Rai
12525 - 61A Avenue
Surrey, B.C. V3X 2E2

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

The purpose of the rezoning is to allow subdivision into approximately 7 single family residential lots.

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

10. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15328

Rezoning Application: 7903-0434-00

ADDRESS: **CIVIC/LEGAL**
18782 - 56 Avenue (Highway No. 10)/PID: 001-734-890, N1/2 of Lot 6, Except: Part Rd. on Plan 87147, NW1/4, Sec. 4, Twp. 8, NWD, Plan 1457
5471 - 188 Street/PID: 005-706-815, Lot 20, Sec. 4, Twp. 8, NWD, Plan 41666

APPLICANT: Joyceland Enterprises Ltd., Rajveer Gill and Bableen Rana
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No.15328", Part 2, Section F, as follows:

- (a) To reduce the minimum rear yard setback for a principal building from 7.5 metres (25 ft.) to 2 metres (6.56 ft.) for proposed Lot 13.

The purpose of the rezoning and development variance permit is to allow the development of approximately 13 suburban residential lots and to retain one existing house.

Permitted Uses

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

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

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

The Mayor noted that H. Gillam had expressed support and K. Burke was undecided with respect to the proposed rezoning application and not wishing to speak.

Jonathan Burke, 18673 - 54A Avenue, was in attendance and commented that he purchased his property in an area of one acre and half acre lots. He cited concerns regarding street access, proposed walkway, property values, and neighbours.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15329**

Rezoning Application: 7903-0040-00

ADDRESS: CIVIC/LEGAL
18934 - 72 Avenue/PID: 006-499-473, Pcl. "A" (Exp. Plan 49545), Lot 5, Sec. 16, Twp. 8, NWD, Plan 4502
18954 - 72 Avenue/PID: 002-049-945, Lot 5, Except: Firstly; Pcl. A (Exp. Plan 49545), Secondly: Portions in Plans BCP351 and BCP6715, Sec. 16, Twp. 8, NWD, Plan 4502

APPLICANT: Benchmark Management Ltd., Progressive Construction Ltd., and Sang Lee
c/o BFW Developments Ltd.
#100 - 20120 - 64 Avenue
Langley, B.C. V2Y 1M8

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

The purpose of the rezoning is to allow subdivision into approximately 22 small single family lots with coach houses in East Clayton.

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 were no persons present to speak to the proposed rezoning application.

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15330**

Rezoning Application: 7903-0400-00

ADDRESS: **CIVIC/LEGAL**
19112 - 70 Avenue/PID: 012-431-168, Lot 2, Except:
Pcl. "A" (Ref. Plan 1974); Sec. 16, Twp. 8, NWD,
Plan 1962

APPLICANT: Ngai W. Chow, Kwan C. Chow, Simon Chow,
Ngai F. Chow, Sau L. Chow, Rita Chow
c/o Kamaljit Singh
11912 - 83A Avenue
Delta, B.C. V4C 2K3 and
c/o Dwight Heintz
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL: **Block A**
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)".

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

The purpose of the rezoning is to allow subdivision into approximately 25 small single family lots (12 RF-12C Zone and 13 RF-9C Zone) and a park in East Clayton.

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 speak to the proposed rezoning application.

**13. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15335A
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15335B**

Rezoning Application: 7903-0072-00

ADDRESS: **CIVIC/LEGAL**
9184 - 162 Street (also shown as 9132 - 162 Street)/
PID: 016-621-671, Lot 1, Sec. 36, Twp. 2, NWD,
Plan 87034
9157 - 164 Street (also shown as 16310 - 92 Avenue)/
PID: 016-621-689, Lot 2, Sec. 36, Twp. 2, NWD,
Plan 87034

APPLICANT: S K Mushroom Farm Ltd. and Pang & Wong Farm Ltd.
c/o H. Y. Engineering Ltd. (Richard Brooks)
#200 - 9128 - 152 Street
Surrey, B.C. V3R 4E7

PROPOSAL: **By-law 15334**
To redesignate portions of the properties from Suburban (SUB) to Urban (URB).

By-law 15335A

Block A

To rezone portions of the properties "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

By-law 15335B

Block B and C

To rezone a portion of the properties "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

Permitted Uses

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

1. *One single family dwelling.*
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of

Surrey Zoning By-law, 1993, No. 12000 as amended; and

- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

The purpose of the redesignation and rezoning is to allow subdivision into approximately 31 urban residential lots and 29 suburban residential 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 J. and T. Arena, M and G. Moro, V. Brett, C. Fast expressing opposition; and from L. Hilderman, H. Ojanen, M. and J. Hansen and G. and M. Cupido expressing concerns regarding the proposed rezoning application.

The Mayor noted the following persons had expressed an opinion with respect to the proposed rezoning application:

NAME	SUPPORT	AGAINST	UNDECIDED
R. Aulakh	X		
K. Basi	X		
G. Basi	X		
Major Lidder	X		
Roger Kandola	X		
Jawaid Malik	X		
J. Purewall	X		
Paul Bihial	X		
George Pang	X		
Kul Sull	X		
T. Kang	X		
Sarah Malik	X		
P. Nijjar	X		
S. Sahota	X		
G. Nijjar	X		
Jimmy Lee	X		
Gurder Nijjar	X		
Jagtar Randlaw	X		
P. Dhiman	X		
William Jiang	X		
S.K. Wong	X		
Paramjit Sandhu	X		
Hardeep Bhangu	X		
Swarau Atwal	X		
Bhupinder Dhillon	X		

NAME	SUPPORT	AGAINST	UNDECIDED
Mandeep Bhangu	X		
Angrej Sandhu	X		
Sahangara Gill	X		
Jagbeer S. Mang	X		
Bhupinder S. Gill	X		
Shivraj Kular	X		
Paramjit K. Gill	X		
Kirat Thind	X		
Jatinder Sidhu	X		
G. Sall	X		
S. Chahal	X		
Borek Fromm		X	
Anthony Domaoan	X		
Leonida Casanova	X		
P.N. Casanova	X		
Manuel Solis	X		
Lisa Tran	X		
Amelia Calimbas	X		
Demian Waise	X		
Ister Arte	X		
Veronica Damaoan	X		
Veronica De Guzhan	X		
Maurice LeBlanc	X		
Danilo Cortez	X		
Ismael S. Domaoan	X		
Manfred Hoff	X		
Zenaida Orpilla	X		
Alfredo Rumbara	X		
Arniel Rillera	X		
Zenelyn Rumbara	X		
Nemesio Cajas	X		
Maximo Mendoza	X		
Josefina Cajas	X		
Jonas Bello	X		
Edgar Rumbara	X		
Neil Cajas	X		
Tomas Haber	X		
Kuljit Singh Gill	X		
Resident		X	
Pat Glabush		X	
Charles Fast		X	

Elaine Godwin, 9016 - 164 Street, was in attendance and commented that she would support many neighbours who want the existing urban/suburban boundary to remain as it is and that opening 164 Street would create increased traffic. She noted that 90 Avenue is a one lane road and impossible to pass during heavy winter conditions. She asked that Road Engineering install traffic calming along this route and curb extension on the corner of 92 Avenue and 164 Street. She also

requested a speed hump be installed on 164 Street south of the new development to discourage people coming from this direction. She continued that there are no sidewalks along 90 Avenue, a single lane road and frequently used by children on bicycles.

She added that there is geological problem with this property on the slope of Newton Upland because of natural springs at 100-foot contours. She noted that the hydrology study undertaken does not address the issue of groundwater recharge or depletion affecting nearby streams and stated concerns about water flow on water sources. She continued that there are houses on 164 Street that rely on wells and asked what would happen when gravel-packed water and sewer pipes are installed - would those houses lose their wells.

She related concerns regarding the potential loss of natural springs that feed salmon spawning streams and requested Council require the applicant to address this problem as part of a servicing agreement.

Ron MacAulay, 9226 - 163 Street, was in attendance and commented that he opposed the rezoning application. He noted the developer had originally started out with 105 lots but has come down to 80 lots. He continued that petitions could be shifted slightly with wording, such as a promise to get rid of the mushroom farm, with its attending mice and rats. He raised concerns regarding speeding traffic, increased traffic and would like to area to remain half acre and one acre lots. He continued that the Agricultural Advisory Committee had recommended against the proposal citing it was located too close to farmland with insufficient buffer zone. He requested that the developer be asked to work with Engineering to develop a larger buffer zone.

Maria Domaoan, 9434 - 160 A Street, was in attendance and commented that she supports the proposed rezoning application and added that it would enhance liveability of community, provide better access to roads, streetlights, a safer place to live, eliminate garbage dumping and rodent and fly infestation. She continued that the proposed development may also eliminate unwanted gathering places for drug usage and underage drinking, replace the existing farm with new homes and new families to create a larger and stronger community.

P. Braich, 9447 - 160A Street, was in attendance and commented that she supports the development.

Ed Blumke, 9426 - 160A Street, was in attendance and commented that he supports the proposed rezoning application. He continued that an addition was built onto the Serpentine Heights elementary school, which is sitting vacant, waiting for new development.

Gerald Cupido, 9298 - 163 Street, was in attendance and commented that he is opposed to the proposed application citing concerns regarding higher density development and asked that the proposal stay with 36 to 40 residential lots.

Charles Fast, 9488 -163 Street, was in attendance and commented that there are ongoing problems with the Official Community Plan, which tends to be overlooked allowing developers to get around the plan. He added that when he purchased his property the surrounding area was half acre and one acre lots. He noted that a few people supporting smaller lots are generally from the small residential lots to the west. He added he was unaware of any drinking or drug dealing going on in the area and asked that Council stick to the Official Community Plan.

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15326**

Rezoning Application: 7901-0188-00

ADDRESS: **CIVIC/LEGAL**
Portion of 2092 - 128 Street/PID: 000-808-849, N1/2 of
Lot 8, Sec. 17, Twp. 1, NWD, Plan 2939

APPLICANT: Elsie Schussler
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 15, Section K, as follows:

- (a) To reduce the minimum lot width from 30 metres (100 ft.) to 14 metres (46 ft.) on proposed Lot 5; and
- (b) To reduce the minimum lot width from 30 metres (100 ft.) to 12 metres (39 ft.) on proposed Lot 6.

The purpose of the rezoning and development variance permit is to allow subdivision into approximately 7 single family lots and parkland and one remnant "One-Acre Residential Zone RA" 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 M. Johnson and B. Duholke expressing support for the proposed rezoning application.

Greg Vanstone, 12948 - 21A Avenue, was in attendance and commented that he and his family have lived on their property for 13 years. He continued that he is relieved that the proposed rezoning is consistent with the Official Community Plan and pleased to see there would be no access through 129 Street along 20 Avenue, a crucial issue with respect to speeding traffic. He is concerned about the impact of this rezoning on his property in three particular areas: the proximity of the non-standard configuration of side yards abutting rear yards; size of homes to be built; and privacy. He provided an alternate plan showing a half road along the south boundary of the property allowing standard rear yard to rear yard and side yard to side yard configurations and asked that Council make this a condition of approval of the by-law. He asked Council to have screening provided along their rear property line to mitigate privacy issues and noted that stepping the second story back from the north property line would reduce the impact on proximity but not address size and privacy concerns, and how this would be enforced.

Clarence Arychuk, Hunter Laird Engineering Consultants, was in attendance and commented that the land use seems to be supported by the majority of the residents. He added that the half road would be permanent unless the church decides to move. He continued that they had looked at swapping parkland as an option to mitigate residents' concerns. He noted that through a building design and control covenant the first 25 feet would feature no more than a two story element on the north elevation of Lot 6, which would be documented throughout the process.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the letter from the property owners of
 2064 - 129B Street expressing their support, as submitted by Mr. Arychuk, be
 received.

RES.R04-857

Carried

**15. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2004, No. 15331**

Rezoning Application: 7903-0249-00

ADDRESS: **CIVIC/LEGAL**
13450 - 105 Avenue/PID: 010-040-307, Lot 43, Sec. 22,
 B5N, R2W, NWD, Plan 15002
13460 - 105 Avenue/PID: 010-040-285, Lot 42, Sec. 22,
 B5N, R2W, NWD, Plan 15002
13468 - 105 Avenue/PID: 000-855-901, Lot 41, Sec. 22,
 B5N, R2W, NWD, Plan 15002
13480 - 105 Avenue/PID: 000-855-898, Lot 40, Sec. 22,
 B5N, R2W, NWD, Plan 15002

13488 - 105 Avenue/PID: 002-477-378, Lot 39, Sec. 22, B5N, R2W, NWD, Plan 15002

10441 - City Parkway (also known as 135 Street)/PID: 010-040-269, Lot 38, Except: Firstly: Pcl A Bylaw Plan 41839; Secondly: Part Dedicated Road on Plan LMP40441; Sec. 22, B5N, R2W, NWD, Plan 15002

APPLICANT: British Columbia Transit
c/o Brian Hart
4375 West River Road
Delta, B.C. V4K 1R9

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

The purpose of the rezoning to permit the development of a phased, mixed use development consisting of a 400 seat church and a separate commercial building on City Parkway and future senior's housing on 105 Avenue 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. **Block A**
 - (a) *Assembly halls* limited to *churches*;
 - (b) *Accessory uses* including the following:
 - i. *Child care centres*.

2. **Block B**
 - (a) *Retail stores* excluding *adult entertainment stores*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and drive-through banks
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) Office uses excluding the following:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
 - (g) *Indoor recreational facilities*;
 - (h) *Entertainment uses* excluding the following:
 - i. *arcades*; and
 - ii. *adult entertainment stores*;
 - (i) *Community services*; and
 - (j) *Child care centres*.

3. **Block C**
- (a) *Multiple unit residential buildings*, provided that they shall be occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act R.S.B.C. 1996 c.323 as amended on terms acceptable to the City, but specifically excluding a *care facility* regulated under the Community Care Facility Act, R.S.B.C. 1993 Chapter 60 as amended, and the Hospital Act, R.S.B.C. Chapter 200, as amended.
- (b) *Child care centres*, provided that such centres:
- i. Do not constitute a singular use on the *lot*; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- (c) *Parking facilities*, provided the *parking facility* provides required off-street *parking spaces* for uses located on Blocks A, B and/or C only.

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 G. Kingsborough expressing support for the proposed application.

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	SUPPORT	AGAINST	UNDECIDED
Peter Choi	X		
David Kim	X		
Yong-Ek Park	X		
Soon Chang Lee	X		
Mi-Young Ku	X		
Jong Ae Lee	X		
Cho-Young Ell	X		
Seung Za Cho	X		
Suki Lee	X		
Young Riong Kim	X		
Don B. Lee	X		
Ki Hee Pak	X		
Jung Gill Pak	X		
Lee Soo Jin	X		

NAME	SUPPORT	AGAINST	UNDECIDED
Chu Reu Kwon	X		
Kwon Hyun Tack	X		

William Loren, 13440 - 105 Avenue, was in attendance and commented that he has lived at his property for 47 years. He continued that he had concerns regarding prostitution, flooding, sewers, truck traffic, vibrations, and uneven soil. He added that he did not oppose construction of the church but that he holds the city responsible for any damage that may occur during construction.

Brian Hart, Architect, was in attendance and commented that his client, the Korean Central Full Gospel Church, is eager to move ahead and has financed the first phase of the project.

The Mayor called for a ten minute recess at 9:38 p.m. and the Regular Council meeting reconvened at 9:48 p.m. with all members of Council in attendance.

C. COMMITTEE REPORTS

1. Joint Family Court Committee - October 29, 2003

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the minutes of the Joint Family Court
 Committee meeting held on October 29, 2003, be received.
 RES.R04-858 Carried

2. Joint Family Court Committee - November 26, 2003

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the minutes of the Joint Family Court
 Committee meeting held on November 26, 2003, be received.
 RES.R04-859 Carried

3. Tourism Advisory Committee - February 24, 2004

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the minutes of the Tourism Advisory
 Committee meeting held on February 24, 2004, be received.
 RES.R04-860 Carried

4. Police Committee - March 23, 2004

(a) It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That the minutes of the Police Committee
meeting held on March 23, 2004, be received.
RES.R04-861 Carried

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

Letter dated February 19, 2004 from Judy Newbery, Administrative Assistant, City of Williams Lake Regarding Alternative Justice Program Funding
File: 1855-04; 0480-20

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That staff be instructed to review the
effectiveness of the model and provide advice to Council.
RES.R04-862 Carried

5. Agricultural Advisory Committee - April 1, 2004

(a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Agricultural
Advisory Committee meeting held on April 1, 2004, be received.
RES.R04-863 Carried

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

**Ministry of Transportation and Highways (MoTH)
Border Infrastructure Program (BIP)**

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the City of Surrey accept the project as
presented, subject to review of compensation (ALR Exclusion Policy), and
topsoil of lands affected by the project be used to improve crop lands
within project area.
RES.R04-864 Carried

E. MAYOR'S REPORT

1. Appointments

(a) Acting Mayor - 2003/2004

Council to appoint Acting Mayor.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the following be appointed as Acting

Mayor for 2004/2005:

December 1, 2003 - January 31, 2004	Councillor M. Hunt
February 1, 2004 - March 31, 2004	Councillor B. Steele
April 1, 2004 - May 31, 2004	Councillor G. Tymoschuk
June 1, 2004 - July 31, 2004	Councillor R. Bose
August 1, 2004 - September 30, 2004	Councillor P. Priddy
October 1, 2004 - November 30, 2004	Councillor J. Villeneuve
December 1, 2004 - January 31, 2005	Councillor J. Higginbotham
February 1, 2005 - March 31, 2005	Councillor Watts

RES.R04-869

Carried

(b) Council Portfolios

Mayor McCallum made the following Council Portfolio appointments:

BUSINESS DEVELOPMENT

Mayor McCallum

POLICE AND FIRE

Councillor Tymoschuk

COUNCIL LIAISON, COMMUNITY AFFAIRS AND TOURISM

Councillor Higginbotham

FINANCE, PLANNING AND ENGINEERING

Councillor Hunt

PARKS AND COMMUNITY SERVICES

Councillor Steele

(c) **Standing Committee Appointments**

Mayor McCallum made the following appointments to the Standing Committees.

FINANCE COMMITTEE

Councillor Hunt as Chairperson, all members of Council as Committee members.

POLICE COMMITTEE

Councillor Tymoschuk as Chairperson, all members of Council as Committee members.

AUDIT COMMITTEE

Councillor Hunt, Chair, Councillor Higginbotham and Councillor Priddy.

PARCEL TAX ROLL REVIEW PANEL

The Mayor noted that Councillor Bose as Chairperson, and Councillor Villeneuve and Councillor Priddy had already been appointed as Panel members, to the Parcel Tax Roll Review Panel.

(d) **Committee Board, Commission Appointments**

Mayor McCallum recommended the following appointments to Committee, Commissions and Boards be made.

SURREY HERITAGE ADVISORY COMMISSION

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Councillor Higginbotham be appointed
to the Surrey Heritage Advisory Commission.

Carried

RES.R04-870

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council accept the offer received from
the highest bidder for the purchase of the City-owned properties located at 5948
& 5956 - 184 Street.

RES.R04-881

Carried

Councillor Bose left the meeting at 10:29 p.m. due to a potential conflict of interest as his extended family has property holdings in the north west Cloverdale area.

Item No. R075 Land Acquisition for Linear Park: 16469 - 60 Avenue
File: 0870-20/341/A

The General Manager, Engineering submitted a report concerning the acquisition of land for a linear park.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council accept the partial acquisition
of PID No. 005-572-169 (16469 - 60 Avenue) for park/open space as set out in
the West Cloverdale North Land Use Plan, for the amount of \$100,000 plus
\$3,000 GST.

RES.R04-882

Carried

Councillor Bose returned to the meeting at 10:31 p.m.

Item No. R076 Fraser Highway Upgrading
(a) Partial Takings & Right-of-Way Acquisition:
16016 Fraser Highway; and (b) Proposed Sale of Surplus
City Land: 16002 Fraser Highway
File: 1701-308; 5250-20-17

The General Manager, Engineering submitted a report concerning the upgrading of Fraser Highway.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council authorize the Engineering

Department to:

1. acquire a ± 754 ft.² partial acquisition along 160 Street, a $\pm 1,464$ ft.² partial acquisition, and a ± 442 ft.² statutory right-of-way along Fraser Highway from PID No. 011-417-153 (16016 Fraser Highway) for the upgrading of Fraser Highway at 160 Street; and
2. accept the offer received to purchase the surplus City land located at 16002 Fraser Highway, subject to the consolidation of the site with 16016 Fraser Highway, and subject to compliance with the land sale notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chapter 26, for the amount of \$75,405 plus \$2,262.15 GST.

RES.R04-883

Carried

Item No. R077 Contract Increase - M.S. 4801-404-21:
Delta Aggregates Ltd.
File: 4801-404-21; 5250-20-48

The General Manager, Engineering submitted a report concerning the increase of contract M.S. 4801-404-21.

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

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

1. That the contract limit of M.S. 4801-404-21 be increased by \$250,000 to \$1,083,623.51 from \$833,623.51, including GST.
2. That the increased work be staged as Phase II (2004), and that the work from the original contract be staged as Phase I (2003) to meet the Builders' Lien Act holdback release requirements.

RES.R04-884

Carried

Item No. R078 Contract Award - M.S. 1704-001-11:
TAG Construction Ltd.
File: 1704-001/11; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-001-11. Tenders were received as follows:

	Contractor	Tender Amount with GST
1.	TAG Construction Ltd.	\$3,042,330.73
2.	B&B Contracting Ltd.	\$3,354,600.00

The Engineer's pre-tender estimate was \$2.8 million including GST.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Contract M.S. 1704-001-11 be awarded
to the low bidder, TAG Construction Ltd., in the amount of \$3,042,330.73,
including GST.

RES.R04-885

Carried

Item No. R079 Contract Award - M.S. 1704-012-11:
MDM Construction Co. Ltd.
File: 1704-012/11; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-012-11. Tenders were received as follows:

	Contractor	Tender Amount with GST
1.	MDM Construction Co. Ltd.	\$1,620,364.13
2.	Graham Industrial Services	\$1,622,072.00
3.	Forbes Industrial Contractors Ltd.	\$1,708,072.00
4.	Neelco Construction (1986) Inc.	\$1,753,145.78
5.	Westshore Constructors Ltd.	\$1,787,091.78
6.	Western Versatile Construction Corp.	\$2,021,732.90

The Engineer's pre-tender estimate was \$1.6 million including GST.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Contract M.S. 1704-012-11 be awarded
to the low bidder, MDM Construction Co. Ltd., in the amount of \$1,620,364.13,
including GST.

RES.R04-886

Carried

Item No. R080 City Centre Servicing Standards
File: 5400-01; 5420-01; 3150-01

The General Manager, Engineering submitted a report to establish a corporate position on road works requests in the City Centre.

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

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

1. The previous moratorium be continued in a modified form for 3 years for the following development requirements in City Centre:
 - undergrounding of existing overhead wiring;
 - installation of special City Centre street lights.
2. The moratorium not apply to the remaining City Centre standards such as special sidewalks, street trees, etc. (interim standards).
3. Where adjacent development is upgrading fronting roads and sidewalks, that the frontage be pre-ducted to allow for future cost-effective undergrounding of overhead wiring and that an interim standard of street lighting be installed.
4. Where a development site is a corner lot or has double frontage, that only one side be required to be brought up to interim City Centre standards.

RES.R04-887

Carried

Item No. R081 Stokes Pit Certificate of Compliance for Remediation
of Contaminated Areas
File: 3200-30 (Stokes Pit); 6630-20 (Campbell Heights)

The General Manager, Engineering submitted a report to update Council on the status of the clean-up of Stokes Pit and the commitment to CHG providing the CoC and associated Provincial clearances.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council authorize staff to deliver the
Certificate of Compliance (CoC) for the Stokes Pit lands east of 192 Street, to the
Campbell Heights Group (CHG), who are the prospective purchasers of this land,
by April 30, 2005.

RES.R04-888

Carried with Councillor Bose against.

Item No. R082 Business License By-law, 19099, No. 13680
File: 3900-20-13680/15343

The City Solicitor submitted a report regarding the proposed amendments to the
Business License By-law to address the following:

1. Allow the licensing of classes of casinos to include slot machines and
video lottery gaming machines, and
2. Provide a license fee for those casinos.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council adopt the proposed
amendments to Business License By-law, 1999, No. 13680 (the "Business
License By-law") attached as Appendix "A" to this report.

RES.R04-889

Carried

Note: See By-law 15343, H.23 of this agenda.

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15302"

7903-0418-00 - Emerson Homes (Guildford) Ltd., c/o David Bird

RA (BL 12000) to CD (BL 12000) - 15395 - 100 Avenue - to allow
construction of an 88-unit townhouse development in Guildford.

Approved by Council: March 1, 2004

CHI (BL 12000) to C-8 (BL 12000) - 15355 - 102A Avenue - to allow a broader range of commercial uses on the site.

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-law 15319.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15320" pass its third reading.

RES.R04-893

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15321"

7903-0257-00 - Daniel Dahl, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA (BL 12000) to RF and RF-12 (BL 12000) - 15911 - 107 Avenue - to allow subdivision into 23 single family lots (4 RF and 19 RF-12).

Approved by Council: March 22, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15321" pass its third reading.

RES.R04-894

Carried

Note: See Development Variance Permit 7903-0257-00 under Clerk's Report, Item I.1(a) of this agenda.

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No.15318"

7904-0020-00 - Kil Seung and Miran Cho, c/o 2112 Company Ltd.

CHI (BL 12000) to C-8 (BL 12000) - 15280 Fraser Highway - to allow for a broader range of uses on the site.

Approved by Council: March 22, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No.15318" pass its third reading.

RES.R04-895

Carried

Note: See Development Variance Permit 7904-0020-00 under Clerk's Report, Item I.1(b) of this agenda.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15322"

7903-0415-00 - Alice Wilson Williams, c/o Coastland Engineering & Surveying Ltd. (Mike Helle) and Divine Homes Construction Ltd.

RA (BL 12000) to RF (BL 12000) - 7090 - 150 Street - to allow subdivision into 12 single family residential lots.

Approved by Council: March 22, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15322" pass its third reading.

RES.R04-896

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15323"

7903-0391-00 - Harpal and Navinder Dhaliwal, Darshan and Surinder Atwal, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 6892 - 149 Street - to allow subdivision into 6 single family residential lots.

Approved by Council: March 22, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15323" pass its third reading.

RES.R04-897

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15324"

7903-0389-00 - Vence and Beverly Pasdernick, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 6891 - 150 Street - to allow subdivision into 5 single family residential lots.

Approved by Council: March 22, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15324" pass its third reading.
RES.R04-898 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15325"
7903-0221-00 - Joginder and Surjit Rai, Sukhvinder and Amrit Rai, Hardip and
Harpreet Rai, Charan Hayer, c/o Joginder Rai

RA (BL 12000) to RF (BL 12000) - 6034 and 6044 - 126 Street - to allow
subdivision into approximately 7 single family residential lots.

Approved by Council: March 22, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15325" pass its third reading.
RES.R04-899 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15328"
7903-0434-00 - Joyceland Enterprises Ltd., Rajveer Gill and Bableen Rana,
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA (BL 12000) to CD (BL 12000) - 18782 - 56 Avenue and
5471 - 188 Street - to permit the development of approximately
13 suburban residential lots and retain one existing house.

Approved by Council: March 22, 2004

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15328" pass its third reading.
RES.R04-900 Carried with Councillor Bose against.

Note: See Development Variance Permit 7903-0434-00 under Clerk's Report,
Item I.1(c) of this agenda.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15329"
7903-0040-00 - Benchmark Management Ltd., Progressive Construction Ltd. and
Sang Lee, c/o BFW Developments Ltd.

RA (BL 12000) to RF-9C (BL 12000) - 18934 and 18954 - 72 Avenue - to allow subdivision into approximately 22 small single family lots with coach houses in East Clayton.

Approved by Council: March 22, 2004

RES.R04-901
It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15329" pass its third reading.
Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15330"
7903-0400-00 - Ngai Woon, Kwan Chyiu and Simon Chow and Ngai Fung,
Sau Lan and Rita Chow, c/o Kamaljit Singh and Dwight Heintz

RA (BL 12000) to RF-12C and RF-9C (BL 12000) - 19112 - 70 Avenue - to allow subdivision into approximately 25 small single family lots (12 RF-12C and 13 RF-9C) and a park in East Clayton.

Approved by Council: March 22, 2004

RES.R04-902
It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15330" pass its third reading.
Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 95 Amendment By-law, 2004, No. 15334"

7903-0072-00 - S.K. Mushroom Farm Ltd. and Pang and Wong Farm Ltd.,
c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of portions of the properties located at 9184 - 162 Street and 9157 - 164 Street from Suburban (SUB) to Urban (URB).

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15335A & 15335B.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 95 Amendment By-law, 2004, No. 15334" pass its
third reading.

RES.R04-903

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
No. 15335A"

7903-0072-00 - S.K. Mushroom Farm Ltd. and Pang and Wong Farm Ltd.,
c/o H.Y. Engineering Ltd. (Richard Brooks)

A-1 (BL 12000) to RF (BL 12000) - Portions of 9184 - 162 Street and
9157 - 164 Street - to allow subdivision into approximately 31 urban
suburban residential lots and 29 suburban residential lots for By-laws
15335A and 15335B.

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15334 & 15335B.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15335A" pass its third reading.

RES.R04-904

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
No. 15335B"

7903-0072-00 - S.K. Mushroom Farm Ltd. and Pang and Wong Farm Ltd.,
c/o H.Y. Engineering Ltd. (Richard Brooks)

A-1 (BL 12000) to CD (BL 12000) - Portions of 9184 - 162 Street and
9157 - 164 Street - to allow subdivision into approximately 31 urban
suburban residential lots and 29 suburban residential lots for By-laws
15335A and 15335B.

Approved by Council: March 22, 2004

This by-law is proceeding in conjunction with By-laws 15334 & 15335A.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15331" pass its third reading.
 RES.R04-907 Carried

FINAL ADOPTIONS

16. "Surrey Close and Remove the Dedication of Highway of Portions of Road and Lane between 56 Avenue and 56A Avenue and 176A Street and 177B Street By-law, 2004, No. 15315"

3900-20-15315/7803-0474 - Council Initiative

A By-law to authorize the closure and removal of dedication of highway of 202.8 square metres of road and 525.3 square metres of lane between 56 Avenue and 56A Avenue and 176A Street and 177B Street. This closure is intended to facilitate the construction of the new Surrey Learning and Discovery Centre. In accordance with the Community Charter, S.B.C. 2003, c.26, the disposition of the road and lane will be considered by City Council at a later date.

Approved by Council: March 22, 2004.
 Corporate Report Item No. R058

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of Road and Lane between 56 Avenue and 56A Avenue and 176A Street and 177B Street By-law, 2004, No. 15315" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-908 Carried

17. "Surrey Close and Remove the Dedication of Highway of Portions of Lane at 88 Avenue and 126 Street By-law, 2004, No. 15316"

3900-20-15316/7803-0153 - Council Initiative

A By-law to authorize the closure and removal of dedication of highway of 747.5 square metres and 382.2 square metres of lane at 88 Avenue and 126 Street. This closure is intended to facilitate the development of a commercial shopping centre. In accordance with the Community Charter, S.B.C. 2003, c.26, the disposition of the lane will be considered by City Council at a later date.

Approved by Council: March 22, 2004.

Corporate Report Item No. R056

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Close and Remove the
Dedication of Highway of Portions of Lane at 88 Avenue and 126 Street By-law,
2004, No. 15316" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R04-909

Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2004,
No. 15298"

3900-20-15298/6520-20 (Highway 99 Corridor) - Council Initiated
Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended
in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by inserting
Map 20. Area XX and in Schedule G - Amenity Requirements in Neighbourhood
Concept Plan (NCP) and Infill Areas by adding a new Item 20. to incorporate the
amenity contributions for the Highway 99 Corridor Area Plan.

Approved by Council: February 23, 2004
Corporate Report Item No. L004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15298" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-910

Carried

19. "Surrey Remove the Dedication of Highway of Portions of Walkway in the 14200
Block of 33 Avenue By-law, 2004, No. 15332"

3900-20-15332/0910-30/24 & 25 - Council Initiative

A By-law to authorize the removal of dedication of highway of 74 square metres
and 75 square metres of walkway in the 14200 Block of 33 Avenue. This closure
is intended to facilitate the consolidation of the closed portions of walkway with
the adjacent properties. In accordance with the Community Charter, S.B.C. 2003,
c.26, the disposition of the walkway will be considered by City Council at a later
date.

Approved by Council: March 22, 2004

Corporate Report Item No. R059

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Remove the Dedication of
Highway of Portions of Walkway in the 14200 Block of 33 Avenue By-law,
2004, No. 15332" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R04-911 Carried

INTRODUCTIONS

20. "Council Procedure Bylaw, 2004, No. 15300"

3900-20-15300/0550-00 - New Regulatory By-law

A by-law to establish the conduct of Council meetings and other matters of
Council business.

Approved by Council: March 22, 2004
Corporate Report Item No. C001

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Council Procedure Bylaw, 2004,
No. 15300" pass its first reading.

RES.R04-912 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Council Procedure Bylaw, 2004,
No. 15300" pass its second reading.

RES.R04-913 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Council Procedure Bylaw, 2004,
No. 15300" pass its third reading.

RES.R04-914 Carried

21. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 42 Amendment By-law, 2004, No. 15336"

3900-20-15336/6520-20 (South Westminster) - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended as follows:

- (a) Division A is amended by replacing Figure 27 - Map Showing Recently Approved Secondary Plans;
- (b) Division A is amended in Schedule C. Development Permit Area Guidelines under the Introduction by deleting Clause 2;
- (c) Division A, Schedule C. is amended under Designated Development Permit Areas by replacing Clause 3;
- (d) Division C is amended by deleting the following text from the title page "Form and Character Guidelines for the Area Southeast of Scott Road from 104 Avenue to Scott Road Skytrain Station in South Westminster" and inserting the words "pages 294 through 310 inclusive are deleted"; and Pages 294 through 310 are deleted in their entirety.

These amendments are necessary to add the South Westminster NCP area to Figure 27; to delete from Schedule C, Division A, reference to Form and Character Guidelines for the area southeast of Scott Road from 104 Avenue to Scott Road/Skytrain Station in South Westminster and to delete Division C containing these guidelines; and establish the entire South Westminster NCP area, with the exception of the Fraser Port lands, as a Development Permit Area pursuant to the provisions of the Official Community Plan.

Approved by Council: March 22, 2004
Corporate Report Item No. R071

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 42 Amendment By-law, 2004, No. 15336"
pass its first reading.

RES.R04-915 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 42 Amendment By-law, 2004, No. 15336"
pass its second reading.

RES.R04-916 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 42 Amendment By-law,
 2004, No. 15336" be held at the City Hall on April 19, 2004, at 7:00 p.m.
 RES.R04-917 Carried

22. "Surrey Close and Remove the Dedication of Highway of a Portion of 161 Street
 between 110 Avenue and 110A Avenue By-law, 2004, No. 15337"

3900-20-15337/7803-0267 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 835 square metres of 161 Street between 110 Avenue and 110A Avenue. This by-law is intended to facilitate the development of an eight lot residential subdivision and future widening of 110A Avenue and the realignment of 161A Street. In accordance with the *Community Charter*, S.B.C. 2003 c.26, disposition of the road will be considered by City Council at a later date.

Approved by Council: To be approved.
 Corporate Report Item No. R073

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R073 of this Agenda.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of 161 Street between 110 Avenue and
 110A Avenue By-law, 2004, No. 15337" pass its first reading.
 RES.R04-918 Carried

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of 161 Street between 110 Avenue and
 110A Avenue By-law, 2004, No. 15337" pass its second reading.
 RES.R04-919 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Business License By-law, 1999,
No. 13680, Amendment By-law, 2004, No. 15343" pass its third reading.
RES.R04-923 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. 7903-0257-00**
Daniel Dahl, c/o H.Y. Engineering Ltd. (Richard Brooks)
15911 – 107 Avenue

To permit a double garage on a lot less than 13.4 metres (44 ft.) wide to allow subdivision into 23 single family lots (4 RF Zone and 19 RF-12 Zone).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0257-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.
RES.R04-924 Carried

Note: See By-law No. 15321, Item H. 4 of this agenda.

- (b) **Development Variance Permit No. 7904-0020-00**
Kil Seung and Miran Cho
c/o 2112 Company Ltd.
15280 Fraser Highway (also shown as 15282 Fraser Highway)

To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); the minimum west side yard setback requirement from 7.5 metres (25 ft.) to 0 metre; and the minimum east side yard setback requirement from 7.5 metres (25 ft.) to 4.3 metres (14.25 ft.) to allow for a broader range of uses on the site.

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

No. 7904-0020-00 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.R04-925

Carried

Note: See By-law No. 15318, Item H. 5 of this agenda.

- (c) **Development Variance Permit No. 7903-0434-00**
Joyceland Enterprises Ltd., Rajveer Gill and Bableen Rana
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
5471 - 188 Street

To reduce the minimum rear yard setback requirement for a principal building from 7.5 metres (25 ft.) to 2 metres (6.56 ft.) for proposed Lot 13 to permit the development of approximately 13 suburban residential lots and to retain one existing house.

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

No. 7903-0434-00 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.R04-926

Carried with Councillor Bose against.

Note: See By-law No. 15328, Item H. 10 of this agenda.

- (d) **Development Variance Permit No. 7901-0188-00**
Elsie Schussler
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
Portion of 2092 - 128 Street

To reduce the minimum lot width requirement from 30 metres (100 ft.) to 14 metres (46 ft.) on proposed Lot 5, and to reduce the minimum lot width requirement from 30 metres (100 ft.) to 12 metres (39 ft.) on proposed Lot 6 to allow subdivision into approximately 7 single family lots and parkland and one remnant "One-Acre Residential Zone RA" lot.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7901-0188-00 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.R04-927

Carried with Councillor Bose against.

Note: See By-law No. 15326, Item H. 14 of this agenda.

(e) **Development Variance Permit No. 7904-0080-00**
Jadon Construction Ltd., and Cedar Estates Ltd.,
c/o Jim Walker
 15663, 15675, 15681 and 15691 - 23A Avenue

To waive the requirement to provide driveway access only from the lane where there is a lane up to or along the rear lot line or side lot line to permit direct access to the subject properties from the front street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7904-0080-00 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.R04-928

Carried

(f) **Development Variance Permit No. 7903-0446-00**
621870 British Columbia Ltd.
c/o Bill Goodwin (Galaxy Signs)
 12350 Pattullo Place

To relax requirements as follows:

- (a) To increase the number of fascia signs from one to four;
- (b) To increase the fascia sign area from 19.1 square metres (205.7 sq.ft.) to 51.4 square metres (553 sq.ft); and
- (c) To extend one fascia sign above the roofline of the building.

The proposal is to allow additional signage for a commercial building.

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

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0446-00 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.R04-929

Carried

- (g) **Development Variance Permit No. 7904-0040-00**
Randhir, Surjit, Jasvir & Manjit Dhaliwal
17188 - 48 Avenue

To reduce the minimum front yard setback from 30 metres (100 ft.) to 12.2 metres (40 ft.) to permit construction of an accessory building.

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

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0040-00 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.R04-930

Carried

- (h) **Development Variance Permit No. 7903-0323-00**
Crichton Holdings Ltd.,
c/o Gerrard Thomas (Bell Mobility)
14620 - 64 Avenue (also shown as 14640, 14664 - 64 Avenue)

To increase the maximum height of a tower on top of a building from 3.0 metres (10 ft.) to 11.38 metres (37 ft.) to permit the construction of a telecommunication antenna structure, consisting of a new mast, with two cellular antennas.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0323-00 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.R04-931

Carried

- (i) **Development Variance Permit No. 7903-0322-00**
St. Christopher Holsteins Ltd., and Allan Dejong
c/o Gerrard Thomas (Bell Mobility)
 8129 Harvie Road

To increase the maximum height of a free-standing tower from
 12.0 metres (40 ft.) to 36.0 metres (118 ft.) to permit the installation of a
 5.52 metre (18 ft.) extension to an existing 30.48 metre (100 ft.)
 telecommunication tower.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0322-00 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.R04-932

Carried

2. Formal Approval of Temporary Commercial Use Permits

- (a) **Temporary Commercial Use Permit No. 7904-0088-00**
Cho Kim and Hae Kim
c/o John Kim
 4947 - 192 Street

The Mayor noted that Temporary Commercial Use Permit
 No. 7904 0088 00 was not in order for consideration at this time.

3. Delegation Requests

- (a) **Carolyn-Chalifoux, Secretary-Treasurer
New Westminster & District Labour Council**
File: 0550-20-10

Requesting to appear before Council to make a presentation regarding "Day of Mourning for Workers Killed & Injured on the Job" with respect to workers health and safety issues, emerging trends, current statistics and the impact of Bill C-45 *An Act to Amend the Criminal Code* (criminal liability of organizations) which received Royal Assent November 7, 2003.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Carolyn Chalifoux, Secretary
Treasurer, New Westminster & District Labour Council be heard as a
delegation at Regular Council.

RES.R04-933

Carried

- (b) **Tamara van Tunen**
File: 6140-20; 0550-20-10

Requesting to appear before Council regarding the West Whalley Ring Road extension to Holland Park.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Tamara van Tunen be heard as a
delegation at Council-in-Committee.

RES.R04-934

Carried

- (c) **Ali Hounsell, Manager, Public & Media Relations
Vancouver International Airport Authority**
File: 8400-01; 0550-20-10

Requesting to appear before Council to report on the airport initiatives and activities that are of importance to the neighbouring communities.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Ali Hounsell, Manager, Public &
Media Relations, Vancouver International Airport Authority be heard as a
delegation at Council-in-Committee.

RES.R04-935

Carried

4. **Beer Garden License Days - 2004**
Parks, Recreation & Culture Commission Approval
 File: 0360-20 BGRC

Memorandum dated March 27, 2004, from the Interim General Manager, Parks, Recreation & Culture, advising that the Commission approved the list of proposed beer garden locations and dates as submitted by the Beer Garden Review Committee.

Note: Council is requested to approve the 2004 Beer Garden License Days.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That Council approve the 2004 Beer Garden
 License Days.

RES.R04-936

Carried with Councillors Hunt and Priddy
 against.

J. CORRESPONDENCE

INFORMATION ITEMS

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the following correspondence Items
 1 - 3 be received, and the appropriate person or agency be informed.

RES.R04-937

Carried

1. Letter dated March 24, 2004 from **Mayor Wayne Wright, City of New Westminster**, advising that at their March 22, 2004 Council meeting, the City of New Westminster Council passed the following resolution with respect to the Community Charter Requirement - Size of Council:

"THAT New Westminster City Council request that the Minister of Community, Aboriginal and Women's Services consider the financial impact of Section 118 of the Community Charter on affected municipalities and initiate legislative changes to delay the implementation of Section 118 to 2008. This would allow affected municipalities to obtain the assent of the electors at the 2005 general local election. Copy the request to all BC municipalities, the Local Government Management Association and the UBCM."

File: 0125-90

2. Letter dated March 30, 2004, from **Gil Mervyn, Municipal Clerk, The Corporation of Delta**, advising that at their March 22, 2004 Council meeting, The Corporation of Delta Council passed the following resolution with respect to the a legal challenge to Bill 75:

"THAT WHEREAS Bill 75 provides the Provincial Government with sweeping powers to override Local Government bylaws, plans, policies and powers; and

WHEREAS Bill 75 allows the Province to override Local Government jurisdiction not only for Provincial projects, but also for private or mixed public/private projects if the Province considers these to be in the broader Provincial interest; and

WHEREAS the autocratic powers granted to the Province under Bill 75 have the potential to seriously undermine the current structure for ensuring cohesive Regional/Municipal land use planning and the important public safety protection that Local Government review and input brings to project development; and

WHEREAS Bill 75 contradicts the Provincial promotion of the *Community Charter* as a vehicle for recognizing Local Government as a responsible and autonomous level of government;

NOW THEREFORE BE IT RESOLVED THAT The Corporation of Delta advise all Local Governments in the Province of British Columbia that The Corporation of Delta is prepared to contribute to the legal costs that any British Columbia Local Government incurs initiating a legal challenge to Bill 75, if the Province of British Columbia uses Bill 75 in that Local Government's jurisdiction."

File: 0480-20

3. Letter dated March 26, 2004, from **Mayor Derek R. Corrigan, City of Burnaby**, advising that in response to the concerns of the community Social Services Sector representing over 1,350 BCGEU members, twelve other unions, non-unionized community social services workers and those to whom services are provided, related to the impact of Provincial funding cuts to social services funding, the City of Burnaby Council adopted the following resolution:

"WHEREAS community social services play a key role in the quality of life of BC residents, particularly children and families in need, people with disabilities, women, and other vulnerable groups; and

WHEREAS through its Core Services Review process and other initiatives, the Provincial Government has made substantial cuts to community social services funding in recent years; and

WHEREAS municipal governments lack the mandate or resources to provide community social services but, being the level of government closest to the people, are in a position to most directly see the impacts of the cuts on their residents; and

WHEREAS the City of Burnaby has documented the impacts of the community social services cuts in various reports, and voiced its strong concerns regarding these impacts to the Province;

THEREFORE BE IT RESOLVED that the Mayor, on behalf of Council, send letters to Premier Gordon Campbell, Finance Minister Gary Collins, and Minister of Children and Family Development Christy Clark requesting that any further cuts to community social services' funding for the upcoming 2004/05 budget be put on hold, and that a commitment be made to restoring the subject funding to pre-2001 levels in the near future; and

THEREFORE BE IT FURTHER RESOLVED that copies of this resolution be sent to Burnaby's MLAs, the BC Government Employees Union, and other municipal councils within the GVRD."

File: 0480-20

ACTION ITEMS

4. Letter dated March 18, 2004, from **David Cadman and Ellen Woodsworth, City of Vancouver Councillors and members of the Peace and Justice Committee**, inviting the City of Surrey to join a network of peace cities on the City of Vancouver's reinstated Peace and Justice Committee to develop working relationships with other cities and organizations interested in promoting peace and justice, and requesting the following information should the City participate:

- name(s) of relevant contacts in our City (Councillor, City staff person, and/or committee members)
- telephone, fax, mailing address and e-mail addresses
- information peace initiatives in our City that Council has supported
- information regarding City Council or committee's peace and justice interests or activities

File: 0480-20

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the letter dated March 18, 2004, from

David Cadman and Ellen Woodsworth, City of Vancouver Councillors and members of the Peace and Justice Committee be received.

RES.R04-938

Carried

5. Letter dated March 26, 2004, from **Mayor Richard W. Wozney, District of Kitimat**, urging Council to lobby the Province to rescind the law and regulations imposing welfare benefit time limits.

File: 0480-20

2. Tynehead Elementary School

Councillor Watts requested information regarding Tynehead Elementary School, asking if it is on the Heritage Designation list and if Council has jurisdiction in this area.

3. Surinder Singh Sangha

Councillor Priddy noted that the author of "The History of B.C. Sikhs", Mr. Surinder Singh Sangha, passed away recently.

4. College for First Responders

Councillor Hunt noted that the Province has held the issue of the "College for First Responders" in abeyance at this time.

M. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R04-941


Carried

The Regular Council- Public Hearing adjourned at 11:01 p.m.

Certified correct:



City Clerk



Mayor