



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 19, 2004
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Steele

Staff Present:

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

**Councillors Entering
Meeting as Indicated:**

A. ADOPTION OF MINUTES

1. Special (Regular) Council - July 5, 2004

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the Special (Regular)

Council meeting held on July 5, 2004, be adopted.

RES.R04-1953

Carried

2. Council-in-Committee - July 5, 2004

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the

Council-in-Committee meeting held on July 5, 2004, be received.

RES.R04-1954

Carried

3. Regular Council - Land Use - July 5, 2004

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the Regular Council –

Land Use meeting held on July 5, 2004, be adopted.

RES.R04-1955

Carried

4. Regular Council - Public Hearing - July 5, 2004

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the minutes of the Regular Council -
 Public Hearing meeting held on July 5, 2004, be adopted.
 RES.R04-1956 Carried

B. DELEGATIONS - PRESENTATIONS

1. Karon Trenaman
ICBC Loss Prevention - Surrey
 File: 0410-20 ICBC; 0550-20-10

Karon Trenaman, ICBC Loss Prevention - Surrey, was in attendance to make a certificate presentation to the City of Surrey for having a 19 percent decrease in crashes during the Community Crash Reduction Challenge.

Karon Trenaman provided the following comments:

- That she wished to announce a 2% reduction of car crashes in B.C. as a result of the ICBC Loss Prevention Community Crash Reduction Challenge.
- That B.C. citizens responded very well and there was a 15% reduction in crashes.
- That Surrey exceeded the provincial average of 19% reduction in car crashes.
- That there were 2,488 residents predicted to have crashes from May 5 to May 27 and as a result of the Community Car Crash Reduction Challenge, there were 471 fewer residents involved in crashes.
- That she would like to thank Mayor and Council for their support, and commend the RCMP for education and enforcement efforts. She then presented a certificate of achievement to Mayor McCallum.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15431

Rezoning Application: 7903-0472-00

ADDRESS: **CIVIC/LEGAL**
10270 - 132 Street/PID: 009-755-128, Lot 8, Sec. 27, B5N,
R2W, NWD, Plan 12933
10288 - 132 Street/PID: 009-755-110, Lot 7, Sec. 27, B5N,
R2W, NWD, Plan 12933

APPLICANT: Li-Mei Chen, Santokh S., Surinder K., Shyngar S. and

Baljeet K. Pahal
c/o Maciej Dembek
202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of 16 townhouse units in Surrey City Centre.

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 M. Byrne expressing concerns regarding tree cutting, noise, and pollution.

The Mayor noted that L. Cates, B. Atkins, and N. Cates had expressed opposition to the proposed rezoning application and not wishing to speak.

Margaret Byrne, Unit D, 10256 - 132 Street, was in attendance and commented that her complex would be situated closest to proposed development. She related concerns regarding parking, access, egress points, landscaping, and noise pollution.

Maciej Dembek, Barnett Dembek Architects, was in attendance and commented there would be no access along the south property line, only along the north property line. He continued that there would be an extensive landscaping buffer, using the existing hedging, and low and high plant materials along the south property line. He added that there would be a reduced quantity of parking on site; the units would be 1500 sq.ft.; the condominium would be strata-titled; and that some trees would be preserved on the south-east corner.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15444**

Rezoning Application: 7904-0169-00

ADDRESS: **CIVIC/LEGAL**
10035 King George Highway
(also shown as 10045 King George
Highway)/PID: 008-541-159, Lot 130, Except; Firstly: Part
Subdivided by Plan 60096, Secondly: Part Subdivided by
Plan 78781, Thirdly: Part Subdivided by Plan LMP1398,
Sections 27 and 34, B5N, R2W, NWD, Plan 38826

APPLICANT: Surrey City Centre Mall Ltd.
c/o Barry Weih
301 - 1444 Alberni Street
Vancouver, B.C. V6G 2Z4

PROPOSAL: To rezone the property from "Community Commercial Zone (C-8)" and "Self-Service Gasoline Station Zone (CG-1)" to "Community Commercial Zone (C-8)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 2, Section 27(2)(a) and (e), as follows:

- (a) To vary the requirement of one fascia sign per premise or lot frontage to allow 3 fascia signs along the north side of the building, one fascia sign on the east side of the building, and
- (b) To waive the requirement prohibiting fascia signs from extending above the roof line of the building face.

The purpose of the rezoning and development variance permit is to permit the development of a Best Buy retail outlet at Central City in Surrey City Centre.

Note: See Development Variance Permit 7904-0169-00 under Clerk's Report, Item I.1(a).

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.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15428**

Rezoning Application: 7903-0386-00

ADDRESS: **CIVIC/LEGAL**
15645 - 108 Avenue/PID: 010-303-111, E. 171 ft. (Explan. Plan 17088), Lot 3, Sec. 15, B5N, R1W, NWD, Plan 17053

APPLICANT: 456469 B.C. Ltd.
c/o Richard Brooks
#200 - 9128 - 152 Street
Surrey, B.C. V3R 4E7

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

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 3.

The purpose of the rezoning is to permit subdivision into two single family lots and one remainder parcel. The development variance permit is to permit retention of the existing dwelling.

Note: See Development Variance Permit 7903-0386-00 under Clerk's Report, Item I.1(b).

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 B. Nebert expressing opposition to the proposed rezoning application.

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

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15441**

Rezoning Application: 7903-0451-00

ADDRESS: CIVIC/LEGAL
10780 - 144 Street/PID: 002-237-199, Lot 1, Sec. 19, B5N,
R1W, NWD, Plan 23192
10794 - 144 Street/PID: 008-927-898, Lot 48, Sec. 19,
B5N, R1W, NWD, Plan 28018

APPLICANT: Anthony and Gabriella Wong, Nachhattar S. and
Bhupinder K. Kooner, Jasdev S. and
Kamaljeet K. Randhawa
c/o JM Architecture & Interior Design (Joe Minten)
355 Pemberton Terrace
Kamloops, B.C. V2C 1T2; and c/o J.S. Randhawa
16051 - 77A Avenue
Surrey, B.C. V3S 8N6

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

The purpose of the rezoning is to permit the development of a local commercial building with 3 dwelling units on the second storey.

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 C. Fabische, Gaviota Holdings Ltd. expressing concerns regarding traffic, noise, proximity to schools, no left turn lanes, and crime.

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

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15327**

Rezoning Application: 7903-0038-00

ADDRESS: **CIVIC/LEGAL**
15903 Fraser Highway(also shown as 15901 Fraser Highway)/ PID: 005-650-178, Lot 37, Except; Pcl. "A", (Exp. Plan 11086), Sec. 26, Twp. 2, NWD, Plan 2824
15913 Fraser Highway/PID: 002-079-569, Pcl "A", (Exp. Plan 11086) Lot 37, Sec. 26, Twp. 2, NWD, Plan 2824
15929 Fraser Highway/PID: 010-765-484, Lot 38, Except; Pcl. "A" (Exp. Plan 11680), Sec. 26, Twp. 2, NWD, Plan 2824

APPLICANT: 670807 BC Ltd. and Gerald Kozak
c/o Maciej Dembek
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the property at 15903 Fraser Highway (also shown as 15901 Fraser Highway) from "Community Commercial Zone (C-8)" to "Highway Commercial Industrial Zone (CHI)" and to rezone the properties at 15913 and 15929 Fraser Highway from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 39, Section F, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (b) To reduce the minimum side yard setback along a flanking street from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.).

To vary Surrey Sign By-law, 1999, No. 13656, as amended, Part 5, Section 27, 2(a), as follows:

- (a) The number of fascia signs are increased from two to four.

The purpose of the rezoning and development variance permit is to permit the development of an auto dealership.

Note: See Development Variance Permit 7903-0038-00 under Clerk's Report, Item I.1(c).

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 D. Ticken indicating support for the proposed application.

G. Dybhaun, 14336 - 84A Avenue, was in attendance and commented that the proposed project would detract from his view. He raised concerns regarding the appearance, setbacks, paging system, and plantings around car dealership lots.

Rick Hart, President, Fleetwood Community Association, was in attendance and commented that the proposed design features service bays facing the townhouses to the rear of the property. He continued that the density should be to the back of the property. He raised concerns regarding increased noise and the need for a buffer zone between the proposed development and the existing townhouses. He expressed concern regarding other permitted uses on the site such as a an auto body shop or bingo hall.

Maciej Dembek, Barnett Dembek Architects, was in attendance and commented that the proposed project is for a car dealership. He added that the building would be of an elegant design facing the street and forming a gateway to the Fleetwood Town Centre. He continued there would be a landscaped system with fenced posts along the front, and extensive steel rail fencing creating an attractive ambience. He noted that there would be an attractive upstand area to feature vehicles for sale and a 15 foot wide buffer area featuring a 6 foot high berm, planted with under and upper story landscaping materials, as well as a fence. He added that within 5 years there would be a solid wall of year-round landscaping. He continued that a long wall would be built along 159 Street, which would close off the end of the parking area.

6. **Surrey Official Community Plan By-law, 1996, No. 12900
No. 101 Amendment By-law, 2004, No. 15426**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15427**

Rezoning Application: 7904-0056-00

ADDRESS: **CIVIC/LEGAL**
8287 - 161 Street/PID: 003-663-493, Lot 49, Except: Part
Road on Plan BCP1250, Sec. 25, Twp. 2, NWD,
Plan 65703

APPLICANT: Fleetwood Villa Holdings Ltd.
c/o Kirk Fisher
Bldg. A - Unit 101 - 17802 - 66 Avenue
Surrey, B.C. V3S 7X1

PROPOSAL: **By-law 15426**
To redesignate the property from Urban (URB) to Multiple
Residential (RM).

By-law 15427
To rezone the property from "One-Acre Residential Zone
(RA)" to "Multiple Residential 70 Zone (RM-70)".

DEVELOPMENT VARIANCE PERMIT
To vary " Surrey Zoning By-law, 1993, No. 12000", as
amended, Part 5, Section C.6, as follows:

- (a) To reduce the number of Off-Street Parking spaces
from 82 to 53.

The purpose of the redesignation, rezoning and
development variance permit is to allow the construction of
a 53-unit seniors-oriented multiple residential building.

Note: See Development Variance Permit 7904-0056-00 under Clerk's Report,
Item I.1(d).

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 E. Godwin and R. Franske expressing
opposition to the proposed rezoning application.

Rick Hart, President, Fleetwood Community Association, was in attendance and
stated that the Association is in favour of the proposed application.

7. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15437**

Rezoning Application: 7904-0120-00

ADDRESS: **CIVIC/LEGAL**
8243 - 172 Street/PID: 009-239-847, N 785.7 Ft. Lot 1,
Sec. 30, Twp. 8, NWD, Plan 10113
8363 - 172 Street/PID: 025-067-443, Lot 2, SW 1/4,
Sec. 30, Twp. 8, NWD, Plan LMP50226

APPLICANT: Lucy and Nancy Hayashi, Equitas (Wolverine)
Developments Ltd.
c/o Equitas Development Corporation
1645 West Fifth Avenue
Vancouver, B.C. V6J 1N5; and
c/o Hunter Laird Engineering Ltd.
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **Block A**
To rezone portions of 8243 and 8363 - 172 Street from
"General Agriculture Zone (A-1)" to "Half-Acre
Residential Gross Density Zone (RH-G)"

Block B
To rezone portions of 8243 and 8363 - 172 Street from
"General Agriculture Zone (A-1)" to "Half-Acre
Residential Zone (RH)"

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

- (a) To increase the proportion of RH-G lots permitted
to have a minimum lot area of 1,120 square metres
(12,000 sq. ft.) within a plan of subdivision from
50% to 55%.

The purpose of the rezoning and development variance
permit is to allow subdivision into approximately 29
Suburban Residential (1/2 acre) lots in Fleetwood.

Note: See Development Variance Permit 7904-0120-00 under Clerk's Report,
Item I.1(e).

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 M. Harcoff expressing concerns regarding property access, elevations, and tree preservation, and a 5-signature petition on table relating concerns regarding road widening, traffic, streetlights, water and sewers. There was also correspondence on table from R. and M. Ewart, expressing opposition to the proposed rezoning application.

The Mayor noted that L. Hayashi had expressed support for the proposed rezoning application and not wishing to speak.

Barbara Balzer, 17127 - 80 Avenue, was in attendance and commented that she had concerns regarding drainage and adequate fencing to stop the dumping of materials such as grass cuttings.

Harry Vantol, 8230 - 170A Street, was in attendance and commented that he had concerns regarding the public hearing notification area, location of development permit application sign, future area development, and water run-off.

Rick Hart, President, Fleetwood Community Association, was in attendance and commented that the developer had addressed streamside protection and requested consideration for traffic calming along the lower half of 84 Avenue or closing the avenue off at 170 Street.

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that the subject property is situated below the neighbouring properties and that drainage would not be an issue. He continued that fencing would be provided along the property facing the residential area. He noted that the plans to push 84 Avenue through to 170 Street were outlined in the Neighbourhood Concept Plan and that adequate drainage could be provided.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15446**

Rezoning Application: 7903-0344-00

ADDRESS: **CIVIC/LEGAL**
8710 - 159 Street/PID: 002-596-202, Lot 31, Sec. 26,
Twp. 2, NWD, Plan 2824
8722 - 159 Street/PID: 000-737-780, S1/2 of Lot 30,
Sec. 26, Twp 2, NWD, Plan 2824
8734 - 159 Street/PID: 010-765-301, N1/2 Lot 30, Sec. 26,
Twp 2, NWD, Plan 2824

APPLICANT: Fleetwood Green Properties Ltd.
c/o Creekside Architects (Don Andrew)
150 - 1450 Creekside Drive
Vancouver, B.C.

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

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
- (c) To reduce the minimum side yard setbacks from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);

The purpose of the rezoning and development variance permit is to permit a 48-unit townhouse development in the Fleetwood Town Centre.

Note: See Development Variance Permit 7903-0344-00 under Clerk's Report, Item I.1(f)a.

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 E. Godwin expressing opposition to the proposed rezoning application.

Rick Hart, President, Fleetwood Community Association, was in attendance and commented that area residents are agreeable to the proposed development with respect to the proposed landscaping.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15414**

Rezoning Application: 7903-0427-00

ADDRESS: **CIVIC/LEGAL**
14907 - 76 Avenue/PID: 005-329-531, Lot 40, Sec. 22,
Twp. 2, NWD, Plan 55173
14943 - 76A Avenue/PID: 005-329-621, Lot 43, Sec. 22,
Twp. 2, NWD, Plan 55173

APPLICANT: Palwinder, Jasmeet and Bhapinder Sehmbi, Sohan and Nasib Johal
c/o Aplin & Martin Consultants Ltd.
#201 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit subdivision into 13 single family 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 from T. Rowlands, S. DeFreitas, and a 7-signature petition expressing opposition to the proposed rezoning application.

Don Burgess, 7649 - 149B Street, was in attendance and commented that there is no agreement for a right-of-way on the property, no listing of the property owner's name on the notification documents, and then stated concerns regarding increased traffic through his property.

A representative of Aplin & Martin Consultants, was in attendance and commented that a public information meeting was held in early July outlining traffic and through-road dedication to allow for future development.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15429**

Rezoning Application: 7904-0022-00

ADDRESS: CIVIC/LEGAL
6239 - 152 Street/PID: 008-502-056, Lot 52, Except Part
in LMP34646, Sec. 10, Twp, 2, NWD, Plan 37756

APPLICANT: Michael Rawlins
c/o Byhan Developments Ltd. (Hans Rawlins)
6239 - 152 Street
Surrey, B.C. V3S 3K8; and
c/o Barnett Dembek Architects (Maciej Dembek)
202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of a 21 unit multiple residential complex.

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.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15438**

Rezoning Application: 7903-0321-00

ADDRESS: CIVIC/LEGAL
6763 - 152 Street/PID: 008-481-181, Pcl. "One"
(N119166E), Lot "C", Except: Pcl. "2" (Bylaw
Plan 62482), Sec. 15, Twp. 2, NWD, Plan 21262

APPLICANT: Gerald and Marie-Claire Guitard
c/o CanAsia Environmental & Engineering Ltd.
(Serge Djakovacki)
215 - 8334 - 128 Street
Surrey, B.C. V3W 4G2

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

The purpose of the rezoning is to permit subdivision into 4 single family lots. A "no-build" Restrictive Covenant will be required on proposed Lot 4 that will restrict the further subdivision of proposed Lot 4 into 3 additional lots until such time as the adjoining lands develop.

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.

**12. Surrey Zoning By-law, 1993, No. 12000
Amendment By-law, 2004, No. 15439**

Rezoning Application: 7903-0054-00

ADDRESS: CIVIC/LEGAL
6067 - 152 Street/PID: 011-057-556, Lot 15, Except:
Firstly: Pcl. M (Bylaw Plan 62479) and Secondly: Part

Dedicated Road on Plan LMP34647, Sec. 10, Twp. 2, NWD, Plan 3981

6099 - 152 Street/PID: 001-576-046, Lot 14, Except; Firstly: Pcl. "V" (Bylaw Plan 62479) and Secondly: Part Dedicated Road on Plan LMP34648, Sec. 10, Twp. 2, NWD, Plan 3981

6121 - 152 Street/PID: 011-057-548, Lot 13, Except: Pcl. "K" (Bylaw Plan 62479) and Secondly: Part Dedicated Road on Plan LMP34649, Sec. 10, Twp. 2, NWD, Plan 3981

Portion of 15188 - 62A Avenue/PID: 025-865-251, Lot 3, Sec. 10, Twp. 2, NWD, Plan BCP9370

APPLICANT: Karen Antonishka, Kenneth Harris, Michael Rawlins, William Stevens, Michael Gilmore, Hans Rawlins, Leslie McGuire, Steven Rogers, John Sedgwick, Peter Ingram, Morningstar Homes Ltd., Polygon Panorama Homes Ltd.
c/o Hunter Laird Engineering Ltd.
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **Block A**
To rezone portions of the properties from "Comprehensive Development Zone" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, 15040) and "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

Block B
To rezone portions of the properties from "Comprehensive Development Zone" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, 15040) and "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit subdivision into approximately 88 single family small lots.

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

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

13. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15447**

Rezoning Application: 7902-0283-00

ADDRESS: **CIVIC/LEGAL**
6179 - 150 Street/PID: 002-386-071, Lot 39, Except:
S128 ft.; Sec. 10, Twp. 2, NWD, Plan 1361
Portion of 6207 - 150 Street/PID: 012-136-077, Lot 38,
Except: Firstly: Pcl. "A" (Explan. Plan 13602), Secondly:
Pcl. "B" (Explan. Plan 15577), Sec. 10, Twp. 2, NWD,
Plan 1361

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

PROPOSAL: **Block A**
To rezone portions of 6179 and 6207 - 150 Street from
"One-Acre Residential Zone (RA)" to "Single Family
Residential (9) Zone (RF-9)".

Block B
To rezone portions 6179 and 6207 - 150 Street 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, as follows:

- (a) To waive the requirement to provide driveway
access only from a rear lane for proposed Lots 22,
23, 24 and 25.

The purpose of the rezoning and development variance
permit is to permit subdivision into approximately 41 single
family lots (7 RF-9 lots and 34 RF-12).

Note: See Development Variance Permit 7902-0283-00 under Clerk's Report,
Item I.1(g).

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 object to the proposed rezoning application.

14. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15425**

Rezoning Application: 7903-0230-00

ADDRESS: **CIVIC/LEGAL**
18268 - 68 Avenue/PID: 002-681-641, Lot 46, Section 17,
Twp. 8, NWD, Plan 61029

APPLICANT: Jaycey Investments Limited
c/o Jack Cruise
9483 - 154 Street
Surrey, B.C. V3R 9E2

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 "Half-Acre Residential Zone (RH)".

The purpose of the rezoning is to permit the development of two single family lots and retain one existing house on the remaining half-acre 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.

15. **Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2004, No. 15433**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:
A. Part 1 Definitions is amended as follows:
(a) Insert the following after the definition of "Assembly Hall Sign" and before "Automatic Service Uses":
"Attic - means a habitable floor area created between the roof structure and the ceiling of

- the storey below, provided that such floor area is included in the calculation of *floor area ratio*."
- (b) The definition of "Coach House" is deleted and replaced with the following:
"means a second *dwelling unit* that is separate from and accessory to the *single family dwelling* on the *lot* and is located either above a garage or at grade attached to a garage at the rear of the *single family dwelling*."
- B. Part 17D Single Family Residential (9) Coach House Zone (RF-9C) is amended as follows:
- (a) In Section B. Permitted Uses, Sub-section B.3 is added after Sub-section B.2(b) as follows:
"3. Where a *coach house* is located at grade, the minimum *lot depth* shall be 36 metres [118 ft]."
- (b) Delete Sub-section D. 2(a)iii. and replace with the following:
"iii. Where a *coach house* is provided above the garage, the maximum allowable floor area of the *coach house* shall be 46 sq. m. [500 sq. ft.] excluding the garage; and
iv. Where a *coach house* is provided at grade, the maximum allowable floor area of the *coach house* shall be 40 sq. m. [430 sq. ft.] excluding the garage."
- (c) In Section G. Height of Buildings, Sub-section G. 2(b) is deleted and replaced with the following:
"(b) Where a *coach house* is constructed above the garage and the roof pitch is a minimum of 10:12, the combined *building height* of the *coach house* and the garage below may be increased to 7.0 metres [23 ft]."
- C. Part 17Ai Single Family Residential Coach House Zone (RF-12C) is amended as follows:
- "a. In Section G. Height of Buildings, Sub-section G.2(b) is deleted and replaced with the following:
(b) Where a *coach house* is constructed above the garage and the roof pitch is a minimum of 10:12, the combined

building height of the coach house and the garage below may be increased to 7.0 metres [23 ft]."

These amendments are required to provide flexibility of locating the unit either above the garage or at grade attached to the garage; to increase lot depth for lots accommodating coach houses at grade; to increase the maximum floor area of a coach house located above the garage; and increase the maximum height of the combined coach house and a garage. In addition, amendments to the RF-12C zone are required to achieve consistency between zones.

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

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

**16. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15434**

Rezoning Application: 7904-0086-00

ADDRESS: CIVIC/LEGAL
6684 - 194 Street/PID: 012-657-794, Lot 7, Sec. 15,
Twp. 8, NWD, Plan 2468
6724 - 194 Street/PID: 008-778-434, Lot 17, Sec. 15,
Twp. 8, NWD, Plan 25480

APPLICANT: William and Edith MacDonald, Kamaljit S. and
Malkit S. Jhutti
c/o Hunter Laird Engineering (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 (9) Coach House Zone
(RF-9C)".

The purpose of the rezoning is to permit subdivision into approximately 52 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 object to the proposed rezoning application.

17. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15435**

Rezoning Application: 7904-0160-00

ADDRESS: **CIVIC/LEGAL**
19070 - 70 Avenue/PID: 012-431-206, Lot 3, Sec. 16,
Twp. 8, NWD, Plan 1962

APPLICANT: David E., David D. and Raelene Clarkson, Diane Mott, and
Margaret Brown
c/o Three Point Properties Ltd.
2546 Government Street
Victoria, B.C. V8T 4P7; and
c/o Hunter Laird Engineering Ltd.
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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 permit subdivision into
approximately 46 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 property was indicated to the Public Hearing.

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

18. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15436**

Rezoning Application: 7904-0075-00

Councillor Bose left the meeting at 8:13 p.m. due to a potential conflict of interest as his
family has property holdings in the area.

- ADDRESS: **CIVIC/LEGAL**
16496 Bell Road/PID: 009-382-569, Lot 1, Sec. 12,
Twp. 2, NWD, Plan 10728
Portion of 164 Street/Road dedicated on Plan 10728
- APPLICANT: Stuart and William Kippan, Patricia Gunderson,
Sandra Moan
c/o Marathon Development (Paul Gill)
2855 - 169 Street
Surrey, B.C. V3S 9N8
- PROPOSAL: To rezone the property and portion of road from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G).

The purpose of the rezoning is to permit subdivision into approximately 22 clustered suburban single family lots with open space adjacent to the ALR.

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 R. McCallum expressing concerns regarding tree preservation, traffic calming and policing, maintaining historical sites, and future walking path.

The Mayor noted that M. O'Neill had expressed support for the proposed rezoning application and not wishing to speak.

R. McCallum, 16591 Old McLellan Road, was in attendance and commented that she would like the zoning to remain One-Acre Residential Zone. She continued that the Ridge would be better used for the development of larger homes on larger lots, and then expressed concerns regarding tree preservation, in particular a magnolia tree on the property. She continued with concerns regarding safety issues, increased traffic, lack of visibility and pedestrian access, maintaining the historical area, future walking paths, and lack of sidewalks for pedestrians and cyclists.

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that the proposed development would feature Half-Acre Gross Density lots and noted that a pathway would be constructed in the area to access a proposed natural park area.

Councillor Bose returned to the meeting at 8:22 p.m.

**19. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15445**

Rezoning Application: 7904-0102-00

ADDRESS: CIVIC/LEGAL
18850 - 72 Avenue/PID: 011-104-724, E 1/2, Lot 3, Except
Portions in Plans BCP351 and BCP6715, Sec. 16, Twp 8,
NWD, Plan 4502
18860 - 72 Avenue/PID: 004-316-151, Lot 4, Except
Portions in Plans 48981, BCP351 and BCP6715, Sec. 16,
Twp 8, NWD, Plan 4502
18908 - 72 Avenue/PID: 006-342-990, Lot 8, Sec. 16,
Twp 8, NWD, Plan 48981

APPLICANT: Benchmark Management Ltd. and Progressive Construction
Ltd.
c/o Abcor Projects
302 - 4940 No. 3, Road
Richmond, B.C. V6X 3A5

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

The purpose of the rezoning is to permit the development
of approximately 96 townhouse units with limited
retail/service uses, as an optional use, within approximately
16 units fronting 72 Avenue 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 object to the proposed rezoning application.

**20. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15430**

Rezoning Application: 7904-0010-00

ADDRESS: CIVIC/LEGAL
3433 - 148 Street/PID: 009-915-346, Lot 6, DL 165, Grp 2,
NWD, Plan 14023
3447 - 148 Street/PID: 009-915-320, Lot 5, DL 165, Grp 2,
NWD, Plan 14023
3463 - 148 Street/PID: 009-915-281, Lot 4, DL 165, Grp 2,
NWD, Plan 14023
Portion of 3497 - 148 Street/PID: 017-480-469, Lot 2,
DL 165, Grp 2, NWD, Plan 13492

Portion of 3519 - 148 Street/PID: 009-312-129, Lot 22,
DL 165, Grp 2, NWD, Plan 24235

APPLICANT: John and Margaret Rimmington, John and Patricia Yorke,
Gilles Gagnon, France Houle, Birgitt and Friedrich Findler,
No. 262 Seabright Holdings Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **Block B**
To rezone portions of 3519, 3497, 3463, 3447 and
3433 - 148 Street from "One-Acre Residential Zone (RA)"
to "Single Family Residential (12) Zone (RF-12)".

Block C
To rezone portions of 3519, 3497, 3463, 3447 and
3433 - 148 Street from "One-Acre Residential Zone (RA)"
to "Single Family Residential (9) Zone (RF-9)".

DEVELOPMENT VARIANCE PERMIT
To vary " Surrey Zoning By-law, 1993, No. 12000", as
amended, Part 17A, Section H.1, as follows:

- (a) To waive the requirement to provide driveway
access only from where a lane is up to or along the
rear lot line or side lot line to provide front
driveway access for proposed lots
31-36 and 38-43.

The purpose of rezoning and development variance permit
is to allow subdivision into approximately 58 single family
residential small lots.

Note: See Development Variance Permit 7904-0010-00 under Clerk's Report,
Item I.1(h).

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 an on table memorandum from the General Manager, Planning and
Development, regarding the landscaping buffer between 148 Street and
Highway 99.

Barbara Paton, 3417 - 148 Street, was in attendance and commented that she lives
next door to the proposed development. She continued that there is developer-
driven densification resulting in urban sprawl in areas that should remain
suburban. She continued that South Surrey should not be allowed to suburbanize;
that the highest and best use would be cluster housing using existing tree

ambience and buffering. She stated that even with clustering, an urban density providing units in blocks could be located in harmony with trees and creek. She suggested that the development does not follow the King George Highway Corridor Study.

She continued that she is concerned about lot grading, and would not like to see lot levelling to the north of her property adversely affecting her lot and that she did not want natural grade changed or drainage water on her property. She noted concern regarding student access to and crowding of local schools, and commented on the proposed road connection from 148 Street to Winter Crescent. She asked for additional trees for buffer areas, and expressed concern regarding Anderson Creek which is a Code Red fish-bearing stream and requested that no engineering works take place within the setback.

She asked that the creek park area be included in the density for cluster housing in block A, and stated that she assumed the drainage for the area would go into the creek. She noted that a pond located in the area had not been identified and asked if this pond would be used or filled in and then noted concerns regarding wildlife and the road network. She presented concern regarding fire suppression sprinklers in the proposed units, naming of internal roads, noting that the heritage name for this portion of the road is Rankin Road. She stated that the words "a lane" should be inserted in the first line of the Development Variance Permit description.

She summarized that her concerns include that the natural grade be maintained on the south property line, that the existing hedge be retained or a buffer zone be provided between her property and the new development. She continued that a variety of housing styles should be required featuring many housing styles and heights, necessitating the zoning to be changed from RF-9 to RF-12; the construction of a sidewalk along King George Highway, south of the diversion; the requirement for triple glazing as measures of buffering for new houses; and that no engineering works take place on the setback of Anderson Creek and no filtration of waters enter the creek.

It was

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

Barbara Paton be received.

RES.R04-1957

Carried

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that a hedge row of trees are located on the subject property. He added that a meeting could be undertaken between the developer and the previous speaker to reach an acceptable arrangement regarding the maintenance of privacy on her property. He continued that the proposed development allows for 6.5 units per acre and the entire ravine would be dedicated to the City for parkland. He stated that the setback to the creek would be fenced and trees retained in the area. He added that the original concept plan indicated 148 Street looping and connecting Winter Crescent and commented that the entire road is currently shown north of

the property. He added, however, that the road has been moved 20 feet into the subject property to allow for more buffering and tree preservation.

**21. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15440**

Rezoning Application: 7903-0219-00

ADDRESS: CIVIC/LEGAL
3489 - 150 Street/PID: 025-965-646, Lot 2, Sec. 27,
Twp. 1, NWD, Plan BCP11600

APPLICANT: Amrik S. Dhillon
15330 - 82 Avenue
Surrey, B.C. V3S 2K7; and
Jagmohan Singh
7270 - 148 Street
Surrey, B.C. V3W 3E6

PROPOSAL: To rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit subdivision into 13 single family small lots and 1 remnant 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 E. Loster expressing concerns regarding the proposed development and increased traffic.

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

**22. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15448**

Rezoning Application: 7904-0016-00

ADDRESS: CIVIC/LEGAL
13078 - 13 Avenue/PID: 001-050-915, Lot 8, Blk. 7,
Sec. 8, Twp. 1, NWD, Plan 2715

APPLICANT: Luiz and Patti Leon
c/o Ankenman Associates Architects Inc.
(Mark Ankenman)

#200 - 12321 Beecher Street
Surrey, B.C. V4A 3A7

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

The purpose of the rezoning to permit the development of a single family dwelling with an increased density whereby the gross floor area is 352.6 square metres (3,796 sq.ft.) and the second floor has an area exceeding 80% of the ground floor, a front yard setback of 0.6 metres (2 ft.) and a building height of 16 m (52.5 ft.) to accommodate a custom designed home on a steep slope.

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. Nunn, Nunn Holdings Inc. expressing support for the proposed rezoning application and from S. and S. Bekar and M. and L. Saunders expressing opposition to the proposed development.

The Mayor noted that B. and D. McDonald and A. Orgettas had expressed opposition to the proposed rezoning application and not wishing to speak.

Steven Bekar, 13068 - 13 Avenue, was in attendance and commented that he had concerns regarding the building process in particular slope stability. He added that staff had advised him the lot was not buildable. He commented on concerns regarding possible landslides in the event of rain, noting the geo-technical report indicated that the site must be covered to prevent soil erosion from rain and high winds. He continued that insurance carried by geo-technical companies are restricted to weather conditions and requested a viable building bond in order to obtain a building permit to cover any unforeseen costs to the city and himself. He added that he would hold Surrey responsible for any costs associated to damage to his house.

Ken Hoekstra, 13069 - 13 Avenue, was in attendance and commented that there has not been any recent geo-technical studies undertaken for the subject property. He expressed concerns regarding building, redirection of stormwater (both surface and groundwater), drainage, protection of existing streams, salmonoid, and wildlife. He expressed concern regarding the environmental assessment and encroachment into the 15 meter setback areas, noting he had measured the area and noticed setback areas of less than 15 meters. He advised that he had contacted the Department of Fisheries and Ocean regarding these concerns. He had also noted that he would support development in a responsible fashion, but opposed the proposed development based on his expressed concerns of preservation of streams and wildlife.

Shawn Carroll, 1330 - 129A Street, was in attendance and commented that he supported the proposed application as it may provide a deterrent to vandalism in the area.

Mark LeSac, Ankenman Associates Architects Inc., was in attendance and commented that a geo-technical report dated March 7, 2004 indicated that the slope stability would support building the proposed development if certain site requirements were met. He continued that further information would be forthcoming if the project were approved. He commented that the 15 meter setback criteria from the streambed had been met according to the environmental report and that the building steps back to the southwest portion of the site, so that the site setback increases. He added that pre-cast, suspended concrete slabs would be used for the driveway, reducing loading on the north slope and that this construction would be further reviewed in detail to minimize impact on the north slope. He stated that the project would be built on pylons to minimize impact on the site, and then discussed stormwater management and noting that the owner could use a emergency power generator during power outages. He noted that the client is a structural engineer who desires the proper construction of his home.

C. COMMITTEE REPORTS

1. Joint Family Court Committee File: 0540-20 JFC

Requesting that the Joint Family Court Committee Terms of Reference be amended to include The Corporation of Delta as part of the Joint Family Court Committee, and to authorize The Corporation of Delta to appoint one member.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That the Joint Family Court Committee

Terms of Reference be amended to include The Corporation of Delta as part of the Joint Family Court Committee, and to authorize The Corporation of Delta to appoint one member.

RES.R04-1958

Carried

2. Agricultural Advisory Committee - July 8, 2004

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Agricultural

Advisory Committee meeting held on July 8, 2004, be received.

RES.R04-1959

Carried

3. Public Art Advisory Committee - July 15, 2004

(a) It was Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That the minutes of the Public Art Advisory
 Committee meeting held on July 15, 2004, be received.
 RES.R04-1960 Carried

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

Surrey Museum Public Art – Selection Panel recommendation for Phase Two

It was Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That both elements of Phase Two of the
 Surrey Museum Public Art Project be approved in principle, pending the
 artist's confirmation that the project will be completed and operational
 within the existing budget.
 RES.R04-1961 Carried

The Mayor called a short recess at 9:25 p.m. and the meeting reconvened at 9:35 p.m. with all members of Council present, except Councillor Steele.

D. BOARD/COMMISSION REPORTS**E. MAYOR'S REPORT**

There were no items under Mayor's Report at this time.

F. COUNCILLORS' REPORTS

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

G. CORPORATE REPORTS

1. The Corporate Reports, under date of July 19, 2004, were considered and dealt with as follows:

Item No. R172 New Water Shortage Response By-law
File: 5600-15; 3900-20-15454/15455/15456

The General Manager, Engineering submitted a report concerning the adoption of a new Water Shortage Response Plan as developed in conjunction with the GVRD and other municipalities in the region, to manage potential water shortages.

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

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

1. Adopt the GVRD Water Shortage Response Plan, as a basis for the new Water Shortage Response By-law,
2. Authorize the Clerk to introduce the Water Shortage Response By-law, 2004,
3. Authorize the Clerk to introduce a by-law to amend Surrey Waterworks Regulation By-law, 1969, No. 2932, and
4. Authorize the Clerk to introduce a by-law to amend the Municipal Ticket Information Utilization By-law, 1994, No. 12508.

RES.R04-1962

Carried

Note: See By-law Nos. 15454; 15455 and 15466, Items H.30, H.31 and H.32.

Item No. R173 Sale of Residential Building Lot:
11973 - 98 Avenue
File: 0910-40/45

The General Manager, Engineering submitted a report concerning the sale of a residential building lot at 11973 - 98 Avenue.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the sale of the vacant
City-owned building lot known as PID No. 025-933-728 (11973 - 98 Avenue), for the amount of \$182,000.

RES.R04-1963

Carried

Item No. R174 Partial Disposition of 14 City-Owned Properties at the Cloverdale Fairgrounds
(Border Infrastructure Project)
File: 0910/40/59

The General Manager, Engineering submitted a report concerning the partial disposition of 14 City-owned properties at the Cloverdale Fairgrounds.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the disposition of the following portions of City land to the province for road widening purposes:

±28,680 ft.² of PID 007-358-431 (6050 - 176 Street);
±10,249 ft.² of PID 007-358-423 (6128 - 176 Street);
±10,322 ft.² of PID 011-104-961 (6142 - 176 Street);
±5,597 ft.² of PID 009-761-446 (6176 - 176 Street);
±3,267 ft.² of PID 009-521-372 (6184 - 176 Street);
±2,557 ft.² of PID 009-521-364 (17620 - 62 Avenue);
±1,346 ft.² of PID 001-589-342 & 001-589-351
(17607/09 - 62 Avenue) (Strata);
±3,159 ft.² of PID 010-187-421 (6240 - 176 Street);
±1,704 ft.² of PID 006-441-351 (6264 - 176 Street);
±1,324 ft.² of PID 006-430-040 (6274 - 176 Street);
±1,369 ft.² of PID 006-430-023 (6284 - 176 Street);
±3,734 ft.² of PID 011-104-953 (6312 - 176 Street);
±3,318 ft.² of PID 011-104-902 (6336 - 176 Street); and
±8,274 ft.² of PID 011-104-864 (6386 - 176 Street)

RES.R04-1964

Carried

Item No. R175 Road Closure at 96 Avenue & 131 Street
File: 0910-30/28

The General Manager, Engineering submitted a report concerning a road closure at 96 Avenue and 131 Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council authorize the City Clerk to
 bring forward a By-law for consideration to close and remove the dedication as
 highway of a $\pm 2,169 \text{ ft.}^2$ ($\pm 202 \text{ m}^2$) unopened portion of 131 Street at 96 Avenue,
 for the amount of \$50,000.

RES.R04-1965

Carried

Item No. R176 Road Closure at 152 Street & King George Highway
 File: 7803-0099; 0910-30

The General Manager, Engineering submitted a report concerning a road closure
 at 152 Street and King George Highway.

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

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

1. rescind Council Resolution No. R03-911;
2. repeal By-law No. 15246; and
3. authorize the City Clerk to bring forward a By-law to close and remove
 the dedication as highway of a $\pm 376 \text{ ft.}^2$ ($\pm 4,047 \text{ m}^2$) unopened portion of
 the King George Highway at 152 Street for consideration by Council.

RES.R04-1966

Carried

Item No. R177 Road Closure at 106A Avenue & 156 Street
 File: 7802-0211; 0910-30

The General Manager, Engineering submitted a report concerning a road closure
 at 106A Avenue and 156 Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve the previously
 approved sale of a $\pm 3,326 \text{ ft.}^2$ ($775 \text{ ft.}^2 + 2,551 \text{ ft.}^2$) opened portion of
 106A Avenue and a $\pm 2,896 \text{ ft.}^2$ unopened portion of lane between 156 Street and
 157 Street as outlined in the attached Corporate Report (R126).

RES.R04-1967

Carried

Item No. R178 Proposed Changes to the Surrey Annual
Spring Clean-up Program
File: 0350-08; 0350-01

The General Manager, Engineering submitted a report to apprise Council of the challenges presented with the current Spring Clean-up program, including recent public criticisms relating to the City's 2004 events and provide alternative options for consideration.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the matter of approving the
replacement of Surrey's Annual Spring Clean-up Program with a "Bulky Items Disposal", i.e., Option "E" as outlined in this report, beginning in 2005 be presented to a Special Council-in-Committee meeting in September 2004.

RES.R04-1968

Carried

Item No. R179 Kwantlen University College Watermain
Funding Approval
File: 7801-0079-00; 3150-01

The General Manager, Engineering submitted a report concerning Kwantlen University College Watermain funding approval.

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

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That Council authorize a \$1,094,906.02
payment from the Water DCC's to Kwantlen University College for the South Cloverdale Feeder Watermain.

RES.R04-1969

Carried

Item No. R180 Water System Quality - 2003 Annual Report
File: 5600-42

The General Manager, Engineering submitted a report to inform Council of the results of the 2003 Water System Quality Annual Report.

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

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

1. This report be received for information.
2. A copy of this report be forwarded to the Medical Health Officer.

RES.R04-1970

Carried

Item No. R181 Pre-Qualification of Tenderers for Sanitary Sewer Service
Lateral Repair & Replacements
File: 4703-121; 5250-20-47

The General Manager, Engineering submitted a report concerning pre-qualification of tenderers for sanitary sewer service lateral repair and replacements.

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

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

1. The following contractors be pre-qualified and invited to submit tenders for the City sanitary service lateral repair and replacement projects in 2004 to 2006.
 - PW Trenchless Construction Inc.
 - Mar-Tech Underground Services Ltd.
 - Targa Contracting Ltd.
 - Sandpiper Contracting Ltd.
2. The list be updated, by advertising and evaluating new interested contractors in 2005 and 2006, if service lateral repair and replacement projects have been identified in the year.

RES.R04-1971

Carried

Item No. R182 Consultant Appointment - Engineering Agreement
M.S. 1704-008-C1
File: 1704-008/01; 5250-20-17

The General Manager, Engineering submitted a report to receive Council's authorization to enter into an Agreement for engineering services, the value of which exceeds City policy limitations for approval by staff.

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 enter into an
Agreement for engineering services for Phase 1 construction of Campbell Heights
City Lands Servicing, with New East Consulting Services Ltd.

RES.R04-1972

Carried

Item No. R183 Contract Award M.S. 1704-008-5: S. Henningson
Construction Ltd.
File: 1704-008/51; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-008-5. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount</i>	<i>Revised Amount</i>
1. S. Henningson Construction Ltd.	\$785,380.00	No Change
2. Tritech Group Ltd.	\$953,905.00	No Change
3. Westport Construction Group Inc.	\$996,170.00	No Change
4. R. Steel Mechanical Ltd.	\$1,185,784.00	No Change

The Engineer's pre-tender estimate was \$750,000 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 Watts
That Contract M.S. 1704-008-5 be awarded
to the low bidder, S. Henningson Construction Ltd., in the amount of \$785,380.00
including GST.

RES.R04-1973

Carried

Item No. R184 Development Cost Charges (DCC) for
Highway 99 Corridor
File: 4704-052; 3900-20-15453

The General Manager, Engineering submitted a report concerning the Development Cost Charges for Highway 99 Corridor.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council:

1. Approve amendments to the Survey Development Charge (DCC) By-law, 2002, No. 14650, to include a new area specific DCC rate for the Highway 99 Corridor, as summarized in this report; and
2. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and subsequently, to forward to the Province for approval prior to adoption.

RES.R04-1974

Carried

Note: See By-law Nos. 15453, H.29.

Item No. R185 Contract Award M.S. 1701-001-4:
West Shore Constructors Ltd.
File: 1701-001/41; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1701-001-4. Tenders were received as follows:

Contractor	Tender Amount with GST	Corrected Value
1. West Shore Constructors Ltd.	\$1,820,900.32	\$1,820,900.59
2. Coquitlam Ridge Construction Ltd.	\$2,124,929.26	\$2,124,929.80

The Engineer's pre-tender estimate was \$1,600,000 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 Hunt
 That Contract M.S. 1701-001-4 be awarded
 to the low bidder, West Shore Constructors Ltd., in the amount of \$1,820,900.59,
 including GST.

RES.R04-1975

Carried

Item No. R186 Contract Award - M.S. 1704-008-4:
 Progressive Contracting (Delta) Ltd.
 File: 1704-008/41; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-008-4. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. Progressive Contracting (Delta) Ltd	\$3,519,230.00
2. B&B Contracting Ltd.	3,646,600.00
3. Gemco Construction Ltd	3,964,838.99

The Engineer's pre-tender estimate was \$3,623,000, 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 Watts
 That Contract M.S. 1704-008-4 be awarded
 to the low bidder, Progressive Contracting (Delta) Ltd., in the amount of
 \$3,519,230.00, including GST.

RES.R04-1976

Carried with Councillor Bose against.

Item No. R187 Contract Award - M.S. 1704-008-6:
 Mission Contractors Ltd.
 File: 1704-008/61; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-008-6. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount With GST</i>	<i>Corrected Amount</i>
1. Mission Contractors Ltd.	\$652,650.07	No Change
2. Double M Excavating Ltd.	\$793,927.17	\$794,141.05

The Engineer's pre-tender estimate was \$753,387.00 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 Watts
That Contract M.S. 1704-008-6 be awarded
to the low bidder, Mission Contractors Ltd., in the amount of \$652,650.07,
including GST.

RES.R04-1977

Carried with Councillor Bose against.

Item No. R188 Treaty Negotiations Update
File: 0450-20 (LMTAC); 0440-01 (First Nations);
0540-20 (LMTAC)

The Staff Representative to LMTAC on behalf of Councillor Priddy, submitted a report to provide Council with an update on ongoing Lower Mainland Treaty Negotiations issues.

The Staff Representative to LMTAC on behalf of Councillor Priddy was recommending that the report be received for information.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Corporate Report R188 be received for
information.

RES.R04-1978

Carried

Item No. R189 Joint Family Court Committee Conference - 2005
File: 0540-20 JFC

The City Clerk submitted a report to provide information to Council concerning the City of Surrey hosting a Family Court/Youth Justice Committee Conference in the spring of 2005.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That Council approve the City hosting the
Joint Family Court/Youth Justice Committee Conference for the spring of 2005,
and that the conference costs be recovered through the registration fee.

RES.R04-1979

Carried

Item No. R190 Surrey Sport & Leisure Complex - Second Floor
File: 8000-30/S

The Interim General Manager, Parks, Recreation and Culture submitted a report concerning the Surrey Sport & Leisure Complex - Second Floor.

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the construction contract for the second floor tenant improvements at the Surrey Sport and Leisure Complex be awarded to Double V Construction Ltd., the low bidder, for a total amount of \$726,996.00 plus GST.

RES.R04-1980

Carried

Item No. R191 North Surrey Recreation Centre Improvements
& Expansion
File: 8000-30/N

The Interim General Manager, Parks, Recreation and Culture submitted a report concerning the North Surrey Recreation Centre improvements and expansion.

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the construction contract for the North Surrey Recreation Centre Improvements and Expansion be awarded to Pax Construction Ltd., the low bidder, for a total amount of \$1,825,685.00 plus GST.

RES.R04-1981

Carried

Item No. R192 Proposed Amendments to Surrey Sign By-law, 1999,
No. 13656
File: 3900-20-13656; 3900-20-15467

The General Manager, Planning & Development submitted a report to obtain Council approval for amendments to the Surrey Sign By-law, 1999, No. 13656 (the "Sign By-law") to implement policies related to signage that are contained in three secondary plans that were recently adopted by Council, being the South Westminster Neighbourhood Concept Plan ("NCP"), Phase I of the Campbell Heights Local Area Plan and the Highway 99 Corridor Local Area Plan.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information.
2. Approve amendments to Surrey Sign By-law, 1999, No. 13656, as documented in Appendix I of this report, to implement the policy direction of recently-adopted Neighbourhood Concept Plans as follows:
 - By limiting the location of free-standing signs within the Yale Road Core and in business park developments within the Riverfront Realm of South Westminster and illuminated free-standing signs within the Scott Road Core;
 - By limiting the height of free-standing signs in specific commercial and industrial areas of South Westminster to no more than 2.5 metres (8 feet);
 - By limiting the height of free-standing signs along King George Highway within South Westminster to no more than 4.5 metres (15 feet);
 - By limiting the height of free-standing signs in Phase I of Campbell Heights to no more than 2.4 metres (8 feet);
 - By limiting the height of free-standing signs in the Highway 99 Corridor to no more than 2.5 metres (8 feet);
 - By making minor punctuation changes to Section 27 of Part 5 of the Sign By-law; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings.

RES.R04-1982

Carried

Note: See By-law No. 15467, H.33.

Item No. R193 Strata Title Application for the Commercial/Residential Building Located at 5772 - 176 Street
File: 5772-17600; 6880-01

The General Manager, Planning & Development submitted a report concerning the strata title application for the commercial/residential building located at 5772 - 176 Street.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial/residential building located at 5772 – 176 Street, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c. 43 (the "*Strata Property Act*").

RES.R04-1983

Carried

Item No. R194 Contract Awards in Council's Absence
 File: 4700-500/31; 1704-002/11; 4703-118/01;
 3900-20-15452

The General Manager, Engineering submitted a report concerning Contract Awards in Council's absence.

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

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That in Council's absence, the City Manager be authorized to award up to three Contracts, as outlined in this report, provided that:

- tenders are received in an open public tender;
- award is to the lowest tender;
- the construction tender is no more than 10% over the Engineer's pre-tender.

RES.R04-1984

Carried

Note: See By-law No. 15452, H.28.

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15431"

7903-0472-00 - Li-Mei Chen, Santokh Pahal, Surinder Pahal, Shyngar Pahal, Baljeet Pahal, c/o Maciej Dembek

RF (BL 12000) to CD (BL 12000) - 10270 and 10288 - 132 Street - to permit the development of 16 townhouse units in Surrey City Centre.

Approved by Council: July 5, 2004

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15431" pass its third reading.
 RES.R04-1985 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15444"

7904-0169-00 - Surrey City Centre Mall Ltd., c/o Barry Weih

C-8 and CG-1 (BL 12000) to C-8 (BL 12000) - 10035 King George
 Highway - to permit the development of a Best Buy retail outlet at Central
 City in Surrey City Centre.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7904-0169-00 under Clerk's Report,
 Item I.1(a) of this agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15444" pass its third reading.
 RES.R04-1986 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15428"

7903-0386-00 - 456469 B.C. Ltd., c/o Richard Brooks

RA (BL 12000) to RF (BL 12000) - 15645 - 108 Avenue - to allow
 subdivision into two single family lots, one remainder parcel, and the
 retention of one existing house.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7903-0386-00 under Clerk's Report,
 Item I.1(b).

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15428" pass its third reading.
 RES.R04-1987 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15441"

7903-0451-00 - Nachhattar and Bhupinder Kooner, Jasdev and
Kamaljeet Randhawa, Anthony and Gabriella Wong,
c/o JM Architecture & Interior Design (Joe Minten), and
c/o J.S. Randhawa

RF (BL 12000) to CD (BL 12000) - 10780 and 10794 - 144 Street - to
permit the development of a local commercial building with 3 dwelling
units on the second storey.

Approved by Council: July 5, 2004

It was

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

No. 12000, Amendment By-law, 2004, No. 15441" pass its third reading.

RES.R04-1988

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15327"

7903-0038-00 - 670807 BC Ltd. and Gerald Kozak, c/o Maciej Dembek

C-8 (BL 12000) and RF (BL 12000) to CHI (BL 12000) - 15903, 15913
and 15929 Fraser Highway - to permit the development of an auto
dealership.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7903-0038-00 under Clerk's Report,
Item I.1(c).

It was

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

No. 12000, Amendment By-law, 2004, No. 15327" pass its third reading.

RES.R04-1989

Carried with Mayor McCallum, Councillors
Villeneuve and Priddy against.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That a Restrictive Covenant be registered on

title eliminating the permitted use of an autobody shop or a bingo hall on the
property.

RES.R04-1990

Carried

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 101 Amendment By-law, 2004, No. 15426"

7904-0056-00 - Fleetwood Villa Holdings Ltd., c/o Kirk Fisher

To authorize the redesignation of the property located at 8287 - 161 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: July 5, 2004

This by-law is proceeding in conjunction with By-law 15427.

Note: See Development Variance Permit 7904-0056-00 under Clerk's Report, Item I.1(d).

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 101 Amendment By-law, 2004, No. 15426" pass
 its third reading.

RES.R04-1991

Carried

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15427"

7904-0056-00 - Fleetwood Villa Holdings Ltd., c/o Kirk Fisher

RA (BL 12000) to RM-70 (BL 12000) - 8287 - 161 Street - to allow the construction of a 53-unit seniors-oriented multiple residential building.

Approved by Council: July 5, 2004

This by-law is proceeding in conjunction with By-law 15427.

Note: See Development Variance Permit 7904-0056-00 under Clerk's Report, Item I.1(d).

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15427" pass its third reading.

RES.R04-1992

Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15437"

7904-0120-00 - Equitas (Wolverine) Developments Ltd., Lucy Hayashi, Nancy Hayashi, c/o Equitas Development Corporation and c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RH and RH-G (BL 12000) - 8243 and 8363 - 172 Street - to allow subdivision into approximately 29 Suburban Residential (1/2 acre) lots in Fleetwood.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7904-0120-00 under Clerk's Report, Item I.1(e).

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15437" pass its third reading.
RES.R04-1993 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15446"

7903-0344-00 - Fleetwood Green Properties Ltd., c/o Creekside Architects
(Don Andrew)

RF (BL 12000) to RM-30 (BL 12000) - 8710, 8722 and 8734 - 159 Street
- to permit a 48-unit townhouse development in the Fleetwood Town
Centre.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7903-0344-00 under Clerk's Report, Item I.1(f)a.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15446" pass its third reading.
RES.R04-1994 Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15414"

7903-0427-00 - Palwinder, Jasmeet, Bhapinder Sehmbi, Sohan and Nasib Johal,
c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF (BL 12000) - 14907 - 76 Avenue and
14943 - 76A Avenue - to allow subdivision into approximately 13 single
family residential lots.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15414" pass its third reading.
RES.R04-1995 Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15429"

7904-0022-00 - Michael Rawlins, c/o Byhan Developments Ltd. (Hans Rawlins)
and c/o Barnett Dembek Architects (Maciej Dembek)

RA (BL 12000) to CD (BL 12000) - 6239 - 152 Street - to permit the
development of a 21 unit multiple residential complex.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15429" pass its third reading.
RES.R04-1996 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15438"

7903-0321-00 - Gerald and Marie-Claire Guitard, c/o CanAsia Environmental &
Engineering Ltd. (Serge Djakovacki)

RA (BL 12000) to RF (BL 12000) - 6763 - 152 Street - to allow
subdivision into 4 single family lots. A "no-build" Restrictive Covenant
will be required on proposed Lot 4 that will restrict the further subdivision
of proposed Lot 4 into 3 additional lots until such time as the adjoining
lands develop.

Councillor Hunt left the meeting at 9:43 p.m. due to a potential conflict of interest as he
lives in the immediate area.

Approved by Council: July 5, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No.12000, Amendment By-law, 2004, No. 15438" pass its third reading.
RES.R04-1997 Carried

Councillor Hunt returned to the meeting at 9:44 p.m.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15439"

7903-0054-00 - Morningstar Homes Ltd., Karen Antonishka, Kenneth Harris, William Stevens, Michael Gilmore, Michael Rawlins, Hans Rawlins, Leslie McGuire, Steven Rogers, John Sedgwick, Peter Ingram, Polygon Panorama Homes Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

CD (BL 15040) and RA (BL 12000) to RF-12 and RF-9 (BL 12000) - 6067, 6099, 6121 - 152 Street, Portion of 15188 - 62A Avenue - to allow subdivision into approximately 88 single family small lots.

Approved by Council: July 5, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15439" pass its third reading.
Carried

RES.R04-1998

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15447"

7902-0283-00 - Terrance Molsberry, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF-9 and RF-12 (BL 12000) - 6179 - 150 Street, Portion of 6207 - 150 Street - to allow subdivision into approximately 41 single family lots (7 RF-9 lots and 34 RF-12 lots).

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7902-0283-00 under Clerk's Report, Item I.1(g).

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15447" pass its third reading.
Carried

RES.R04-1999

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15425"

7903-0230-00 - Jaycey Investments Limited, c/o Jack Cruise

RA (BL 12000) to RH and RF (BL 12000) - 18268 - 68 Avenue - to permit the development of two single family lots and retain one existing house on the remaining half-acre lot.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15425" pass its third reading.
RES.R04-2000 Carried

- 15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15433"

3900-20-15433/7904-0086 - Council Initiative

To amend "Surrey Zoning By-law, 1993, No. 12000" as amended in Part 1 Definitions, by inserting a new definition of "Attic" and replacing the definition of "Coach House"; Part 17D Single Family Residential (9) Coach House Zone (RF-9C) is amended in Section B. Permitted Uses, Section D. Density and G. Height of Buildings; Part 17Ai Single Family Residential Coach House Zone (RF-12C) is amended in Section G. Height of Buildings. These amendments are required to provide flexibility of locating the unit either above the garage or at grade attached to the garage; to increase lot depth for lots accommodating coach houses at grade; to increase the maximum floor area of a coach house located above the garage; and increase the maximum height of the combined coach house and a garage. In addition, amendments to the RF-12C zone are required to achieve consistency between zones.

Approved by Council: July 5, 2004

This by-law is proceeding in conjunction with By-law 15434.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15433" pass its third reading.
RES.R04-2001 Carried

- 16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15434"

7904-0086-00 - Kamaljit Jhutti, Malkit Jhutti, William and Edith MacDonald,
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF-9C (BL 12000) - 6684 and 6724 - 194 Street - to allow subdivision into approximately 52 small single family lots with coach houses in East Clayton.

Approved by Council: July 5, 2004

This by-law is proceeding in conjunction with By-law 15433.

It was
RES.R04-2002

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15434" pass its third reading.
Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15435"

7904-0160-00 - David E. Clarkson, David D. Clarkson, Diane Mott,
Margaret Brown, Raelene Clarkson, c/o Three Point
Properties Ltd. and c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF-9C and RF-12C (BL 12000) - 19070 - 70 Avenue -
to allow subdivision into approximately 46 small single family lots with
coach houses in East Clayton.

Approved by Council: July 5, 2004

It was
RES.R04-2003

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15435" pass its third reading.
Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15436"

7904-0075-00 - Stuart Kippan, William Kippan, Patricia Gunderson,
Sandra Moan, c/o Marathon Development (Paul Gill)

RA (BL 12000) to RH-G (BL 12000) - 16496 Bell Road, Portion of
164 Street - to allow subdivision into approximately 22 clustered suburban
single family lots with open space adjacent to the ALR.

Councillor Bose left the meeting at 9:45 p.m. due to a potential conflict of interest as his
family has property holdings in the area.

Approved by Council: July 5, 2004

It was
RES.R04-2004

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15436" pass its third reading.
Carried with Councillor Villeneuve against.

Councillor Bose returned to the meeting at 9:46 p.m.

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15445"

7904-0102-00 - Benchmark Management Ltd., Progressive Construction Ltd.,
c/o Abcor Projects

RA (BL 12000) to CD (BL 12000) - 18850, 18860 and 18908 - 72 Avenue
- to permit the development of approximately 96 townhouse units with
limited retail/service uses, as an optional use, within approximately 16
units fronting 72 Avenue in East Clayton.

Approved by Council: July 5, 2004

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15445" pass its third reading.

RES.R04-2005

Carried

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15430"

7904-0010-00 - Birgitt and Friedrich Findler, Gilles Gagnon, France Houle,
John and Patricia Yorke, John and Margaret Rimmington,
No. 262 Seabright Holdings Ltd., c/o Hunter Laird Engineering
Ltd. (Clarence Arychuk)

RA (BL 12000) to RF-12 and RF-9 (BL 12000) - 3433, 3447,
3463 - 148 Street, Portions of 3497 and 3519 - 148 Street - to allow
subdivision into approximately 58 single family residential small lots.

Approved by Council: July 5, 2004

Note: See Development Variance Permit 7904-0010-00 under Clerk's Report,
Item I.1(h).

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15430" pass its third reading.
Carried with Councillors Villeneuve and
Bose against.

RES.R04-2006

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15440"

7903-0219-00 - Amrik Dhillon, Jagmohan Singh

RA (BL 12000) and RS (BL 5942) to RF-12 (BL 12000) -
3489 - 150 Street - to allow subdivision into 13 single family small lots
and 1 remnant lot.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15440" pass its third reading.

RES.R04-2007

Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15448"

7904-0016-00 - Luiz and Patti Leon, c/o Ankenman Associates Architects Inc.
(Mark Ankenman)

RF (BL 12000) to CD (BL 12000) - 13078 - 13 Avenue - to permit the
development of a single family dwelling with an increased density
whereby the gross floor area is 352.6 square metres (3,796 sq.ft.) and the
second floor has an area exceeding 80% of the ground floor, a front yard
setback of 0.6 metres (2 ft.) and a building height of 16 m (52.5 ft.) to
accommodate a custom designed home on a steep slope.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15448" pass its third reading.

RES.R04-2008

Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve
Seconded by Councillor Priddy
That a geotechnical study be done and the
issues of stream and encroachments be addressed prior to final adoption.

RES.R04-2009

Carried

FINAL ADOPTIONS

23. "Surrey Close and Remove the Dedication of Highway of a Portion of 152 Street at 72 Avenue By-law, 2004, No. 15411"

3900-20-15411/7999-0076 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 54.1 square metres of 152 Street at 72 Avenue. This by-law is intended to facilitate the development of a comprehensive neighbourhood commercial centre including a gas station and a 14 lot residential subdivision in the future. In accordance with the *Community Charter*, S.B.C. 2003 c.26 disposition of the road will be considered by Council at a later date.

Approved by Council: July 5, 2004
Corporate Report Item No. R155

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 a Portion of 152 Street at 72 Avenue By-law, 2004,
No. 15411" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R04-2010

Carried

24. "Surrey Building By-law, 2003, No. 15244, Amendment By-law, 2004, No. 15424"

3900-20-15424/3900-20-15244 - Regulatory By-law Text Amendment

To amend the provisions of "Surrey Building By-law, 2003, No. 15244" in Section 23. Commencement and Transitional Provisions, sub-sections 23.1 and 23.2 by deleting the date August 3, 2004 and inserting the date of January 2, 2005. The deferment of the effective date is necessary to allow for the completion of supporting policies and procedures for the administration of the new Building By-law.

Approved by Council: July 5, 2004
Corporate Report Item No. R169

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Building By-law, 2003,
 No. 15244, Amendment By-law, 2004, No. 15424" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-2011 Carried

25. "Surrey Close and Remove the Dedication of Highway of a Portion of 131 Street
 at 113B Avenue By-law, 2004, No. 15432"

3900-20-15432/7803-0320-00/0910-30 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
 521.2 square metres of unopened 131 Street at 113B Avenue. This by-law is
 intended to facilitate the closure of road for consolidation with the adjacent City-
 owned land. In accordance with the *Community Charter*, S.B.C. 2003 c.26
 disposition of the road will be considered by Council at a later date.

Approved by Council: July 5, 2004
 Corporate Report Item No. R156

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 a Portion of 131 Street at 113B Avenue By-law, 2004,
 No. 15432" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.
 RES.R04-2012 Carried

INTRODUCTIONS

26. "Surrey Close and Remove the Dedication of Highway of a Portion of Road at
 61 Avenue and 168 Street By-law, 2004, No. 15450"

3900-20-15450/7896-0010 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
 45 square metres of road at 61 Avenue and 168 Street. This by-law is intended to
 facilitate a three-lot single family residential development. In accordance with the
Community Charter, S.B.C. 2003 c.26 disposition of the road will be considered
 by Council at a later date.

Approved by Council: July 5, 2004
 Corporate Report Item No. R154

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road at 61 Avenue and 168 Street
By-law, 2004, No. 15450" pass its first reading.
RES.R04-2013 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 Road at 61 Avenue and 168 Street
By-law, 2004, No. 15450" pass its second reading.
RES.R04-2014 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road at 61 Avenue and 168 Street
By-law, 2004, No. 15450" pass its third reading.
RES.R04-2015 Carried

27. "Fleetwood Villa Holdings Ltd. Housing Agreement, Authorization By-law,
2004, No. 15451"

3900-20-15451/7904-0056-00 - Fleetwood Villa Holdings Ltd.

A by-law to authorize the City of Surrey to enter into a Housing Agreement. The purpose of the Agreement is to ensure the proposed development is restricted to those 65 years of age or older.

Approved by Council: To be approved

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Fleetwood Villa Holdings Ltd.
Housing Agreement, Authorization By-law, 2004, No. 15451" pass its first
reading.
RES.R04-2016 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Fleetwood Villa Holdings Ltd.
 Housing Agreement, Authorization By-law, 2004, No. 15451" pass its second
 reading.

RES.R04-2017

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Fleetwood Villa Holdings Ltd.
 Housing Agreement, Authorization By-law, 2004, No. 15451" pass its third
 reading.

RES.R04-2018

Carried

28. "Surrey Delegation of Council Authority By-law, 2004, No. 15452"

3900-20-15452/4700-500/31 - Council Initiative

A by-law to establish a Delegation of Council Authority pursuant to Section 154
 of the "Community Charter" to award the contracts outlined in Corporate Report
 R194.

Approved by Council: To be approved
 Corporate Report Item No. R194

Note: This By-law will be in order for consideration of Three Readings, should
 Council approve the recommendations of Corporate Report Item No.R194.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Delegation of Council
 Authority By-law, 2004, No. 15452" pass its first reading.

RES.R04-2019

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Delegation of Council
 Authority By-law, 2004, No. 15452" pass its second reading.

RES.R04-2020

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Delegation of Council
 Authority By-law, 2004, No. 15452" pass its third reading.
 RES.R04-2021 Carried

29. "Surrey Development Cost Charge By-law, 2002, No. 14650, Amendment
 By-law, 2004, No. 15453"

3900-20-15453/4704-052 - Regulatory By-law Text Amendment

"Surrey Development Cost Charge By-law, 2002, No. 14650" as amended, is
 further amended in Section 2 by adding a definition for "Highway 99 Corridor",
 appending new Schedule A2 Highway 99 Corridor Area, and inserting a revised
 Schedule B. These amendments are required to include an area specific DCC rate
 for the Highway 99 Corridor.

Approved by Council: To be approved
 Corporate Report Item No. R184

Note: This By-law will be in order for consideration of Three Readings, should
 Council approve the recommendations of Corporate Report Item
 No. R184.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Development Cost Charge
 By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15453" pass its first
 reading.
 RES.R04-2022 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Development Cost Charge
 By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15453" pass its second
 reading.
 RES.R04-2023 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Development Cost Charge
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15453" pass its third
reading.
RES.R04-2024 Carried

30. "Water Shortage Response By-law, 2004, No. 15454"

3900-20-15454/5600-15 - New Regulatory By-law

A by-law to regulate the use of water and manage potential water shortages, and implement the Greater Vancouver Regional District's Water Shortage Response Plan.

Approved by Council: To be approved
Corporate Report Item No. R172

This by-law is proceeding in conjunction with By-laws 15455 and 15456.

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R172.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Water Shortage Response By-law,
2004, No. 15454" pass its first reading.
RES.R04-2025 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Water Shortage Response By-law,
2004, No. 15454" pass its second reading.
RES.R04-2026 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Water Shortage Response By-law,
2004, No. 15454" pass its third reading.
RES.R04-2027 Carried

- 31. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15455"

3900-20-15455/5600-15 - Regulatory By-law Text Amendment

"Surrey Waterworks Regulation By-law, 1969, No. 2932" as amended is further amended in Sections 11(17)(a) and (b), and by deleting Section 11(17)(c), and Schedule F in their entirety. These amendments are necessary to implement the new water sprinkling restrictions contained in "Water Shortage Response By-law, 2004, No. 15454".

Approved by Council: To be approved
Corporate Report Item No. R172

This by-law is proceeding in conjunction with By-laws 15454 and 15456.

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R172.

It was
By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15455" pass its first reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Waterworks Regulation

RES.R04-2028

Carried

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

It was
By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15455" pass its second reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Waterworks Regulation

RES.R04-2029

Carried

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

It was
By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15455" pass its third reading.

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Waterworks Regulation

RES.R04-2030

Carried

32. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2004, No. 15456"

3900-20-15456/5600-15 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended is further amended in Section 12 of Schedule 1 and by replacing Schedule 13. These amendments are necessary to implement "Water Shortage Response By-law, 2004, No. 15454" and allow for an increase in fine amounts.

Approved by Council: To be approved.
Corporate Report Item No. R172

This by-law is proceeding in conjunction with By-laws 15454 and 15455.

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R172.

It was Utilization By-law, 1994, No. 12508, Amendment By-law, 2004, No. 15456" pass its first reading.

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Municipal Ticket Information

RES.R04-2031

Carried

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

It was Utilization By-law, 1994, No. 12508, Amendment By-law, 2004, No. 15456" pass its second reading.

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Municipal Ticket Information

RES.R04-2032

Carried

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

It was Utilization By-law, 1994, No. 12508, Amendment By-law, 2004, No. 15456" pass its third reading.

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Municipal Ticket Information

RES.R04-2033

Carried

33. "Surrey Sign By-law, 1999, No. 13656, Amendment By-law, 2004, No. 15467"

3900-20-15467/3900-20-13656 - Regulatory By-law Text Amendment

"Surrey Sign By-law, 1999, No. 13656" as amended, is further amended in Part 1 sub-section 4(1), Part 5 Section 27 sub-section (k)1 and (k) 2, Part 8 Section 38, and by inserting new maps "Schedule 1.h: South Westminster", "Schedule 1.i: Campbell Heights" and "Schedule 1.j: Highway 99 Corridor". These amendments are necessary to regulate the location and height of free-standing signs in business areas of South Westminster, Phase I of Campbell Heights and the Highway 99 Corridor, to ensure that signage in these areas supports the overall urban design objectives for these areas.

Approved by Council: To be approved.
Corporate Report Item No. R192

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R192.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2004, No. 15467" pass its first reading.
RES.R04-2034 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2004, No. 15467" pass its second reading.
RES.R04-2035 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2004, No. 15467" pass its third reading.
RES.R04-2036 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. 7904-0169-00**
Surrey City Centre Mall Ltd.
c/o Barry Weih
 10035 King George Highway
 (also shown as 10045 King George Highway)

To vary the requirement of one fascia sign per premise or lot frontage to allow 3 fascia signs along the north side of the building, one fascia sign on the east side of the building; and to waive the requirement prohibiting fascia signs from extending above the roof line of the building face, to permit the development of a Best Buy retail outlet at Central City in Surrey City Centre.

Note: See By-law No. 15444, Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Variance Permit
 No. 7904-0169-00 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.R04-2037

Carried

- (b) **Development Variance Permit No. 7903-0386-00**
456469 B.C. Ltd.
c/o Richard Brooks
 15645 - 108 Avenue

To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 3, to permit retention of the existing dwelling.

Note: See By-law No. 15428, Item H.3.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7903-0386-00 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.R04-2038

Carried

(c) **Development Variance Permit No. 7903-0038-00**
670807 BC Ltd. and Gerald Kozak
c/o Maciej Dembek

15903 Fraser Highway (also shown as 15901 Fraser Highway)
 15913 and 15929 Fraser Highway

To reduce the minimum front yard setback requirement from 7.5 metres
 (25 ft.) to 4.5 metres (15 ft.); to reduce the minimum side yard setback
 requirement along a flanking street from 7.5 metres (25 ft.) to 2.9 metres
 (9.5 ft.), and the number of fascia signs are increased from two to four, to
 permit the development of an auto dealership.

Note: See By-law No. 15327, Item H.5.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7903-0038-00 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.R04-2039

Carried

(d) **Development Variance Permit No. 7904-0056-00**
Fleetwood Villa Holdings Ltd.
c/o Kirk Fisher

8287 - 161 Street

To reduce the number of off-street parking spaces from 82 to 53 to allow
 the construction of a 53-unit seniors-oriented multiple residential building.

Note: See By-law No. 15426 & 15427, Item H.6.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0056-00 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.R04-2040

Carried

- (e) **Development Variance Permit No. 7904-0120-00**
Lucy and Nancy Hayashi, Equitas (Wolverine) Developments Ltd.
c/o Equitas Development Corporation
c/o Hunter Laird Engineering Ltd.
 8243 & 8363 - 172 Street

To increase the proportion of RH-G lots permitted to have a minimum lot
 area of 1,120 square metres (12,000 sq. ft.) within a plan of subdivision
 from 50% to 55%, to allow subdivision into approximately 29 Suburban
 Residential (1/2 acre) lots in Fleetwood.

Note: See By-law No. 15437, Item H.7 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0120-00 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.R04-2041

Carried with Councillor Bose against.

- (f) **Development Variance Permit No. 7903-0344-00**
Fleetwood Green Properties Ltd.
c/o Creekside Architects (Don Andrew)
 8710, 8722 & 8734 - 159 Street

To reduce the minimum front yard setback requirement from 7.5 metres
 (25 ft.) to 6.0 metres (20 ft.); to reduce the minimum rear yard setback
 requirement from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and to reduce
 the minimum side yard setback requirement from 7.5 metres (25 ft.) to
 3.0 metres (10 ft.), to permit a 48-unit townhouse development in the
 Fleetwood Town Centre.

Note: See By-law No. 15446, Item H.8.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7903-0344-00 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.R04-2042

Carried

- (g) **Development Variance Permit No. 7902-0283-00**
Terrance Molsberry
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 6179 - 150 Street, Portion of 6207 - 150 Street

To waive the requirement to provide driveway access only from a rear
 lane for proposed Lots 22, 23, 24 and 25, to permit subdivision into
 approximately 41 single family lots (7 RF-9 lots and 34 RF-12).

Note: See By-law No. 15447, Item H.13.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7902-0283-00 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.R04-2043

Carried

- (h) **Development Variance Permit No. 7904-0010-00**
John and Margaret Rimmington, John and Patricia Yorke,
Gilles Gagnon, France Houle, Birgitt and Friedrich Findler, No. 262
Seabright Holdings Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 3433, 3447, 3463 - 148 Street, Portions of 3497 & 3519 - 148 Street

To waive the requirement to provide driveway access only from where a
 lane is up to or along the rear lot line or side lot line to provide front
 driveway access for proposed Lots 31-36 and 38-43, to allow subdivision
 into approximately 58 single family residential small lots.

Note: See By-law No. 15430, Item H.20.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0010-00 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.R04-2044

Carried

- (i) **Development Variance Permit No. 7904-0107-00**
City of Surrey
c/o Ding Torrijos, Parks, Recreation & Culture Department
 14768 - 104 Avenue

To reduce the minimum side yard setback requirement on a flanking street
 (along 104 Avenue) from 2.0 metres (7 ft.) to 0 metre, to permit the
 development of an RCMP District Office in Guildford.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0107-00 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.R04-2045

Carried

- (j) **Development Variance Permit No. 7904-0042-00**
John and Rosemarie Komaszczuk
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
 5497 - 125A Street

To reduce the minimum south side yard setback requirement from
 4.5 metres (15 ft.) to 2.3 metres (7.5 ft.) for the existing dwelling, to
 permit subdivision into 2 RH (Half Acre Residential) zoned single family
 residential lots.

Note: See correspondence in the binder flap regarding this development
 variance permit.

There was correspondence on table from D. Hill, T. Hill, V. Hill,
 V. Hillova, and B. Campbell expressing concern regarding tree
 preservation.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0042-00 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.R04-2046

Carried

(k) **Development Variance Permit No. 7904-0221-00**
Alejandro and Cherri Beltran
 14495 - 17A Avenue

The siting of buildings and structures on Lot 103 may be varied, as follows:

- (a) To reduce the minimum front yard setback of Land Use Contract No. 136 from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
- (b) To reduce the minimum north side yard setback of Land Use Contract No. 136 from .9 metre (3 ft.) to .66 metres (2.2 ft.).

To permit the addition of a garage to the principal building and to legalize an existing 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 Watts
 That Development Variance Permit
 No. 7904-0221-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R04-2047

Carried

(l) **Development Variance Permit No. 7904-0165-00**
Hilda and Richard Griffiths
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) and
c/o Ocean Park Developments
 15325 and 15327 - 28 Avenue

To reduce the minimum rear yard setback requirement for proposed Lot 5 from 7.5 metres (25 ft.) to 1.9 metres (6 ft.), to permit retention of the existing dwelling in a proposed subdivision.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0165-00 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.R04-2048

Carried

2. Delegation Requests

- (a) **Penny Coates, Coordinator**
Surrey/White Rock Make Children First
 File: 5120-01; 0550-20-10

Requesting to appear before Council in September to discuss issues regarding the health, well-being and learning of children, and to share ideas with respect to ways the City could work closely with other local agencies to ensure positive outcomes for young children and their families and to become known as a "child and family friendly" community.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That Penny Coates, Coordinator,
 Surrey/White Rock Make Children First be heard as a delegation at Council-in-Committee.

RES.R04-2049

Carried

- (b) **Kathi E. Thompson, Chair**
Safe Streets Coalition
 File: 0125-20; 0550-20-10

Requesting to appear before Council to make a presentation on the Coalition's proposed initiatives.

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That Kathi E. Thompson, Chair, Safe Streets
 Coalition be heard as a delegation at Council-in-Committee.

RES.R04-2050

Carried

Note: See correspondence Item J.1 seeking endorsement of the Safe Streets Coalition and their objective.

- (c) **Jim King, Chair**
Capital Fundraising Team
Friends of the Surrey Museum & Archives Society
File: 0250-20; 0550-20-10

Requesting to appear before Council to introduce to Council representatives of the Vancouver Foundation.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Jim King, Chair, Capital Fundraising Team, Friends of the Surrey Museum & Archives Society be heard as a delegation at Regular Council.

RES.R04-2051

Carried

- (d) **Fred J. Cummings, P.Eng.**
Project Engineer
The New Fraser River Crossing
File: 8630-20; 0550-20-10

Requesting to appear before Council to discuss the draft Fraser River Crossing Municipal Agreement.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Fred J. Cummings, P. Eng., Project Engineer, The New Fraser River Crossing be heard as a delegation at Council-in-Committee.

RES.R04-2052

Carried

- (e) **Clayton Property Owners Association**
File: 6520-20 EC; 0550-20-10

Requesting to appear before Council to discuss irregularities with respect to the East Clayton NCP and proposed 18-acre development located at 19315 - 72 Avenue.

RES.R04-2053 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Clayton Property Owners
Association be heard at Regular Council - Land Use.
Carried

RES.R04-2054 It was Moved by Councillor Bose
Seconded by Councillor Hunt
That the above motion be reconsidered.
Carried

The following motions was then before Council:

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Clayton Property Owners
Association be heard at Regular Council - Land Use.

Before the motion was put:

RES.R04-2055 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the above motion be amended by
deleting "Regular Council - Land Use" and inserting "at the same meeting
that the Clayton NCP is brought forward."
Carried

The main motion, as amended, was put and:-

RES.R04-2056 Carried

(f) **Don Degen, President**
British Columbia Water and Wastewater Association (BCWWA)
File: 0290-20; 0550-20-10

Requesting to appear before Council the make an award presentation to
staff in recognition of their talents and to showcase their achievements.

RES.R04-2057 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Don Degen, President, British
Columbia Water and Wastewater Association (BCWWA) be heard as a
delegation at Regular Council.
Carried

3. Additional Beer Garden Days

File: 0360-20 BGRC

Memorandum from the City Clerk recommending Council approve the award of the following beer garden license days:

Bolivar Slo-Pitch Society
Cloverdale Athletic Park - August 21 & 22, 2004
In conjunction with a "Co-Ed Slo-Pitch Tournament"

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That Council approve the award of the
following beer garden license days:

Bolivar Slo-Pitch Society
Cloverdale Athletic Park - August 21 & 22, 2004
In conjunction with a "Co-Ed Slo-Pitch Tournament"

RES.R04-2058 Carried with Councillors Priddy and Hunt
against.

J. CORRESPONDENCE

ACTION ITEMS

- 1. Letter dated July 9, 2004, from **Kathi E. Thompson, Chair, Safe Streets Coalition**, seeking support of the Safe Streets Coalition and its objectives to having the provincial government pass Safe Streets legislation and update Trespass legislation this Fall, and communicating the City's support in a letter to the Premier with copies to the Attorney General and the Solicitor General.
File: 0125-20; 0550-20-10

Note: See delegation request under Clerk's Report, Item I.2(b).

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the letter dated July 9, 2004, from
Kathi E. Thompson, Chair, Safe Streets Coalition, be received.

RES.R04-2059 Carried

K. NOTICE OF MOTION

1. **7902-0223-00**
14467 - 64 Avenue
Equitas Development Corp. (James Evans and Tim Ankenman)/V.W.R. Capital Corporation, Inc. No. 4566344
Rezoning/Development Permit
Rezone from RA to CD and Development Permit to permit development of a townhouse and commercial project.

Councillor Higginbotham submitted the following Notice of Motion:

“That Resolution R04-1766 of the July 5, 2004 Regular Council Land Use meeting minutes defeating approval of rezoning application 7902-0223-00 be rescinded.”

If Resolution R04-1766 is rescinded by Council, she would be bringing forward a motion to approve the Planning & Development Department recommendation.

If the Planning & Development Department recommendation is approved, she would be bringing forward a motion to give two readings to Bylaw No. 15442, and set the Public Hearing date for Tuesday, September 7, 2004.

2. **7902-0011-00**
6418 and 6448 - 144 Street
Equitas Development Corp. (James Evans and Tim Ankenman)/Imperial Oil Limited, Inc. No. 14082A
Rezoning/Development Permit/Development Variance Permit
Rezone from RA to CD and Development Permit to permit development of a gas station, convenience store, drive-through restaurant, townhouse and commercial buildings. A DVP to vary the permitted fascia sign area.

Councillor Higginbotham submitted the following Notice of Motion:

“That Resolution R04-1767 of the July 5, 2004 Regular Council Land Use meeting minutes denying application 7902-0011-00 be rescinded.”

If Council rescinds Resolution R04-1767, she would be bringing forward a motion to approve the recommendation of the Planning & Development Department.

If Council approves the Planning & Development Department Department recommendation, she would be bringing forward a motion to give two readings to Bylaw No. 15443, and set the Public Hearing for Tuesday, September 7, 2004.

3. **7904-0059-00**
13588 - 88 Avenue
Nagina Properties
Liquor Permit/Development Variance Permit
Liquor Primary License to allow a neighbourhood pub with 37 indoor seats and a 32-seat patio. Development Variance Permit to relax the parking requirement.

Councillor Higginbotham submitted the following Notice of Motion:

“That Resolution R04-1691 of the July 5, 2004 Regular Council Land Use meeting minutes defeating approval for a liquor primary license and a development variance permit, be rescinded.”

If Council rescinds Resolution R04-1691, she would be bringing forward a motion to approve the recommendation of the Planning and Development Department.

If Council approves the Planning Department recommendation, she would be bringing forward a motion to set the Public Hearing to solicit opinions from the area residents for Tuesday, September 7, 2004.

4. **7904-0081-00**
8363 - 128 Street
Solutions Consultants c/o Bill Reid/All Canadian Shopping Centre Ltd.
Rezoning
From IL to CD in order to permit commercial uses, including Retail, Personal and General Service uses.

Councillor Higginbotham submitted the following Notice of Motion:

“That Resolution R04-1096 of the May 3, 2004 Regular Council Land Use meeting minutes denying application 7904-0081 be rescinded.”

If Council rescinds Resolution R04-1096, she would be bringing forward a motion to direct the Planning Department to bring forward to the next Regular Council Land Use meeting, the recommended subject conditions to allow the project to proceed to public hearing.

L. ANY OTHER BUSINESS

M. ADJOURNMENT

It was

meeting do now adjourn.
RES.R04-2060

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

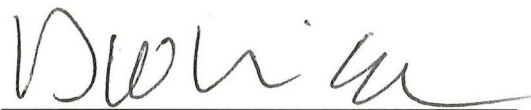
Carried

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

Certified correct:



City Clerk



Mayor