



City of Surrey

Regular Council - Public Hearing

Minutes

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

Present:

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

Absent:

Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning &
Development
General Manager, Finance,
Technology & Human Resources
General Manager, Engineering
Interim General Manager, Parks,
Recreation & Culture
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Special (Regular) Council - July 26, 2004

It was

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

Council meeting held on July 26, 2004, be adopted.

RES.R04-2376

Carried

2. Special (Regular) Council - July 28, 2004

It was

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

Council meeting held on July 28, 2004, be adopted.

RES.R04-2377

Carried

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2004, No. 15465

Rezoning Application: 7903-0405-00

ADDRESS: CIVIC/LEGAL
 16207 – 96 Avenue/PID: 009-327-568, Lot 1, Sec. 35,
 B5N, R1W, NWD, Plan 10458
 16221 – 96 Avenue/PID: 000-852-848, Lot 2, Sec. 35,
 B5N, R1W, NWD, Plan 10458
 16239 – 96 Avenue/PID: 001-503-707, Lot 3, Sec. 35,
 B5N, R1W, NWD, Plan 10458

APPLICANT: Ranjeet Rai and Tass Developments Inc.
 c/o Pacific Land Resource Group (Edwin Lee)
 Suite 101 – 7485 – 130 Street
 Surrey, B.C. V3W 1H8

PROPOSAL: To rezone the properties at 16207 and 16221 – 96 Avenue
 from "Single Family Residential Zone (RF)" and
 "One-Acre Residential Zone (RA)" to "Single Family
 Residential Zone (RF)".

To rezone the property at 16239 – 96 Avenue from "Single
 Family Residential Zone (RF)" and "Half-Acre Residential
 Zone (RH)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the development
 of 16 single family lots.

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

There was correspondence on table from Mary Heidel stating concerns regarding
 traffic in the area and from S. Batula and J. MacDonald expressing opposition to
 the proposed project.

Murray Weisenberger, 12785 Crescent Road, was in attendance and commented
 on a recent announcement that Surrey would not be subject to the Livable Region
 Strategic Plan. He noted that the items on the public hearing agenda should be
 withdrawn until the citizens of Surrey could be assured the applications would
 proceed in accordance with the Livable Region Strategic Plan.

**2. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2004, No. 15442**

Rezoning Application: 7902-0223-00

ADDRESS: CIVIC/LEGAL
 14467 – 64 Avenue/PID: 012-129-097, Lot 34, Sec. 15,
 Twp.2, NWD, Plan 1378

APPLICANT: V.W.R. Capital Corp.
c/o Equitas Development Corp. (James Evans and
Tim Ankenman)
146 West 2nd Ave.,
Vancouver, B.C. V5Y 1C2

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 commercial and ground oriented multiple unit
residential project.

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.

Sandy McLeod, 14090 – 66A Avenue, was in attendance and commented that she
had concerns regarding traffic in the area, in particular access and egress points,
and hours of operation.

Doug Watkins, 14372 – 65 Avenue, was in attendance and commented that he is
satisfied with the use of the land and that he supports the project. He continued
that there is a traffic problem in the area at this time, but the project should help to
alleviate this situation.

Bryan Watkins, 14366 – 65 Avenue, was in attendance and commented that he
had concerns regarding increased traffic and garbage problems. He added that
after addressing his concerns with the developer, he supported the project.

Tim Ankenman, 1645 West 5th Avenue, Vancouver, B.C., was in attendance and
commented that he would provide comments for this application under the next
item on the public hearing agenda.

Murray Weisenberger, 12785 Crescent Road, was in attendance and commented
that he objected to the fast food component being included in the proposed
development, citing concerns regarding student access.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15443**

Rezoning Application: 7902-0011-00

ADDRESS: CIVIC/LEGAL
6418 – 144 Street/PID: 007-617-763, Lot 1, Except:
Parcel "C" (By-law Plan 79634), Sec. 15, Twp. 2, NWD,
Plan 1378;
6448 – 144 Street/PID: 012-128-911, Lot 2, Sec. 15,
Twp. 2, NWD, Plan 1378

APPLICANT: Imperial Oil Limited
c/o Equitas Development Corp. (James Evans and
Tim Ankenman)
146 West 2nd Ave.,
Vancouver, B.C. V5Y 1C2

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Sign By-law, 1999, No. 13656", as
amended Part 6, Section 31(2)(c), as follows:

- (a) To increase the permitted fascia sign area from
3.0 square metres (32 sq. ft.) to 6.4 square metres
(69 sq. ft.).

The purpose of the rezoning and development variance
permit is to permit the development of a combined service
gasoline station with accessory uses including a
convenience store, eating establishment and drive-through;
a neighbourhood scale shopping node and ground-oriental
multiple unit residential building.

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.

Note: See Development Variance Permit 7902-0011-00, under Clerk's Report,
Item I.1(a).

The Mayor noted that B. Watkins had indicated support for the proposed project
and not wishing to speak.

There was correspondence on table from Bryan, Joy, D.C. Watkins, and Richard
Bell of Equitas Real Estate Advisors Ltd., expressing support for the proposed
development.

Sandy McLeod, 14090 - 66A Avenue, was in attendance and commented that she
had concerns regarding hours of operation, access and egress points.

Doug Watkins, 14372 - 65 Avenue, was in attendance and commented that he
supports the proposed application.

Tim Ankenman, 1645 West 5th Avenue, Vancouver, B.C., was in attendance and
commented that extensive community consultation had been undertaken with
respect to the proposed development. He continued that the proposal is to build a
service station, commercial buildings, and townhomes with landscaped buffer
areas. He added that the architecture of the commercial space had been matched

with the proposed townhomes and that there would be an environmental clean up of the Archibald Creek area. He continued that one acre would be dedicated as an environmental area. He noted that support had been received from the past and present principals at Sullivan Heights Senior Secondary School. He added that the existing traffic concerns were being addressed through road design work and that the owner has requested unrestricted operating hours or 24 hour operation.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the information and letters of support
submitted by Tim Ankenman be received.

RES.R04-2378

Carried

Murray Weisenberger, 12785 Crescent Road, was in attendance and commented that he does not support the fast food component of the proposed service station in that it is not appropriate to locate convenience stores across from high schools.

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124, Amendment By-law, 2002 No. 14683, Amendment By-law 2004, No. 15457

Rezoning Application: 7904-0159-00

ADDRESS: CIVIC/LEGAL
6955 – 128 Street (also shown as 6943 and
6977 - 128 Street)/
PID: 025-274-716, Lot 1, Sec. 18, Twp. 2, NWD,
Plan LMP52854

APPLICANT: Khangura Investments Ltd.
c/o Santokh Khangura
6979 – 127A Street,
Surrey, B.C. V3W 0V4

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2000, No. 14124" as amended, is hereby further amended as follows:

- (a) Part 2, Section B. Permitted Uses is amended by deleting Section B.1(a)(iv).
- (b) Part 2, Section B. Permitted Uses is amended by inserting new Sub-section 3 immediately following Sub-section 2 as follows:
"3. One convenience store.

- (c) Part 2, Section B. Permitted Uses is amended by inserting new Sub-section 4 immediately following Sub-section 3 as follows:

"4. One *coffee shop* per lot provided that the seating capacity shall not exceed 15 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., as amended."

The purpose of the amendment is to permit the development of a coffee shop (maximum 15 seats) and a convenience store.

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.

Don West, 6980 – 128 Street, was in attendance and commented that there has been a moderate to substantial increase in the amount of garbage on his street. He requested that garbage receptacles be installed on 128 Street.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15458**

Rezoning Application: 7904-0109-00

ADDRESS: CIVIC/LEGAL
Portion of 7651 – 152 Street/PID: 025-730-592, Lot 39,
Sec. 22, Twp. 2, NWD, Plan BCP 6873

APPLICANT: Guildford Golf and Country Ltd.
c/o Aplin & Martin Consultants Ltd. (Eric Adernack)
Suite 201, 12448 – 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone a portion of the property from "Single Family Residential Zone (RF)" to "Golf Course Zone (CPG)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 45, Section I, as follows:

- (a) To reduce the minimum landscaping buffer from 12 metres (40 ft.) to 4 metres (13 ft.) on the east and south lot lines; and
- (b) To reduce the minimum landscaping buffer on the north lot line from 12 metres (40 ft.) to 0 metres (0 ft.).

The purpose of the rezoning and development variance permit is to allow subdivision (lot consolidation) with the Guildford Golf and Country Club.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15462**

Rezoning Application: 7904-0076-00

ADDRESS: CIVIC/LEGAL
14919 – 68 Avenue/PID: 009-310-401, Lot 26, Sec. 15,
Twp. 2, NWD, Plan 23123

APPLICANT: Baljit & Nirmal Chehal
c/o CitiWest Consulting Ltd. (Roger Jawanda)
101 – 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

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

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

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

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15463**

Rezoning Application: 7904-0024-00

ADDRESS: CIVIC/LEGAL
6172 – 150 Street/PID: 002-640-236, Lot "C" Except Part
Subdivided by Plan 32092, Sec. 10, Twp 2, NWD,
Plan 13385
6216 – 150 Street/PID: 001-673-815, Lot 48, Sec. 10,
Twp. 2, NWD, Plan 32092

APPLICANT: Panorama Village Homes Ltd.
c/o Coastland Engineering & Surveying Ltd.
(Greg Sewell),
101 – 19292 – 60 Avenue,
Surrey, B.C. V3S 3M2

PROPOSAL: **BLOCK A**
To rezone a portion of 6172 – 150 street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK B
To rezone all of 6216 – 150 street and a portion of 6172 - 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 as follows:

- (a) In Section H of Part 17A, Subsection H.1, is varied by eliminating Sub-section 1 which requires that driveway access to Lots 44, 29, 28, 27 and 26 be via the rear lane.

The purpose of the rezoning and development variance permit is to allow subdivision into approximately 53 single family residential lots (9 RF-9 lots and 44 RF-12 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.

Note: See Development Variance Permit 7904-0024-00, under Clerk's Report, Item I.1(c).

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

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15460**

Rezoning Application: 7904-0152-00

Councillor Bose left the meeting at 7:28 p.m. due to a potential conflict of interest as his family has property holdings in the area.

ADDRESS: **CIVIC/LEGAL**
16445 Bell Road/PID: 008-146-811, Lot 31, Sec. 12,
Twp 2, NWD, Plan 28528

APPLICANT: Petrus & Helena Boudewyn
c/o Hunter Laird Engineering Ltd.
300 – 65 Richmond Street,
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning to allow subdivision into approximately 6 single family lots in West Cloverdale South NCP Area.

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 R.L. Roden expressing opposition to the proposed development.

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

Councillor Bose returned to the meeting at 7:29 p.m.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15461**

Rezoning Application: 7904-0067-00

ADDRESS: CIVIC/LEGAL
6820 – 192 Street/PID: 006-538-878, Lot 8, Sec. 15,
Twp. 8, NWD, Plan 30315

APPLICANT: Charles and Lois Dillen
c/o McElhanney Consulting Services Ltd.
13160 – 88 Avenue
Surrey, B.C. V3W 3K3

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 allow subdivision into approximately 9 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.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15464**

Rezoning Application: 7904-0030-00

Councillor Bose left the meeting at 7:30 p.m. due to a potential conflict of interest as his family has property holdings in the area.

ADDRESS: CIVIC/LEGAL
6035 – 168 Street/PID: 001-557-921, Lot 9, Sec. 12,
Twp. 2, NWD, Plan 6427

APPLICANT: Cloverdale Land Co. Ltd.
c/o Creekside Architects (Mr. Don Andrew)
150 – 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

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 2-unit townhouse development.

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

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

Councillor Bose returned to the meeting at 7:31 p.m.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2004, No. 15459**

Rezoning Application: 7904-0232-00

ADDRESS: CIVIC/LEGAL
2324 – 156 Street/PID: 009-550-119, Lot 1, Sec. 14,
Twp. 1, NWD, Plan 76752

APPLICANT: Philip Isak
c/o Curteis Demographics Ltd.
204 – 15225 Thrift Avenue,
White Rock, B.C. V4B 2K9

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000," as amended Part 35, Section F, as follows:

- (a) To reduce the north side yard setback from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.);
- (b) To reduce the south side yard setback from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.).

The purpose of the rezoning and development variance permit is to permit the upgrading of an existing building that will accommodate a software development office.

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.

Note: See Development Variance Permit 7904-0232-00, under Clerk's Report, Item I.1(d).

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

**12. Liquor Primary License (Neighbourhood Pub)
Application 7904-0059-00**

ADDRESS: CIVIC/LEGAL
13588 - 88 Avenue
(also shown as 13578 - 88 Avenue)/PID: 025-681-532,
Lot B, Sec. 29, Twp 2, NWD, Plan BCP5741

APPLICANT: Nagina Property Ltd.
8776 - 140 Street
Surrey, B.C. V3W 5L3

PROPOSAL: To acquire a Liquor Primary License, to allow a Neighbourhood Pub with 37 indoor seats and a 32-seat outdoor patio. The hours of operation will be from 11:00 a.m. to 1:00 a.m., Monday through Sunday.

The City Council wishes to determine whether or not residents are in favour of the Provincial Liquor Control and Licensing Branch granting the Liquor Primary License for the proposed Neighbourhood Pub.

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

Note: See Liquor Primary License (Neighbourhood Pub) Application 7904-0059-00 under Clerk's Report, Item I.2(a).

There was correspondence on table from K. and D. Hunchak, A. and D. Allen, Z. Chong, C. Atwood, T. Lawrence, K. Rose, T. Knebel, K. Sandhu, and D. and K. Effa expressing opposition and from V. and K. Oberg expressing concerns regarding the proposed development. There was also a 20-signature petition on table and correspondence from P. and M. Havas expressing support for the proposed project.

Perley Crandlemire, 13564 – 87A Avenue, was in attendance and commented that he objected to the proposed project. He continued that he had concerns regarding increased noise, adequate parking space, garbage on Tulsy Crescent, and safety of young children in the area. He advised that persons attending the public hearing in support of the project do not live in the area. He then noted that the owner had registered him as being undecided when he specifically told him he was opposed to the project.

Ellard Whalen, 13880 – 101 Avenue, was in attendance and commented that he objected to the proposed application. He continued that he owns a pub located at 8593 – 132 Street and reiterated the guidelines for locating pubs within urban areas. He noted that the Hook and Ladder pub is located within four blocks of the proposed application and asked why the owner was not applying for a restaurant license rather than a pub. He noted the owner had purchased an additional lot for parking use within a residential area. He noted concerns raised by staff with respect to adequate parking spaces and traffic in the area. He continued that he believed the owner would pursue an application to provide a liquor store, which would not be suitable within close proximity to Bear Creek Park.

John Devers, 8425 – 133A Street, was in attendance and commented that he supported the proposed application.

Corinne Atwood, 8687 Tulsy Crescent Road East, was in attendance and commented that she objected to the proposed application, citing concerns regarding adequate parking space, increased traffic and speeding vehicles. She continued that she would like the City to address traffic calming measures in the area and continued to address concerns regarding the high collision intersection nearby, access for emergency vehicles, and increased noise.

Robert Kitching, 8671 King George Highway, was in attendance and commented that he was the landlord of a development located at 8672 – 8688 Tulsy Crescent East. He advised that recent development in the area has turned out to be beneficial to those in the area and that he supported the proposed application.

Darla Blace, 13421 – 87A Avenue, was in attendance and commented that she supported the proposed application.

John Cepuran, 8835 King George Highway, was in attendance and commented that he supported the proposed application.

Nadraj Nair, 10630 – 142 Street, was in attendance and commented that he spoke on behalf of the Fijian Soccer League. He continued that the soccer league uses Bear Creek Park and that they do not consume alcohol in the park. He noted that players would be able to utilize the proposed facilities after games. He advised that he supported the proposed application.

Dilwinder Dhillon, 13468 – 87B Avenue, was in attendance and commented that he supported the proposed application.

The Mayor noted that the following persons had expressed an opinion in writing with respect to the proposed development.

NAME	FOR	AGAINST	UNDECIDED
Mandeep Pamma	X		
Mohan Munel	X		
Ed Mutschmann	X		
Mandeep Kajla	X		
Gurpal Kajla	X		
Sundeep Kajla	X		
Hardial Pamma	X		
Manur Kajla	X		
Maghad Ali	X		
Sukhdev Bimmims	X		
Paramjit Sanghera	X		
Rajwant K. Pamma	X		
Amrik Cheema	X		
Nick Chowua	X		
Chillu Sharrine	X		
Kulwinder Sanghera	X		
Navdeep Kajla	X		
Harbhajan S. Pamma	X		
Mary I. Mills	X		
Keith C. Mills	X		
Darshen Singh Kang	X		
Mohinder S. Thandi	X		
Tarsem Sohal	X		
Mr. Parmar	X		
Gurdial Dyal	X		
Charan Kang	X		
Balbir Birk	X		
Harman Gadhr	X		
Sarbjit S. Taggar	X		
Ty Dewar		X	
Jagdeep Gadsu	X		
Jaspal Pannu	X		
Muninderpal Singh Gill	X		
Janet Hildebrand	X		

NAME	FOR	AGAINST	UNDECIDED
Mike Warn	X		
Nirmal Rai	X		
Jagir Singh Samra			X
Majinder Samra			X
Darshan Singh Samra	X		
Taklok Chohan	X		
Len Tennant		X	
Nora Tennant		X	
Jeff Tennant		X	X
Mohan Singh Bains			X
Ajaib Kana	X		
Darshan S. Gill	X		
Kalliopi Massouhs	X		
Darbara Singh	X		
Iqbal S. Parmar	X		
Balvir S. Badesta	X		
Jaspal S. Dayal	X		
Dhillon Joginder Singh	X		
Hardeep S. Gill	X		
Gurnam S. Aujla	X		
Prasad Chadar Sen	X		
Anna Cepuran	X		
Nalini Devi Prasad	X		
Surjit Singh	X		
Ratnesh Dutt	X		
Bryan Watkins		X	
Ajeetpal Narwal	X		
Gurnam Singh Samra	X		
Sukhjit Singh Gill	X		
Gurmail Singh Rai	X		
Jaspal Singh Narwal	X		
Ravinder Saran	X		
Gurbhej Singh Pannu	X		
Kehar Singh	X		
Kanwaljit S. Pannu	X		
Javid Chaudhry	X		
Gurjit Sangha	X		
Am Garcha	X		
Tanjit Garcha	X		
Amarpal Pannu	X		
Amardeep Powar	X		
Mangal Sanghera	X		
Pritpal Dillon	X		
Avtar Singh Brahm	X		
Sukwinder Singh Sanghera	X		

Jason Watson, 8676 Tulsy Crescent East, was in attendance and commented that he supported the proposed application.

Barry Lutz, 13545 – 87B Avenue, was in attendance and commented that he supported the proposed application.

Lysanne Halychuk, 9256 – 124A Street, was in attendance and commented that she had concerns regarding drinking drivers, safety of children in the area, and speeding traffic.

Murray Weisenberger, 12785 Crescent Street, was in attendance and commented that he objected to the proposed application and noted concerns regarding the timing of the public hearing for this application.

Paul Bunt, Principle, Bunt & Associates Ltd., was in attendance and commented that his firm had been retained by the proponent to undertake a parking analysis of the site. He continued that Surrey's By-law makes provision for a 25% reduction in mixed use applications noting there would be some parking space sharing during peak times. He advised that pub peak times would be during the evening and that adequate parking space would be provided.

Oleg Verbenkov, 7486 – 130 Street, was in attendance and commented that he is the land use planner for the proposed project. He continued that concerns regarding garbage on Tulsy Crescent are alleviated through garbage pick up by the owner. He noted the owner had been leaving the gate unlocked at night at the request of some residents but that he would be amenable to locking it again. He continued that 88 Avenue and King George Highway had been shown to be a high collision intersection, however, due to the development in the area, there has been an increase in visibility in the area resulting in a reduction to the number of accidents. He added that the pub manager would have the responsibility of ensuring the safe departure of customers and inappropriate noise levels emanating from the parking area.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That the information, correspondence, and

25-signature petition submitted by Mr. Verbenkov be received.

RES.R04-2379

Carried

Len Tennant, 12992 Glengarry Crescent, was in attendance and commented that there are three pubs in the surrounding area. He noted his planning background and experience as a pub manager. He advised that he objected to the proposed application citing poor location and increased traffic congestion. He discussed the history of neighbourhood pubs in the province. He added that in the last 4 or 5 years, there have been numerous changes to liquor licensing to the detriment of neighbourhood pubs and commented on concerns regarding the proposed design, liquor primary licensing, adequate parking, proximity to schools and parks, increased traffic, and proposed hours of operation.

4. Agricultural Advisory Committee - September 2, 2004

RES.R04-2384 (a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Agricultural
Advisory Committee meeting held on September 2, 2004, be received.
Carried

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

Notice of Pre-construction Activities for the Highway 10 Improvement Project

RES.R04-2385 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the motion stating that during
construction on Highway 10 and 176 Street, that Council consider the
installation of traffic signals in view of the volume of farm traffic in the
area, for example, 152 Street and Colebrook Road, and 152 Street and
40 Avenue be referred to staff for review.
Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - July 20, 2004

RES.R04-2386 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Board of Variance
meeting held on July 20, 2004, be received.
Carried

2. Special Surrey Heritage Advisory Commission - August 12, 2004

RES.R04-2387 (a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Special Heritage
Advisory Commission meeting held on August 12, 2004, be received.
Carried

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

Heritage Canada Foundation – Annual Conference 2004

It was Moved by Councillor Steele
Seconded by Councillor Watts
That Commissioner Lindenbach of the
Heritage Advisory Commission be permitted to attend the Heritage
Canada Foundation Annual Conference, scheduled for September 9 – 11,
2004 in Saint John, New Brunswick, and that expenses be approved in
accordance with Council policy.

RES.R04-2388

Carried

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **GURU GRANTH SAHIB**
September, 2004

WHEREAS Guru Granth Sahib, the Sikh Scripture, is a compilation of the divine wisdom to the Sikh Gurus and saints of other faiths reaffirming the fundamental unity of all religions; and

WHEREAS the Sikh Scripture embodies the universal message of truth, compassion, peace, equality, sharing and service towards all humankind; and

WHEREAS the Guru Granth Sahib stresses the democratic way of life and the equality of all people. It seeks universal peace and goodwill of all mankind with emphasis on moral actions, noble living and working for the welfare of all people; and

WHEREAS 2004 marks the 400th anniversary of the first installation of the Guru Granth Sahib at Darbar Sahib, commonly known as the Golden Temple in Amritsar; and

WHEREAS Sikhs have been a part of the Province of British Columbia since the early 1900's when pioneers settled in areas around the province; and

WHEREAS Sikhs in the Province of British Columbia are a vibrant community and contribute significantly to the economic, social, and cultural well-being of the Province and its citizens;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of September, 2004 as "GURU GRANTH SAHIB" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

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

G. CORPORATE REPORTS

- 1. The Corporate Reports, under date of September 7, 2004, were considered and dealt with as follows:

Item No. R220 Land Acquisition for a Public Off-Street Parking Lot
File: 0870-40/12; 0870-01

The General Manager, Engineering submitted a report concerning the acquisition of land for a public off-street parking lot.

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 acquisition of
PID No. 003-439-313 (17684 - 57A Avenue) for use as a public parking lot, for
the amount of \$250,000.

RES.R04-2389

Carried

Item No. R221 Sale of Residential Building Lots Located at 11967 &
11981 - 98 Avenue
File: 0910-40/76

The General Manager, Engineering submitted a report concerning the sale of residential building lots at 11967 and 11981 - 98 Avenue.

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

It was
City-owned lots known as PID No. 025-933-736 (11967 - 98 Avenue) and
PID No. 025-933-701 (11981 - 98 Avenue).
RES.R04-2390

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the sale of the vacant
Carried

Item No. R222 Road Closure at 2570 King George Highway
File: 0910-30/36C; 7902-0358

The General Manager, Engineering submitted a report concerning the road closure at 2570 King George Highway.

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

It was
bring forward a By-law for consideration by Council to close and remove the dedication as highway of a $\pm 4,230$ ft.² (± 393 m²) opened portion of road fronting 2570 King George Highway.
RES.R04-2391

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the City Clerk to
Carried

Item No. R223 Road Closure at 72 Avenue & 152 Street
File: 7996-0076; 0910-30

The General Manager, Engineering submitted a report concerning a road closure at 72 Avenue and 152 Street.

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

It was
of a ± 582 ft.² (± 54.1 m²) unopened portion of road at 152 Street and 72 Avenue as outlined in the attached Corporate Report R155.
RES.R04-2392

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the previously approved sale
Carried

Item No. R224 Road Closure at 113B Avenue & 131 Street
 File: 7803-0320; 0910-30

The General Manager, Engineering submitted a report concerning a road closure at 113B 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 approve the previously approved sale of a ±5,608 ft.² (±521 m²) unopened portion of road at 113B Avenue and 131 Street as outlined in the attached Corporate Report R156.

RES.R04-2393 Carried

Item No. R225 Contract Award ITT# 1220-20-14-04 "2004 Annual Pavement Cut Program"
 File: 2320-20

The General Manager, Engineering submitted a report to award the above noted contract which involves the repair of pavement cuts, crack inhibiting membrane, pavement patching, and asphalt curbing on Surrey roadways. The duration of the agreement shall be for up to three (3) one (1) year contracts. This contract may be renewed for year two (2) and year three (3), at the discretion of the General Manager of Engineering or designate. Tenders were received as follows:

Contractor	Tendered Price (including GST)
Aggressive Roadbuilders Ltd.	\$482,495
Grandview Blacktop Ltd.	\$526,850
Imperial Paving Ltd.	\$530,715
Winvan Paving Ltd.	\$539,200
Columbia Bitulithic Ltd.	\$539,739

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the "2004 Annual Pavement Cut Program" contract be awarded to Aggressive Roadbuilders Ltd. in the amount of \$482,495, including GST.

RES.R04-2394 Carried

Item No. R226 Riparian Areas Regulations - Ministry of Water Land and Air Protection
File: 0410-20(MWLAP); 0250-07

The General Manager, Engineering submitted a report concerning riparian areas regulations.

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. Council receive this report for information purposes;
2. Council be aware of the inadequate timelines afforded Local Governments to implement the new Regulations;
3. Council be aware of the potential downloading associated with the Regulations and additional resource demands that may be placed on the City;
4. A copy of this report be forwarded to the Provincial and Federal Governments and UBCM; and
5. A copy of this report be forwarded to the Environmental Advisory Committee for comment and review.

RES.R04-2395

Carried

Item No. R227 68 Avenue Traffic Calming
File: 7802-0358; 3804-551; 7902-0358

The General Manager, Engineering submitted a report to:

- provide information to Council regarding existing and potential traffic concerns on 68 Avenue that were raised at the November 17, 2003, public hearing;
- present the results of public consultation carried out in response to those concerns; and
- seek Council approval to implement traffic calming measures on 68 Avenue as per NCP Modified Option 2.

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. 68/68A Avenue be opened to Highway 15 (176 Street) to operate as a 2-lane collector road in accordance with the original North Cloverdale West Neighbourhood Concept Plan (NCP).
2. Traffic calming measures be constructed on 68/68A Avenue as outlined in this report.

RES.R04-2396

Carried

Item No. R228 Engineering Local Improvement - 2004 Street Lighting
 Rate Review
 File: 5320-00

The General Manager, Engineering submitted a report to revise the frontage fees charged to the benefiting property owners for street light upgrading performed under the Local Improvement Program to reflect actual construction costs based on actual dimensions of the lot benefiting from the street lighting.

To replace minimum/maximum restrictions on lot dimensions with cost-share on an equal basis among residents, with special provisions for corner lots.

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 owners' share for street lighting, under the Local Improvement Program, be amended to replace specific rates with actual construction costs and Local Improvement By-law No. 3250 be amended accordingly.
2. The City Policy R-6 (Frontage Tax Assessment Rolls) be revised by deleting Section (j) B(1) to eliminate the minimum/maximum qualifying frontage of 18.28 metres. Residents with frontage or flankage abutting the works would share in the cost on an equal basis. Rules for corner lots would remain unchanged except for the elimination of the minimum/maximum restrictions on lot dimensions.
3. Council direct the City Clerk to bring forward the necessary amendment by-law for the required readings.

RES.R04-2397

Carried

Note: See By-law 15486, Item H.16.

Item No. R229 Amendments to Surrey Zoning By-law, 1993, No. 12000 in Relation to "Government Liquor Stores" and Amendments to Several Comprehensive Development Zones in Relation to "Liquor Stores"
File: 4320-50; 3900-20-12000; 3900-20-5942

The General Manager, Planning & Development submitted a report to obtain Council approval for refinements to the City's zoning by-laws, related to the definitions of, and locations for, private liquor stores (licensee retail stores) and government operated liquor stores in Surrey.

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

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

1. Receive this report as information;
2. Approve a text amendment to Comprehensive Development By-law No. 10911, under Surrey Zoning By-law, 1979, No. 5942, as documented in Appendix I, to remove "liquor stores and tobacconists" as a permitted use;
3. Approve text amendments to Comprehensive Development By-law Nos. 11302 and 11590, under Surrey Zoning By-law, 1979, No. 5942, as documented in Appendices II and III, to remove "liquor stores and tobacconists" as a permitted use and replace this use with the "liquor store" permitted use and related definition;
4. Approve text amendments to Surrey Zoning By-law, 1993, No. 12000, as amended, as documented in Appendix IV, to add a definition of government liquor store and to clarify that government operated liquor store is included under the definition of "retail store"; and
5. Authorize the City Clerk to bring forward the necessary amendment by-laws for the required readings and to set a date for the related Public Hearings.

RES.R04-2398

Carried

Item No. R230 Land Development Application Approvals and Student Yield Estimates
File: 0510-01

The General Manager, Planning & Development submitted a report to advise Council on the process that staff intend to follow in providing information to Council regarding student yield projections from proposed residential developments. This information will be provided in the Planning report to Council related to each such development application.

The General Manager, Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Corporate Report No. R230 be

received for information.

RES.R04-2399

Carried

Item No. R231 Township of Langley Public Hearing - Rural Community Plan Amendment and Rezoning Related to Property at 196 Street and Zero Avenue - Highpoint Country Club Inc.
File: 0480-01

The General Manager, Planning & Development submitted a report concerning to provide Council with information regarding a proposed development in the Township of Langley at 196 Street and Zero Avenue, immediately abutting the City of Surrey for which bylaw amendments will be considered at a Public Hearing to be held on September 8, 2004 and to seek authorization from Council relative to forwarding comments to the Township of Langley Council, regarding the subject development proposal and related bylaw amendments on or prior to the subject Public Hearing.

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

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

1. Receive this report as information; and
2. Authorize the City Clerk to forward a letter to the Township of Langley (as input to the Public Hearing related to proposed bylaw amendments to the Township's Rural Community Plan, Rezoning Bylaw No. 4322 and Subdivision and Development Control Bylaw No. 4323 that, if adopted, will allow for the development of a 157 lot, fee simple, equestrian themed, fully serviced rural estate subdivision at 196 Street and Zero Avenue):

- (a) That advises that the subject development is inconsistent with the City of Surrey plans for the property in the City immediately adjacent to the subject development site, which has a rural character and is used predominantly for agricultural purposes;
- (b) That further advises, that if the Township of Langley decides to allow the proposed development to proceed, the City of Surrey requests an opportunity, prior to final adoption of the subject bylaws, to review and assess the Stormwater Management Plan related to the development in that the runoff from the development may impact properties in Surrey, to review studies being undertaken by the Township of Langley and/or the developer related to confirming that the proposed development will not have a negative impact on groundwater wells in Surrey and to review the possibility of a water main to the Surrey boundary on 3A Avenue;
- (c) That requests that the City of Surrey be provided with an opportunity for input into any updates to the Brookwood/Fernridge Community Plan that are proposed to be undertaken by the Township of Langley; and
- (d) That includes, as an attachment, a copy of this Corporate Report.

RES.R04-2400

Carried

Item No. R232 Participation in the Sustainable Cities Mission to
Bucharest, Romania
File: 0470-20

The City Manager submitted a report concerning participation in the Sustainable Cities Mission to Bucharest, Romania

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council:

1. Approve the participation of the City Manager in Industry Canada's Sustainable Cities Mission to Bucharest during September 28 - 30, 2004.

RES.R04-2401

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15465"

7903-0405-00 - Ranjeet Singh Rai, Tass Developments Inc. c/o Pacific Land Resource Group (Edwin Lee)

RA, RF and RH (BL 12000) to RF (BL 12000) - 16207, 16221 and 16239 - 96 Avenue - to permit the development of 16 single family lots.

Approved by Council: July 19, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15465" pass its third reading.
Carried

RES.R04-2402

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15442"

7902-0223-00 - V.W.R. Capital Corp., c/o Equitas Development Corp.
(James Evans and Tim Ankenman)

RA (BL 12000) to CD (BL 12000) - 14467 - 64 Avenue - to permit the development of a commercial and ground oriented multiple unit residential project.

Approved by Council: July 5, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15442" pass its third reading.
Carried with Councillor Bose against.

RES.R04-2403

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15443"

7902-0011-00 - Imperial Oil Limited, c/o Equitas Development Corp.
(James Evans and Tim Ankenman)

RA (BL 12000) to CD (BL 12000) - 6418 and 6448 - 144 Street - to permit the development of a combined service gasoline station with accessory uses including a convenience store, eating establishment and drive-through; a neighbourhood scale shopping node and ground-oriented multiple unit residential building.

Approved by Council: July 5, 2004

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15460"

7904-0152-00 - Petrus and Helena Boudewyn, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 16445 Bell Road - to allow subdivision into approximately 6 single family lots in West Cloverdale South NCP Area.

Councillor Bose left the meeting at 9:17 p.m. due to a potential conflict of interest as his family has property holdings in the area.

Approved by Council: July 19, 2004

It was

Moved by Councillor Hunt

Seconded by Councillor Priddy

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15460" pass its third reading.

RES.R04-2409

Carried

Councillor Bose returned to the meeting at 9:18 p.m.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15461"

7904-0067-00 - Charles and Lois Dillen, c/o McElhanney Consulting Services Ltd.

RA (BL 12000) to RF-9C (BL 12000) - 6820 - 192 Street - to allow subdivision into approximately 9 small single family lots with coach houses in East Clayton.

Approved by Council: July 19, 2004

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15461" pass its third reading.

RES.R04-2410

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15464"

7904-0030-00 - Cloverdale Land Co. Ltd., c/o Creekside Architects (Don Andrew)

RA (BL 12000) to CD (BL 12000) - 6035 - 168 Street - to permit the development of a 22-unit townhouse development.

Councillor Bose left the meeting at 9:19 p.m. due to a potential conflict of interest as his family has property holdings in the area.

Approved by Council: July 19, 2004

<p>It was</p> <p>No. 12000, Amendment By-law, 2004, No. 15464" pass its third reading.</p> <p>RES.R04-2411</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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Councillor Bose returned to the meeting at 9:19 p.m.

- 11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15459"
- 7904-0232-00 - Phillip Isak, c/o Curteis Demographics Ltd.

RF (BL 12000) to C-5 (BL 12000) - 2324 - 156 Street to permit the upgrading of an existing building that will accommodate a software development office.

Approved by Council: July 19, 2004

Note: See Development Variance Permit 7904-0232-00 under Clerk's Report, Item I.1(d).

<p>It was</p> <p>No. 12000, Amendment By-law, 2004, No. 15459" pass its third reading.</p> <p>RES.R04-2412</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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FINAL ADOPTIONS

- 12. "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

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 Road at 61 Avenue and 168 Street By-law,
 2004, No. 15450" be finally adopted, signed by the Mayor and Clerk, and sealed
 with the Corporate Seal.

RES.R04-2413

Carried

13. "Surrey Close and Remove the Dedication of Highway of a Portion of
 King George Highway at 152 Street By-law, 2004, No. 15468"

3900-20-15468/7803-0099 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
 376 square metres of unopened portion of King George Highway at 152 Street.
 This by-law is intended to facilitate a commercial 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 19, 2004
 Corporate Report Item No. R176

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of King George Highway at 152 Street
 By-law, 2004, No. 15468" be finally adopted, signed by the Mayor and Clerk, and
 sealed with the Corporate Seal.

RES.R04-2414

Carried

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane at
 88 Avenue and 160 Street By-law, 2004, No. 15469"

3900-20-15469/7803-0066-00 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
 298.3 square metres of Lane at 88 Avenue and 160 Street. This by-law is
 intended to facilitate the phased development of a 400 seat regional church, care
 facility, and assembly hall. In accordance with the *Community Charter*,
 S.B.C. 2003 c.26 disposition of the lane will be considered by Council at a later
 date.

Approved by Council: July 26, 2004
Corporate Report Item No. R207

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Lane at 88 Avenue and 160 Street By-law,
2004, No. 15469" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R04-2415

Carried

- 15. "Surrey Close and Remove the Dedication of Highway of a Portion of Road at
108 Avenue and 157A Street By-law, 2004, No. 15470"

3900-20-15470/7802-0184-00 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
849.3 square metres of Road at 108 Avenue and 157A Street. This by-law is
intended to facilitate a 12 lot 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 26, 2004
Corporate Report Item No. R205

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road at 108 Avenue and 157A Street
By-law, 2004, No. 15470" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.

RES.R04-2416

Carried

INTRODUCTIONS

- 16. "Local Improvements Cost Sharing By-law, 1970, No. 3250, Amendment By-law,
2004, No. 15486"

3900-20-15486/5320-00 - Regulatory By-law Text Amendment

"Local Improvements Cost Sharing By-law, 1970, No. 3250" as amended, is
further amended by replacing Section 7 Ornamental Street Lighting. This

amendment is necessary to revise costs to reflect actual construction costs based on actual frontage or flankage.

Approved by Council: To be approved.
Corporate Report Item No. R228

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R228.

It was
By-law, 1970, No. 3250, Amendment By-law, 2004, No. 15486" pass its first reading.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Local Improvements Cost Sharing

RES.R04-2417

Carried

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

It was
By-law, 1970, No. 3250, Amendment By-law, 2004, No. 15486" pass its second reading.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Local Improvements Cost Sharing

RES.R04-2418

Carried

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

It was
By-law, 1970, No. 3250, Amendment By-law, 2004, No. 15486" pass its third reading.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Local Improvements Cost Sharing

RES.R04-2419

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7902-0011-00**
Imperial Oil Limited
c/o Equitas Development Corp. (James Evans and Tim Ankenman)
6418 & 6448 - 144 Street

To increase the permitted fascia sign area requirement from 3.0 square metres (32 sq. ft.) to 6.4 square metres (69 sq. ft.), to permit the development of a combined service gasoline station with accessory uses including a convenience store, eating establishment and drive-through; a neighbourhood scale shopping node and ground-oriental multiple unit residential building.

Note: See By-law 15443, Item H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0011-00 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.R04-2420

Carried with Councillor Bose against.

- (b) **Development Variance Permit No. 7904-0109-00**
Guildford Golf and Country Ltd.
c/o Aplin & Martin Consultants Ltd. (Eric Adernack)
Portion of 7651 - 152 Street

To reduce the minimum landscaping buffer requirement from 12 metres (40 ft.) to 4 metres (13 ft.) on the east and south lot lines; and to reduce the minimum landscaping buffer requirement on the north lot line from 12 metres (40 ft.) to 0 metres (0 ft.), to allow subdivision (lot consolidation) with the Guildford Golf and Country Club.

Note: See By-law 15458, Item H.5.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0109-00 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.R04-2421

Carried

- (c) **Development Variance Permit No. 7904-0024-00**
Panorama Village Homes Ltd.
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)
6172 & 6216 - 150 Street

To vary Section H of Part 17A, Subsection H.1, by eliminating Sub-section 1 which requires that driveway access to Lots 44, 29, 28, 27 and

26 be via the rear lane, to allow subdivision into approximately 53 single family residential lots (9 RF-9 lots and 44 RF-12 lots).

Note: See By-law 15463, Item H.7.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0024-00 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.R04-2422

Carried

(d) **Development Variance Permit No. 7904-0232-00**

Philip Isak
c/o Curteis Demographics Ltd.
2324 - 156 Street

To reduce the north side yard setback requirement from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.); and to reduce the south side yard setback requirement from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.), to permit the upgrading of an existing building that will accommodate a software development office.

File: 7904-0232-00

Note: See By-law 15459, Item H.11.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0232-00 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.R04-2423

Carried

(e) **Development Variance Permit No. 7904-0101-00**

Bolivar Heights Market Ltd.
13916 Grosvenor Road

To reduce the minimum rear yard setback requirement from 20 metres (66 ft.) to 7.5 metres (25 ft.), to permit the construction of a convenience store with gas bar and residence.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0101-00 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.R04-2424

Carried

- (f) **Development Variance Permit No. 7904-0263-00**
D.M.H. Equities Ltd., c/o Roger Romses
13853 - 104 Avenue (also shown as 13889 – 104 Avenue)

To waive the requirement that all parking spaces be located underground
or within a building envelope, to permit an addition to an existing office
building in the Surrey City Centre.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0263-00 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.R04-2425

Carried

- (g) **Development Variance Permit No. 7904-0108-00**
Vera Williamson
c/o Paul Chislett
18375 - 60 Avenue

The Mayor noted that Development Variance Permit No. 7904-0108-00
was not in order for consideration at this time.

- (h) **Development Variance Permit No. 7903-0474-00**
City of Surrey, c/o Ding Torrijos
5610 to 5642 - 176A Street,
17704 - 56A Avenue, 17675 - 56 Avenue, and 17683 and
17705 - Highway No. 10 (56 Avenue)

To reduce the number of required off-street parking spaces from 120 to 98, to permit the development of the Surrey Learning and Discovery Centre.

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

Note: See Development Permit 7903-0474-00 under Clerk's Report, Item I.3(a).

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

No. 7903-0474-00 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.R04-2426

Carried

- (i) **Development Variance Permit No. 7904-0240-00**
The Owners, Strata Corporation BCS15
c/o Gurdip Hans
 Portion of 12651 - 80 Avenue

To reduce the minimum rear yard setback requirement for accessory structures from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and to increase the maximum building height for accessory structures from 6 metres (20 ft.) to 7.2 metres (24 ft.), to permit the construction of a dust collector, adjacent to two strata units (Units No. 121 and Unit No. 122).

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

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

No. 7904-0240-00 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.R04-2427

Carried

(j) **Development Variance Permit No. 7904-0059-00**
Nagina Property Ltd.
13588 - 88 Avenue

To reduce the required number of on-site parking spaces from 80 to 68 to allow a neighbourhood pub at Bear Creek Plaza.

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

Note: See Liquor Primary License (Neighbourhood Pub) Application 7904-0059-00, under Clerk's Report, Item I.2(a).

It was Moved by Councillor Steele
Seconded by Councillor Bose
That Development Variance Permit
No. 7904-0059-00 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.R04-2428

Carried with Councillors Priddy, Hunt and Bose against.

2. Formal Approval of Liquor Primary License (Neighbourhood Pub) Application 7904-0059-00
Nagina Property Ltd.
13588 - 88 Avenue (also shown as 13578 - 88 Avenue)

To acquire a Liquor Primary License, to allow a Neighbourhood Pub with 37 indoor seats and a 32-seat outdoor patio. The hours of operation will be from 11:00 a.m. to 1:00 a.m., Monday through Sunday.

Note: See Development Variance Permit 7904-0059-00, under Clerk's Report, Item I.1(j).

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

After taking into account the following criteria outlined in the Planning Report dated July 5, 2004:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;

- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

after holding a Public Hearing on September 7, 2004, in accordance with Council policy, to gather the views of area residents and businesses with respect to the proposed liquor primary applications; and

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice;

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

1. a maximum capacity of 37 indoor seats and 32 outdoor patio seats; and
2. hours of operation to be 11:00 a.m. to 1:00 a.m., Monday to Sunday."

RES.R04-2429

Carried with Councillors Bose, Priddy, and Hunt against.

3. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0474-00**
City of Surrey
17704 - 56A Avenue, 17705 & 17683 - 56 Avenue

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

"That Development Permit No. 7903-0474-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See Development Variance Permit 7903-0474-00 under Clerk's Report, Item I.1(h).

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

No. 7903-0474-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R04-2430

Carried

4. Delegation Requests

- (a) **Mike Proudfoot, Executive Director**
Gateway Program
Ministry of Transportation
 File: 8630-20; 0550-20-10

Requesting to appear before Council, separate from the regular Council process, to make a 10 - 20 minute presentation to provide an introduction to the program objectives, the present status of the Gateway Program, the draft scope currently under development and the proposed municipal and public consultation process.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the letter from Mike Proudfoot,
 Executive Director, Gateway Program, Ministry of Transportation be received.

RES.R04-2431

Carried

- (b) **Bill Stewart, President & CEO**
YMCA of Greater Vancouver
 File: 0250-20; 0550-20-10

Requesting to appear before Council to make a presentation regarding the YMCA and to discuss how the City and the YMCA can work together to build a solid foundation for strong and healthy children, families and communities.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Bill Stewart, President & CEO, YMCA
 of Greater Vancouver be heard as a delegation at Council-in-Committee.

RES.R04-2432

Carried

J. CORRESPONDENCE

ACTION ITEMS

- 1. Letter dated July 30, 2004, from **J. Marvin Hunt, Chair, GVRD Board of Directors**, advising that on June 25, 2004, the Greater Vancouver Regional District (GVRD) Board of Directors adopted the following resolution with respect to the Model Municipal Anti-Idling By-law, and seeking Council's consideration of this matter:

"That the Board:

- (a) endorse the model anti-idling bylaw for the municipalities to adopt at their own discretion; and
- (b) forward this report and the attached draft model anti-idling bylaw to member municipalities."

File: 3900-02; 0450-01

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the letter dated July 30, 2004, from
 J. Marvin Hunt, Chair, GVRD Board of Directors be referred to staff.

RES.R04-2433

Carried

K. NOTICE OF MOTION

L. ANY OTHER BUSINESS

- 1. **Auto Dealerships on 104 Avenue**

Councillor Villeneuve requested staff address issues regarding noise and lighting at auto dealerships as referenced in a recently submitted petition.

- 2. **RCMP Staffing Levels**

Councillor Bose requested an opportunity to review and consider the Five Year Financial Plan and for thorough discussion on the financing of Surrey's police officers.

- 3. **Parking at Surrey Sports & Leisure Complex**

Councillor Priddy asked if the information regarding parking for the proposed project near the Surrey Sports & Leisure Complex was provided to the public.

M. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R04-2434

Carried

The Regular Council- Public Hearing adjourned at 9:44 p.m.

Certified correct:



City Clerk



Mayor