



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 29, 2004
Time: 7:00 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Council-in-Committee - November 15, 2004

- (a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the
Council-in-Committee meeting held on November 15, 2004, be received.
RES.R04-3217 Carried

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

Item No. C010 New Web Mapping System and Naming Contest
File: 5210-01

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

1. This report be received as information regarding the new web mapping system.
2. Council select COSMOS (City of Surrey Mapping Online System) as the name for the new Web Mapping System.

RES.R04-3218 Carried

2. Regular Council - Land Use - November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Regular Council –
Land Use meeting held on November 15, 2004, be adopted.
RES.R04-3219 Carried

3. Regular Council - Public Hearing - November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Regular Council -
Public Hearing meeting held on November 15, 2004, be adopted.
RES.R04-3220 Carried

4. Special (Regular) Council - November 22, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Special (Regular)
Council meeting held on November 22, 2004, be adopted.
RES.R04-3221 Carried

5. Regular Council - Land Use - November 22, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Regular Council –
Land Use meeting held on November 22, 2004, be adopted.
RES.R04-3222 Carried

B. DELEGATIONS - PRESENTATIONS

1. Rachel Becket

File: 0430-20; 0550-20-10

Rachel Becket was in attendance to receive the Certificate of Commendation, based on the recommendations of the Canadian Decorations Advisory Committee, in recognition of her actions of bravery following an incident in Surrey on June 6, 2003.

Fire Chief Garis was in attendance and provided the following comments:

- On June 6, 2003, during a residential structure fire at 15070 – 66 Avenue, when Sandy Dewell, a neighbour, heard the fire alarm and ran to Rachel Becket's suite to get help.
- Both Sandy Dewell and Rachel Becket went next door and discovered the occupant, Mr. Barry trying to dial 911, with his wife, Velma Barry, still inside the smoke-filled suite.
- Sandy Dewell helped Mr. Barry call 911 for help and Rachel Becket went into the suite in smoke conditions, located Mrs. Barry, pulled her out of the suite and saved her life.
- It is commendable when citizens such as Rachel Becket risk their lives on behalf of others.
- Rachel Becket risked her own life to save another's; a true act of courage and bravery.
- Surrey Fire Services discourages citizens from putting their lives at risk, but the selfless action by Rachel Becket saved the life of Mrs. Barry.

The Mayor commented that, in 1993, the Governor General of Canada approved the creation of a Certificate of Commendation to be issued to those persons making significant contributions by providing assistance to others in a selfless manner. He continued that it was his honour, on behalf of Council, and the residents of Surrey, to present the Governor General of Canada's Certificate of Commendation to Rachel Becket, in recognition of her bravery in rescuing Mrs. Thelma Barry from a fire on June 6, 2003. The Mayor then presented the Certificate of Commendation to Rachel Becket.

B. DELEGATIONS – PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15567

Rezoning Application: 7904-0352-00

CIVIC ADDRESS: Portion of 6651 – 186 Street

APPLICANT: City of Surrey
c/o S.J.M.A. Holdings Ltd./521592 B.C. Ltd.
8469 – 164A Street,
Surrey, B.C. V4N 3G8

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

The purpose of the rezoning is to allow subdivision into two single family lots and parkland with the adjacent lot to the south at
6599 – 186A Street.

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.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15568**

Rezoning Application: 7904-0226-00

CIVIC ADDRESS: 19010 - 72 Avenue

APPLICANT: 667226 B.C. Ltd.
c/o McElhanney Consulting 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 10 small single-family lots with coach houses.

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. 15571**

Rezoning Application: 7904-0286-00

CIVIC ADDRESS: 2901 King George Highway

APPLICANT: Annette Demitri
c/o Denis Turco Architect Inc. (Denis Turco)
100 - 1627 Ingleton Avenue
Burnaby, B.C. V5C 4L8

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

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 21, Section F, as follows:

- (a) To reduce the south side yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a 13-unit townhouse development.

Note: See Development Variance Permit 7904-0286-00 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 was correspondence on table from D. Robertson, President, Strata Council LMS 1874 expressing support for the project and concerns regarding access, easement, and heritage trees.

The Mayor noted that D. Robertson had registered concerns regarding the variance and not wishing to speak.

Louie Demetri, 2901 King George Highway, was in attendance and commented that staff had been helpful in developing a concept design and that he supported the proposed application.

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15572

Rezoning Application: 7904-0146-00

CIVIC ADDRESS: 15223 - 36 Avenue and 3636 - 152 Street

APPLICANT: Donald & Lorette Clipperton and Ernest & Alice Kupchyk
c/o Porte Realty (David Porte)
670 - 1665 W. Broadway,
Vancouver, B.C. V6J 1X1

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

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 21, Section F, as follows":

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.); and
- (b) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the unit at the north-east corner of the site; and to 2.7 metres (9 ft.) to permit two (2) visitor parking stalls.

The purpose of the rezoning and development variance permit is to permit the development of 33 townhouse units.

Note: See Development Variance Permit 7904-0146-00 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 properties was indicated to the Public Hearing.

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. 15573**

Rezoning Application: 7903-0328-00

CIVIC ADDRESS: 11356 - 142 Street

APPLICANT: Malkit Swaich
c/o Acumar Consulting Engineering Ltd.
(Kuldip Randhawa)
10929 - 140 Street
Surrey, B.C. V3R 3G3

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", Part 16, Section F and K, as follows:

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 5.9 metres (19.5 ft.) for proposed Lot A; and;
- (b) To reduce the lot depth from 28 metres (90 ft.) to 23.5 metres (77.1 ft.) for proposed Lot A.

The purpose of the rezoning and development variance permit is to allow subdivision into two single family lots and retain an existing house.

Note: See Development Variance Permit 7903-0328-00 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 property was indicated to the Public Hearing.

There was a 107-signature neighbourhood petition, and correspondence on table from G. and K. Mattick, J. and S. Hill expressing opposition to the proposed development.

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

NAME	FOR	AGAINST	UNDECIDED
K. Eisner		X	
M. Swaich	X		
A. Barthallitta		X	
A. Sabba	X		
M. Grenier		X	
S. Jackson		X	
P. Caloz		X	
T. Shoker	X		
H. Grewal	X		
B. Mann	X		
L. Brring	X		
E. Swaih	X		
K. Mattick		X	
G. Spick		X	
A. Gill	X		
R. Walker		X	
J. Hill		X	
R.A. Bailey		X	
J. Sterling		X	
P. Swaich	X		
C. Gill	X		
D. Durnford	X		
J. Webster		X	

Brad Jackson, 14253 Grosvenor Road, was in attendance and commented that he opposed the proposed development application due to drainage problems and secondary suites.

Shirley Hill, 11485 – 142 Street, was in attendance and commented that she opposed the proposed development application based on concerns regarding drainage, safety, secondary suites, narrow road width, dangerous intersections,

lack of bicycle lanes, and lot size. She continued that the development location map does not provide sufficient information regarding access roads in the area.

Quinton Talbot, 11387 – 147 Street, was in attendance and commented that he had concerns regarding minimum lot size, side yard setback variances, and higher density development. He continued that he opposed the proposed development.

Rosa Beer, 14263 Grosvenor Road, was in attendance and commented that her family purchased property in 1957. She stated that she also owned property located at 11390 – 142 Avenue, adjoining the property in question. She related concerns regarding increased traffic, removal of significant trees, and higher density development. She added that she opposed the proposed application.

Robert Spick, 11519 – 142 Street, was in attendance and commented that he opposed the proposed development application. He advised he had concerns regarding safety, road width, increased traffic, parking, and drainage. He noted that an earlier application regarding 11410 – 142 Street was not approved by Council and he asked Council's support for the residents.

Bill Wardle, 11455 McBride, was in attendance and commented that Grosvenor Road is the main arterial road to the Fraser River. He stated concerns regarding the proposed building setback, increased property taxes, higher density development, and access and egress points. He noted that he was opposed to the proposed development application.

Les Talbot, 11387 – 142 Street, was in attendance and commented that he is Chair of the Neighbourhood Committee. He stated that the community is opposed to the proposed development application.

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That the 133-signature petition as submitted

by Les Talbot be received.

RES.R04-3223

Carried

He continued that he had concerns regarding road access and that the map indicating the location of local roads is misleading. He added that the only viable road development would be the portion of 114A Street between 142 Street and McBride Drive. He commented on the public information meeting, noting that the area residents were not supportive of the proposed application. He stated that the applicant had advised him that he was proposing to build a single family home and gave a verbal agreement. Mr. Talbot expressed concerns regarding parking violations on 142 Street, traffic flow problems, and serious safety hazards.

He commented on water and drainage problems in the area and noted that many local residents have suffered severe water problems not evident prior to new construction. He discussed concerns regarding boulevard repair, maintenance, lack of street lighting, sidewalks, preservation of neighbourhood character, and higher density development. He stated that area residents have not been provided

with any building design guidelines, in particular building massing and design that does not conform with the existing character of the neighbourhood. He related that the proposed small lot development does not fit in with the character of the neighbourhood and the community residents do not support the proposed reduction in lot size.

Ales Eisner, 11463 McBride Drive was in attendance and commented that he opposed the proposed development application. He continued that recent construction of a monster home has negatively affected the neighbourhood character, increased parking problems, devalued property values, and enjoyment of homes. He stated he did not support the proposed development application.

Gene Mattick, 11443 McBride Drive, was in attendance and commented that he opposed the proposed development application.

Updesh Bhattar, 14267 Currie Drive, was in attendance and commented that she supported the proposed development application.

Tony Gill, 12457 – 90 Avenue, was in attendance and commented the he does not live in the area and that he works for Swaich Construction. He stated that he was in support of the proposed development application stating property values would increase, development would improve the area, drainage and parking issues do not reflect the new construction, and this type of development would encourage new homes in the Whalley area.

Dhalambir Benipal, 11356 – 142 Street, was in attendance and commented that he supported the proposed development application. He continued that the proposed development would be a single family dwelling.

Nathan Davidowicz, 11462 – 142 Street, was in attendance and commented that the development location map was incorrect in indicating road locations. He noted concerns regarding proposed lot size, preservation of nine significant trees, sidewalk installation, access to Grosvenor Road, bus stop location. He added that he opposed the proposed development application.

M. Azim was not in attendance to speak to the proposal, but had expressed support in writing.

Kuldip Randhawa, 10929 – 140 Street, was in attendance and commented that he is the consultant for the project. He stated there are drainage, safety, and road width concerns and added these matters would be addressed by new development. He continued that the initial public information meeting resulted in a number of concerns being raised by area residents, mainly regarding preservation of trees, drainage, and upgrade issues. He discussed the subject of monster homes, noting that new development would improve the area.

6. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15577A**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15577B**

Rezoning Application: 7904-0357-00

CIVIC ADDRESS: 10777 - 160 Street

APPLICANT: Violet Schultz
c/o Bill's Development Ltd.
1 - 5730 Carnarvon Street
Vancouver, B.C. V6N 4E7

PROPOSAL: **BY-LAW 15577A**

To rezone a portion of the property (shown as Block B) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)". The purpose of the rezoning is to permit the development of a neighbourhood commercial development on the easterly portion of the site in Fraser Heights.

BY-LAW 15577B

To rezone a portion of the property (shown as Block A) from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)". The purpose of the rezoning is to allow subdivision into approximately seven (7) small single family lots on the westerly portion of the site in Fraser Heights.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004 No. 15577A", Section F(1)(d), as follows":

- (a) To vary the south side yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.); and

To vary "Surrey Highway and Traffic By-law, 1997, No. 13007", Part VI, Section 81, as follows":

- (a) The requirements to provide alternative access onto an arterial road is varied to allow direct access onto an arterial road for four proposed single family lots.

Note: See Development Variance Permit 7904-0357-0000 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 R. Langford, J. and L. Weber expressing concerns, from S. Lehmann expressing support, and from D. and D. Bolton expressing opposition to the proposed development.

The Mayor noted that the following persons had expressed an opinion in writing as follows:

NAME	FOR	AGAINST	UNDECIDED
J. Freeborn		X	
L. Li		X	
D. Nelson		X	
R. Katyal	X		
S. De Khasco	X		
D. Kormylo	X		

Tom Gill, 15820 – 106 Avenue, was in attendance and commented that there has been a great deal of development in the area. He continued there is space for new commercial development in the area and would provide convenient shopping. He added that he supported the proposed application.

Rob Langford, 16377 – 112 Avenue, was in attendance and commented that he is the President of the Fraser Heights Community Association. He stated that he is opposed to the proposed application and that he had forwarded an earlier letter expressing support if certain conditions were met. He stated that he had changed this position due to the provision of new information. He added that all notification from the City had been incorrectly addressed to the Fraser Heights Community Association's old address, resulting in the Association not having sufficient time to develop their response. He stated that the proposal is for a 19,000 sq. ft. big box retail store in a colour, size and height contrary to the surrounding area.

He continued that the developer called him to advise of his attempt to rezone the property and that he would address community concerns. He added that he met in mid-September to discuss the proposal, and put forth concerns regarding the architectural look and fit of the commercial building, and prospective tenants. He added that the developer assured him that the tenants would fit in with the existing neighbourhood style.

Mr. Langford then noted that the developer attended the Fraser Heights Community Association meeting to discuss the community's concerns regarding the size and function of the commercial space. He then noted that community residents asked the developer if he was looking for a big box anchor tenant to which the developer stated that the larger space would be broken up into four retail units. He stated concerns regarding color scheme, building design in

context with surrounding development, communication between developer, the City and residents, and future tenants.

He advised that the residents of Fraser Heights are proud of their community and are concerned as this is the last piece of commercial land to complete the village.

Jas Kular, 15989 – 108 Avenue, was in attendance and commented that she has a commercial space across the street from the proposed development and that she supported the application.

Heather Nelson, 10674 Salisbury Drive, was in attendance and commented that she is actively involved with the Fraser Heights Community Association. She added that the developer had attended Association meetings and stated that the design would compliment the existing venue but failed to reveal more than two proposed tenants. She commented that the project would now house a 19,000 sq. ft. box store, and not match the colour or character of commercial development in the area. She added that the community residents did not express support for a big box setting. She stated that thousands of Fraser Heights residents are not aware of the changes being that the Association was not given the opportunity to advise the press of the changes. She continued that the community-at-large were not informed of the opportunity to express their concerns.

Reana Joubert, 15850 – 107A Avenue, was in attendance and commented that her family moved to the area because they enjoyed the village feel of the community. She expressed concern regarding the lack of preservation of significant trees and preservation of the village concept and context. She discussed concerns regarding the design structure, types of businesses, landscaping, impact on old growth trees, greenspace, creek protection, ingress and egress points with locked gates, residential lot sizes with the developer. She then noted that the developer had stated that the structures would mirror that of existing development, that small businesses only be housed, houses slated for development would be the same as new housing development next door, house siding and character would be complimentary and cohesive with existing subdivisions. She added that a 66-signature petition had been submitted and requested Council deny the application.

Ken Freeborn, 11050 – 155A Street, was in attendance and commented that he and his family live in the community and enjoy the ambience of the area. He continued that he attended one public information meeting, and noted that the residents had been misled regarding the design of the building. He stated he opposed the proposed application.

Mark Deshane, 10895 – 156 Street, was in attendance and commented that he had a 500-signature petition to submit.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the 500-signature petition as submitted

by Mark Deshane be received.

RES.R04-3224

Carried

He continued that the residents have concerns regarding the size and height of the development, location suitability, proposed setbacks, architectural detail, and change to look, feel and function of the village. He asked Council to deny the application.

Bob Cattermole, 8850 Harvie Road, was in attendance and commented that there should be honesty and forthrightness between developers and the community. He added that after a series of meetings with the Fraser Heights Community Association approved the developer's plan until last Friday, when they realized that big box development was being proposed. He asked how could a developer present one set of plans to present to the community and another to present to Mayor, Council and City staff.

Councillor Villeneuve left the meeting at 8:57 p.m.

Kevin Purton, 16790 Beechwood Court, was in attendance and commented that meetings between the developer and residents confirmed that the proposed project would fit in with the existing area. He stated concerns regarding the preservation of 80 significant trees, maintenance of the good biological diversity, which seasonally cleans and filters water from the Serpentine River. He added that the property should be subject to a study by an environmental officer of the City. He noted that he supported the Fraser Heights Community Association's desire to have new community development to fit in with the existing village character and urged Council to postpone the application until an acceptable plan can be produced.

Councillor Villeneuve returned to the meeting at 8:58 p.m.

Mary Cooper, 15862 – 107A Avenue, was in attendance and commented that she opposed the proposed development. She continued, that as a resident of the area, her big concern was the lack of certainty regarding the neighbourhood plan. She added that the Fraser Heights area is a model community in Surrey, but with the increase in recent over-development, lack of tree preservation, traffic congestion; there were long-term issues that need to be addressed. She noted that the area is not running out of commercial space, and added that it is inappropriate to equate commercial development as an improvement. She then stated that the changes taking place in Surrey concerns her and that the City of Parks is spiralling downward, becoming an overcrowded, over-commercialized, treeless community where developers rule. She urged Council to take these issues seriously and think of Surrey in the future.

Joe Califa, Kevington Building Corporation, 10828 160 Street, was in attendance and commented that his commercial development is located kitty corner to the proposed development. He continued that the village centre is the social heart of the community providing places to shop, meet, stroll and have fun and that it is critical to consider the past and present to do the best for the future of the Fraser Heights area.

He discussed the planning history of the village concept, noting that he adopted the recommendations of staff regarding architectural details, size, and consistency with community development with his development. He added that his development stood by the City's original vision of maintaining a village concept shopping centre with no tenants larger than 4000 sq.ft.

Mr. Califa noted that the proposed development is 70% larger in size and scale; the commercial border has been allowed to jut 100 feet into residential development; ignores all facets of design, work negotiations and agreements made to date with residents and other developers. He added that he would support the development of the third corner with commercial development in accordance with the Official Community Plan. He stated that it is critical for the City to adhere to its vision for the Fraser Heights shopping development.

Donna Bradley, 9061 Alexandria Crescent, was in attendance and commented that she runs an art gallery business in the Fraser Heights area. She stated that her customers appreciate the ambience of the village concept commercial space in the area. She noted not many malls offer this type of ambience in Surrey. She continued that to change this type of commercial development would discourage those shoppers

Mr. Maciej Dembek, Barnett Dembek Architects Inc, was in attendance and commented that the tree preservation would be undertaken by preserving what may be retained, but not keep hazardous trees. He added that the development would exceed the tenancy size, and added that the development across the street also does exceed the largest tenancy size at 12,800 sq. ft. He continued that it had been a challenge to maintain the village character for the proposed development.

He advised that Shoppers Drug Mart has a particular corporate image to promote and compromises have been made by adding a hipped cedar shake roof. The rear wall has been set against a landscaped buffer and the building is only 22 feet high, with lower elements on the right set at 16 feet. Efforts had been made to break down the building scale to introduce new materials to wrap around the building. He added that a canopy element had been added to the front, the loading bay screened from the street, and large windows added in elevation.

Mr. Dembek added that there would be a 19,000 space featuring a 17,000 square foot large tenant space with another 2,000 sq. ft. of space for a sub-tenant. He noted the other corner would feature an 8,000 sq.ft. building with hipped roof and terraced to the street. He stated that the large building would have a bermed, landscaped buffer 25 feet in height, and the south side of the building would

featuring planting with the road right-of-way excessive to what the City requires on that cul-de-sac.

With respect to colours, Mr. Dembek noted that the adjacent plaza features red detailing which has been picked up coincidentally in the Shoppers Drug Mart colours. He added that staff's suggestion to put a large hipped roof on Shopper's Drug Mart would make for larger massing and was resisted. He noted that he had not been involved in the public information meetings, that the developer likes to push things through quickly, and that the building height would be 9 meters.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15570**

Rezoning Application: 7904-0053-00

CIVIC ADDRESS: 16190 - 93A Avenue

APPLICANT: City of Surrey
c/o Realty Services Section (Avril Wright)
7452 - 132 Street
Surrey, B.C. V3W 4M7

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

The purpose of the rezoning is to allow subdivision into approximately 14 single family lots.

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

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

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15569**

Rezoning Application: 7904-0356-00

CIVIC ADDRESS: Portion of 8033 King George Highway (also shown as 8037 King George Highway)

APPLICANT: Popular Group Investments Ltd.
c/o Mainland Engineering Corporation (Avnash Banwait)
206 - 7795 - 128 Street
Surrey, B.C. V3W 4Z6

PROPOSAL: To rezone a portion of the property from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14125) to "Single Family Residential (9) Zone(RF-9)".

The purpose of the rezoning is to allow subdivision into 8 single family small lots with rear lane access.

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

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

9. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001, Amendment By-law, 2004, No. 15574

Rezoning Application: 7903-0410-00

CIVIC ADDRESS: 7050 - 120 Street (also shown as 7063 - 122 Street)

APPLICANT: Guru Nanak Sikh Gurdwara Society
c/o Gerry Blonski Architect (Gerry Blonski)
1A- 12468 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: 1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001, is hereby amended as follows:
(a) Section 2.A. is deleted and new Section 2.A. is inserted as follows:

"A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of religious, community, educational and *Assembly Hall* facilities."

- (b) Section 2.B.4. is deleted and page in Schedule "A" entitled "GENERAL SITE AND ACCESS MAP" is deleted and replaced by Schedule "A" attached to and forming part of the By-law;
- (c) In Section 2.D., the figures "573 m² [6,160 sq. ft.]", in the second row and centre and right columns respectively, are deleted and replaced by "699 m² [7,524 sq. ft.]";
- (d) Reference to Retail & Office Use is deleted in Section 2.D.;

- (e) Reference to Retail/Office Bldg. is deleted in Section 2.F.;
- (f) Section 2.G.4. is deleted;
- (g) Section 2.I.1. is amended by inserting the words "and Schedule "B-1"" after the words "Schedule "B"; and
- (h) Schedule "B-1" attached to and forming part of the by-law is inserted between "Schedule "B"" and "Schedule "C""; and
- (i) In Section L.5., reference to "C-15 Zone for the retail/office;" is deleted.

To amend Comprehensive Development Zone By-law 13001 in Section 2. A, B, D, F, G, I, and L, and inserting a revised Schedule A and a new Schedule B-1. These amendments will delete "Retail and Office" uses from the list of permitted uses and all references to retail and office use in the intent, density, yards and setbacks, height and other regulations sections and will increase the maximum floor area for the Senior Citizens' Community Centre from 573 square metres (6,160 sq.ft.) to 699 square metres (7,524 sq.ft.) in order to expand the community centre, and replace the retail/office area with landscaping and parking.

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.W. van der Ende expressing support with concerns regarding easement, damaged fencing, and from M. and J. Armstrong expressing opposition to the proposed development.

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. 15578**

Rezoning Application: 7903-0237-00

CIVIC ADDRESS: 13136 - 16 Avenue

APPLICANT: Donald & Laurena Kroeker
c/o Don Kroeker
1389 Kerfoot Road
White Rock, B.C V4B 3L5

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Duplex Residential Zone (RM-D)".

The purpose of the rezoning is to allow the development of a two-storey duplex.

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

There was correspondence on table from J. McKendry, Dr. M. Skinner, B. and B. Pinkiewicz expressing opposition to the proposed development. There was correspondence on table from C. Arychuk, Hunter Laird Engineering providing information and attaching forms letters indicating 2 signatures for and 5 against the application.

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

NAME	FOR	AGAINST	UNDECIDED
I. Hildebrand	X		
K. Savage		X	
M. Smith		X	
E. Lucier		X	
R. Samson	X		
P. Simpson		X	
D. Mothe	X		
M. Kroeker	X		
K. Kroeker	X		
J. Baerg	X		

Barbara Pinkiewicz, 13135 – 15A Avenue, was in attendance and commented that her property borders the proposed development. She added that she opposed the project. She continued that the development location maps do not reflect reality. She then expressed concerns regarding public notification, proposed size of the duplex, height and massing, increased traffic, safety of children, parking, idling vehicles, lanes and frontage roads, and protection of environment.

Fred Smith, 13143 – 15A Avenue, was in attendance and commented that he had concerns regarding the lane which dead ends at his property. He purchased the property knowing that the zoning was for single family residential. He stated that he had concerns regarding increased traffic via the small lane, building size, secondary suites, property devaluation, and noted that a petition had been submitted earlier. He requested the rezoning remain single family residential.

Deborah Beale, 1562 – 132 Street, was in attendance and commented that she opposed the proposed development citing concerns regarding increased traffic, parking, and disruption to the area.

Jean McKendry, 1556 – 131 Street, was in attendance and commented that she had concerns regarding the change in the neighbourhood and reiterated because 16 Avenue is arterial road, no one is allowed to have driveway off 16 Avenue to proposed development property. She added that there is only one access to the proposed lot on the southeast corner and cited concerns regarding parking, safety of children, and the owners of 13143 – 15 Avenue being able to access their driveway.

Don Kroeker, 1389 Kerfoot Road, White Rock, B.C., was in attendance and commented that the applicant was not asking for variances and is working within the by-law. He noted that the proposed height of the building would be approximately 4 feet below the maximum height allowed; the increased density would not lower property values; and parking would be allowed on 16 Avenue for the foreseeable future. He added that the development would be 2400 sq. ft. for a total of 4800 sq. ft.

Josephine Maddocks, 13146 – 16 Avenue, was in attendance and commented that access to 16th Avenue would solve many problems. She cited concerns regarding current emergency vehicle access and stated that she supported the proposed development application.

C. COMMITTEE REPORTS

1. Parks & Community Services Committee- November 17, 2004

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Villeneuve
 That the minutes of the Parks & Community
 Services Committee meeting held on November 17, 2004, be received.
 RES.R04-3225 Carried

2. Public Art Advisory Committee - November 18, 2004

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That the minutes of the Public Art Advisory
 Committee meeting held on November 18, 2004, be received.
 RES.R04-3226 Carried

3. Police Committee - November 23, 2004

(a) It was Moved by Councillor Steele
Seconded by Councillor Hunt
That the minutes of the Police Committee
meeting held on November 23, 2004, be received.
RES.R04-3227 Carried

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

Crime Trends – Methamphetamines

It was Moved by Councillor Steele
Seconded by Councillor Watts
That Council, in cooperation with the
RCMP, strongly recommend to the Federal Government that they take
some strong and active steps in regulating the precursors to
methamphetamine production, in light of the fact that the United States
has strong regulation, and the increasing problem in Canada.
RES.R04-3228 Carried

It was Moved by Councillor Steele
Seconded by Councillor Watts
That Council meet with the College of
Pharmacists to discuss the limitation of the sale of precursors.
RES.R04-3229 Carried

False Alarm Reduction Strategy

It was Moved by Councillor Steele
Seconded by Councillor Watts
That the Police Committee approves the
False Alarm Reduction Strategy direction, in principle, and directs staff to
develop a detailed implementation strategy, subject to further discussion.
RES.R04-3230 Carried

4. Environmental Advisory Committee - November 24, 2004

It was Moved by Councillor Bose
Seconded by Councillor Watts
That the minutes of the Environmental
Advisory Committee meeting held on November 24, 2004, be received.
RES.R04-3231 Carried

D. BOARD/COMMISSION REPORTS**1. Board of Variance - October 19, 2004**

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the minutes of the Board of Variance
 meeting held on October 19, 2004, be received.
 RES.R04-3232 Carried

2. Special Surrey Heritage Advisory Commission - November 17, 2004

(a) It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the minutes of the Special Surrey
 Heritage Advisory Commission meeting held on November 17, 2004, be
 received.
 RES.R04-3233 Carried

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

CURRIE HOUSE – 5731 – 182 Street
File: 7904-0291-00

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council amend the 60-day temporary
 protection order to allow the owner of the Currie House to move the house
 within the lot in advance of completing plans for locating the house
 permanently on a lot in the proposed subdivision, subject to the owner
 agreeing to move the house with due care and attention to its long term
 preservation and to permanently preserving the house: and

The HAC advise the General Manager, Planning and Development that:

- The house should be retained as part of the proposed subdivision;
- The concept of moving the house onto a new lot in the proposed subdivision is acceptable to HAC, provided that the permanent exterior appearance of the house conforms to its original appearance, except that the more recent additions to the house can be removed and replaced with additions that better reflect the architectural appearance of the original house and other considerations such as parking, driveway, setbacks and landscaping (be retained and relocated as much as possible) are adequately addressed and that any proposed basement not be exposed to the streetscape so that the front façade of the house maintains its heritage character;

- Long term heritage protection of the house, including an appropriate heritage protection tool be negotiated with the owner as part of the subdivision approval process, including an appropriate legal agreement and related financial assistance; and
- The appropriate road cross-section for 182 Street through the Heritage Conservation Area be reviewed and a further report be provided to the HAC for consideration as soon as possible.

RES.R04-3234

Carried

3. Surrey Heritage Advisory Commission - November 24, 2004

- (a) It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the Heritage Advisory
Commission meeting held on November 24, 2004, be received.

RES.R04-3235

Carried

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

Statements of Significance- Second Round

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Statements of Significance be prepared,
with the assistance of Don Luxton and Associates, for the twenty-one
Cloverdale sites identified in Appendix A, and the Martha Currie and
Bourassa Houses in Appendix B.

RES.R04-3236

Carried

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.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council request the Minister of
Community, Aboriginal and Women's Services issue an order pursuant to Section 315.3 of the *Local Government Act*, for authorization to write off property taxes for Emror Holdings Ltd. in the amount of \$174,660.96 (City portion \$80,152.50).

RES.R04-3239

Carried

Item No. R284 Section 315.3 Property Tax Write Off - South Surrey Field House - \$21,421.50 (City Portion \$9,474.91)
File: 1970-17

The General Manager, Finance, Technology & Human Resources submitted a report concerning Section 315.3, Property Tax Write Off - South Surrey Field House.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council apply to the Minister of
Community, Aboriginal and Women's Services to issue an order pursuant to Section 315.3 of the *Local Government Act*, for authorization to write off property taxes for the property leased by South Surrey Field House in the amount of \$21,421.50 (City portion \$9,474.91).

RES.R04-3240

Carried

Item No. R285 Section 315.3 Property Tax Write Off - Imperial Lumber Limited - \$12,706.41 (City Portion \$5,866.26)
File: 1970-17

The General Manager, Finance, Technology & Human Resources submitted a report concerning Section 315.3, Property Tax Write Off - Imperial Lumber Limited.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council apply to the Minister of
Community, Aboriginal and Women's Services to issue an order pursuant to
Section 315.3 of the *Local Government Act*, for authorization to write off property
taxes for two properties leased by Imperial Lumber Limited in the amount of
\$12,706.41 (City portion \$5,866.26).

RES.R04-3241

Carried

Item No. R286 Cloverdale Business Improvement Area - Proposed
Renewal
File: 6930-20; 1970-10 (C)

The Manager, Economic Development Office submitted a report concerning the
Cloverdale Business Improvement Area, proposed renewal.

The Manager, Economic Development Office was recommending approval of the
recommendations outlined in her report.

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

1. Approve the "Council Initiative" process as the method of renewal of the
Cloverdale Business Improvement Area (BIA), and
2. Authorize staff to prepare the required By-law.

RES.R04-3242

Carried

Item No. R287 Award of Contracts for Construction of South Surrey
Recreation Centre
File: 0760-20 (South Surrey Rec Centre)

The General Manager, Planning & Development submitted a report to obtain
Council approval to award contracts related to the construction of the South
Surrey Recreation Centre.

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 approve the award of a contract to each of the following contractors for three components of construction related to the new South Surrey Recreation Centre, with the amount of each contract not to exceed the amounts indicated:

- | | | |
|----------------------|----------------------|----------------------------|
| 1. Earthworks: | Conwest Construction | \$670,500.00 excluding GST |
| 2. Concrete works: | Bach Construction | \$529,365.00 excluding GST |
| 3. Mechanical works: | Ridgeway Mechanical | \$808,035.00 excluding GST |

RES.R04-3243

Carried

Item No. R288 New Surrey Building By-law, 2003, No. 15244 and Related Policies and Procedures
File: 3900-20-15244; 3900-20-15597

The General Manager, Planning & Development submitted a report concerning the new Surrey Building By-law, and related policies and procedures.

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

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

1. Authorize the City Clerk to bring forward, for the required readings, an amendment to the new Surrey Building By-law, 2003, No. 15244, that will defer the date that the by-law becomes effective from January 2, 2005 to June 1, 2005; and
2. Confirm by resolution, that the current Surrey Building By-law, 1987, No. 9011, as amended, will remain in force and be applicable to all in-stream building permit applications received before June 1, 2005, provided that such applications are complete.

RES.R04-3244

Carried

Item No. R289 New Electrical Safety By-law
File: 3900-20-4832; 3900-20-15596

The General Manager, Planning & Development submitted a report concerning the new Electrical Safety By-law.

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

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

1. Receive this report as information; and
2. Authorize the City Clerk to bring forward, for the required readings, a new Surrey Electrical Safety By-law, as documented in Appendix "A" to this report.

RES.R04-3245

Carried**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15567"

7904-0352-00 - City of Surrey, c/o S.J.M.A. Holdings Ltd./521592 BC Ltd.

RA (BL 12000) to RF-12 (BL 12000) - Portion of 6651 - 186 Street - to allow subdivision into two single family lots and parkland with the adjacent lot to the south at 6599 - 186A Street.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15567" pass its third reading.

RES.R04-3246

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15568"

7904-0226-00 - 667226 B.C. Ltd., c/o McElhanney Consulting Ltd.

RA (BL 12000) to RF-9C (BL 12000) - 19010 - 72 Avenue - to allow subdivision into approximately 10 small single family lots with coach houses.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15568" pass its third reading.
RES.R04-3247 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15571"
7904-0286-00 - Annette Demitri, c/o Denis Turco Architect Inc.

RA and RF (BL 12000) to RM-15 (BL 12000) - 2901 King George
Highway - to permit the development of a 13-unit townhouse
development.

Approved by Council: November 15, 2004

Note: See Development Variance Permit 7904-0286-00 under Clerk's Report,
Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15571" pass its third reading.
RES.R04-3248 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15572"
7904-0146-00 - Ernest and Alice Kupchyk, and Donald & Lorette Clipperton,
c/o David Porte, Porte Realty

RA (BL 12000) to RM-15 (BL 12000) - 3636 - 152 Street,
15223 - 36 Avenue - to permit the development of 33 townhouse units.

Approved by Council: November 15, 2004

Note: See Development Variance Permit 7904-0146-00 under Clerk's Report,
Item I.1(b) 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. 15572" pass its third reading.
RES.R04-3249 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15573"

7903-0328-00 - Malkit Swaich, c/o Acumar Consulting Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 11356 - 142 Street - to allow subdivision into two single family lots and retain an existing house.

Approved by Council: November 15, 2004

Note: See Development Variance Permit 7903-0328-00 under Clerk's Report, Item I.1(c).

It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That third reading of "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15573" be denied.

RES.R04-3250

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15577A"

7904-0357-00 - Violet Schultz, c/o Bill's Development Ltd.

RA (BL 12000) to CD (BL 12000) (Block B) - Portion of 10777 - 160 Street - to permit the development of a neighbourhood commercial development on the easterly portion of the site in Fraser Heights.

Approved by Council: November 15, 2004

This by-law is proceeding in conjunction with By-law 15577B.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the application be referred to staff to review the design concerns raised by the proponents and opponents, and that there be a clear consultation process between all parties.

RES.R04-3251

Carried with Councillors Villeneuve and Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15577B"

This by-law was not dealt with as By-law No. 15577A was referred back to staff for review.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15570"

7904-0053-00 - City of Surrey, c/o Realty Services Division (Aril Wright)

RA (BL 12000) to RF (BL 12000) - 16190 - 93A Avenue - to allow subdivision into approximately 14 single family lots.

Approved by Council: November 15, 2004

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15570" pass its third reading.

RES.R04-3252

Carried with Councillor Bose against

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15569"

7904-0356-00 - Popular Group Investments Ltd., c/o Mainland Engineering Corporation (Vanish Ban wait)

CD (BL 14125) to RF-9 (BL 12000) - Portion of 8033 King George Highway - to allow subdivision into 8 single family small lots with rear lane access.

Approved by Council: November 15, 2004

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15569" pass its third reading.

RES.R04-3253

Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001, Amendment By-law, 2004, No. 15574"

7903-0410-00 - Guru Nanak Sikh Gurdwara Society, c/o Gerry Blonski Architect (Gerry Blonski)

To amend Comprehensive Development Zone By-law 13001 in Section 2. A, B, D, F, G, I, and L, and inserting a revised Schedule A and a new Schedule B-1. These amendments will delete "Retail and Office" uses from the list of permitted uses and all references to retail and office use in the intent, density, yards and setbacks, height and other regulations sections and will increase the maximum floor area for the Senior Citizens' Community Centre from 573 square metres (6,160 sq.ft.) to 699 square metres (7,524 sq.ft.) in order to expand the community centre, and replace the retail/office area with landscaping and parking on the property located at 7050 - 120 Street.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13001, Amendment By-law, 2004,
 No. 15574" pass its third reading.

RES.R04-3254

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15578"

7903-0237-00 - Donald and Laurena Kroeker, c/o Don Kroeker

RF (BL 12000) to RM-D (BL 12000) - 13136 - 16 Avenue - to permit the
 development of a two-storey duplex.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15578" pass its third reading.
Defeated with Mayor McCallum and
 Councillors Villeneuve, Tymoschuk, Watts,
 Bose, Priddy and Higginbotham against.

RES.R04-3255

FINAL ADOPTIONS

11. "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: July 19, 2004
 Corporate Report Item No. R184

- * Council is advised that the Deputy Inspector of Municipalities of the Province of
 British Columbia has approved By-law 15453 (see by-law back-up), therefore
 Final Adoption is in order for consideration.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Development Cost Charge
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15453" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3256 Carried

12. "Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment By-law, 2004, No. 15539"

3900-20-15539/1820-20/1700-20 - Regulatory By-law Text Amendment

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593", as amended, is hereby further amended by replacing Schedule A to reflect the 2005 Utility Rates as defined within the 2005-2009 Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment By-law, 2004, No. 15539" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3257 Carried

13. "Surrey Garbage and Rubbish Collection Standards of Service and Charges By-law, 1969, No. 3055, Amendment By-law, 2004, No. 15540"

3900-20-15540/1820-00/1700-20- Regulatory By-law Text Amendment

"Surrey Garbage and Rubbish Collection Standards of Service and Charges By-law, 1969, No. 3055" as amended, is hereby further amended by replacing Schedule A to reflect the 2005 Utility Rates as defined within the 2005-2009 Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Garbage and Rubbish
Collection Standards of Service and Charges By-law, 1969, No. 3055,
Amendment By-law, 2004, No. 15540" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
RES.R04-3258 Carried

14. "Surrey Sewer Rates and Extension Regulation By-law, 1969, No. 2240, Amendment By-law, 2004, No. 15541"

3900-20-15541/1820-00/1700-20 - Regulatory By-law Text Amendment

"Surrey Sewer Rates and Extension Regulation By-law, 1969, No. 2240" as amended, is hereby further amended by replacing Schedule B to reflect the 2005 Utility Rates as defined within the 2005-2009 Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Sewer Rates and Extension Regulation By-law, 1969, No. 2240, Amendment By-law, 2004, No. 15541" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3259

Carried

15. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15542"

3900-20-15542/1820-00/1700-20 - Regulatory By-law Text Amendment

"Surrey Waterworks Regulation By-law, 1969, No. 2932" as amended, is hereby further amended by replacing Schedules B and C to reflect the 2005 Utility Rates as defined within the 2005-2009 Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2004, No. 15542" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3260

Carried

16. "Surrey Close and Remove the Dedication of Highway of Portions of 57 Avenue at 146 Street By-law, 2004, No. 15543"

3900-20-15543/0910-30/43 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 274.1 square metres and 242.4 square metres of unopened 57 Avenue at 146 Street, being a total combined area of 516.5 square metres. This by-law is intended to facilitate the consolidation of the road with two adjacent properties located at 5682 - 146 Street and 5708 - 146 Street. In accordance with the

Community Charter, SBC 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. R152

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Close and Remove the
Dedication of Highway of Portions of 57 Avenue at 146 Street By-law, 2004,
No. 15543" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R04-3261

Carried

17. "Surrey Close and Remove the Dedication of Highway of Portions of 180 Street at 69/70 Avenues By-law, 2004, No. 15544"

3900-20-15544/0910-30/41 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 122 m², 35.5 m², 31.2 m², 41.0 m², and 117 m² of unopened 180 Street at 69/70 Avenues, being a total combined area of 346.7 m². This by-law is intended to facilitate the consolidation of the road with the lots at 6945, 6973, 7000 and 7046 - 180 Street. In accordance with the Community Charter, SBC 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. R204

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Close and Remove the
Dedication of Highway of Portions of 180 Street at 69/70 Avenues By-law, 2004,
No. 15544" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R04-3262

Carried

18. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane at 66A Avenue and 134 Street By-law, 2004, No. 15545"

3900-20-15545/0910-30/49 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 273.8 square metres of lane at 66A Avenue and 134 Street. This by-law is intended to facilitate the consolidation of the road with the adjacent residence at 13429 - 66A Avenue. In accordance with the Community Charter, SBC 2003, c. 26 disposition of the road will be considered by Council at a later date.

Approved by Council: September 27, 2004
Corporate Report Item No. R240

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 Lane at 66A Avenue and 134 Street
By-law, 2004, No. 15545" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.

RES.R04-3263

Carried

19. "Surrey 2005-2009 General Operating Financial Plan By-law, 2004, No. 15546"

3900-20-15546/3900-01/1700-20/1705-20 - Council Initiative

A by-law to provide for the adoption of the Surrey 2005-2009 General Operating Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey 2005-2009 General Operating
Financial Plan By-law, 2004, No. 15546" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R04-3264

Carried

20. "Surrey 2005-2009 Sewer/Drainage Operating Financial Plan By-law, 2004, No. 15547"

3900-20-15547/3900-01/1700-20/1705-20 - Council Initiative

A by-law to provide for the adoption of the Surrey 2005-2009 Sewer/Drainage Operating Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey 2005-2009 Sewer/Drainage
Operating Financial Plan By-law, 2004, No. 15547" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3265 Carried

21. "Surrey 2005-2009 Water Operating Financial Plan By-law, 2004, No. 15548"

3900-20-15548/3900-01/1700-20/1705-20 - Council Initiative

A by-law to provide for the adoption of the Surrey 2005-2009 Water Operating
Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey 2005-2009 Water Operating
Financial Plan By-law, 2004, No. 15548" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R04-3266 Carried

22. "Surrey 2005-2009 Capital Financial Plan By-law, 2004, No. 15549"

3900-20-15549/3900-01/1700-20/1705-20 - Council Initiative

A by-law to provide for the adoption of the Surrey 2005-2009 Capital
Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey 2005-2009 Capital Financial
Plan By-law, 2004, No. 15549" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R04-3267 Carried

23. "Surrey 2005-2009 Consolidated Financial Plan By-law, 2004, No. 15550"

3900-20-15550/3900-01/1700-20/1705-20 - Council Initiative

A by-law to provide for the adoption of the Surrey 2005-2009 Consolidated Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey 2005-2009 Consolidated
Financial Plan By-law, 2004, No. 15550" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R04-3268

Carried

24. "Development Cost Charge Reserve Fund Expenditure Authorization By-law, 2004, No. 15551"

3900-20-15551/3900-01/1705-20/3150-05 - Council Initiative

A by-law to authorize the expenditure of monies in the "Development Cost Charge Reserve Fund". This by-law is intended to support the appropriation of \$91,900,000 for Water, Sewer, Drainage, Roads (arterial roads and non-arterial roads), Public Open Space (General Acquisition Program and Parkland Development).

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Development Cost Charge Reserve
Fund Expenditure Authorization By-law, 2004, No. 15551" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3269

Carried

25. "Parkland Reserve Fund Expenditure Authorization By-law, 2004, No. 15552"

3900-20-15552/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Parkland Reserve Fund". This by-law is intended to support the appropriation of \$4,000,000 for the purpose of acquiring Parkland in the City of Surrey.

Approved by Council: November 15, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Parkland Reserve Fund Expenditure
Authorization By-law, 2004, No. 15552" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
RES.R04-3270 Carried

26. "Capital Works Reserve Fund for the Provision of Facilities and Amenities within
Neighbourhood Concept Plan Areas Reserve Fund Expenditure Authorization
By-law, 2004, No. 15553"

3900-20-15553/3900-01/1705-20/6520-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Capital Works Reserve
Fund for the Provision of Facilities and Amenities within Neighbourhood Concept
Plan Areas." This by-law is intended to support the appropriation of \$1,504,500
for the purpose of NCP Specified Park Development and Library Materials.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Capital Works Reserve Fund for the
Provision of Facilities and Amenities within Neighbourhood Concept Plan Areas
Reserve Fund Expenditure Authorization By-law, 2004, No. 15553" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3271 Carried

27. "Capital Works Reserve Fund for the Provision of Facilities and Amenities within
Neighbourhood Concept Plan Areas Reserve Fund Expenditure Authorization
By-law, 2003 No. 15191, Amendment By-law, 2004, No. 15554"

3900-20-15554/3900-01/1705-20/6520-20 - Council Initiative

A by-law amend the provisions of "Capital Works Reserve Fund for the Provision
of Facilities and Amenities within Neighbourhood Concept Plan Areas Reserve
Fund Expenditure Authorization By-law, 2003 No. 15191". This by-law is
intended to amend the original appropriation to \$1,380,000 for the purpose of
NCP Specified Park Development, Fire Services Capital Improvements, Library
Materials and Police Services Capital Improvements & Equipment.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Capital Works Reserve Fund for the
Provision of Facilities and Amenities within Neighbourhood Concept Plan Areas
Reserve Fund Expenditure Authorization By-law, 2003 No. 15191, Amendment
By-law, 2004, No. 15554" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R04-3272

Carried

28. "Indoor Amenity Space Capital Works Reserve Fund Expenditure Authorization
By-law, 2003 No. 15192, Amendment By-law, 2004, No. 15555"

3900-20-15555/3900-01/1705-20/1840-20 - Council Initiative

A by-law to amend "Indoor Amenity Space Capital Works Reserve Fund
Expenditure Authorization By-law, 2003, No. 15192". This by-law is intended to
amend the original appropriation to \$1,457,000 for improvements to Fleetwood
Recreation Facility, Cloverdale Recreation Facility, Guildford Recreation Facility,
Newton Recreation Facility, North Surrey Recreation Facility, and South Surrey
Recreation Facility.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Indoor Amenity Space Capital Works
Reserve Fund Expenditure Authorization By-law, 2003 No. 15192, Amendment
By-law, 2004, No. 15555" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.

RES.R04-3273

Carried

29. "Municipal Lands Reserve Fund Expenditure Authorization By-law, 2004,
No. 15556"

3900-20-15556/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Municipal Lands Reserve
Fund". This by-law is intended to support the appropriation of \$8,700,000 for
South Surrey Multi-Purpose Centre, Two Artificial Turf Fields, Fraser Heights
Park Grass Fields, and Land Sale Costs.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Municipal Lands Reserve Fund
Expenditure Authorization By-law, 2004, No. 15556" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3274 Carried

30. "Municipal Lands Reserve Fund Expenditure Authorization By-law, 2004,
No. 15557"

3900-20-15557/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Municipal Lands Reserve Fund". This by-law is intended to support the appropriation of \$14,636,415 for capital works for Parkland Acquisition, Elgin Park Joint Venture, Pre-Servicing Campbell Heights Lands, upgrading of Roadworks on King George Highway, upgrading of Roadworks on Scott Road, Future Site Servicing for East Bridgeview Industrial Lands, Capital upgrades to Public Cemeteries, and constructing an Indoor Synthetic Turf Complex at Tom Binnie Park.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Municipal Lands Reserve Fund
Expenditure Authorization By-law, 2004, No. 15557" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3275 Carried

31. "Capital Legacy Reserve Fund Expenditure Authorization By-law, 2004,
No. 15558"

3900-20-15558/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Capital Legacy Reserve Fund". This by-law is intended to support the appropriation of \$1,600,000 for the purpose of Two Artificial Turf Fields and expansion of Whalley District Office.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Capital Legacy Reserve Fund
Expenditure Authorization By-law, 2004, No. 15558" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3276 Carried

32. "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment By-law, 2004, No. 15559"

3900-20-15559/1700-20 - Regulatory By-law Text Amendment

"Surrey Fee-Setting By-law, 2001, No. 14577" as amended, is hereby further amended by replacing Schedule A, Schedule B and Schedule C to incorporate some minor fee increases that will assist in generating revenues equivalent to a 2.0% overall fee increase as per the 2005-2009 Financial Plan.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment By-law, 2004, No. 15559" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3277

Carried

33. "Affordable Housing Special Reserve Fund Expenditure Authorization By-law, 2004, No. 15560"

3900-20-15560/4815-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Affordable Housing Special Reserve Fund". This by-law is intended to support the appropriation of \$80,000 for the purpose of providing home ownership assistance in the City of Surrey.

Approved by Council: February 23, 2004
Corporate Report Item No. R042

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Affordable Housing Special Reserve Fund Expenditure Authorization By-law, 2004, No. 15560" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3278

Carried with Councillor Bose against.

34. "Capital Legacy Reserve Fund Expenditure Authorization By-law, 2004, No. 15561"

3900-20-15561/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Capital Legacy Reserve Fund". This by-law is intended to support the appropriation of \$10,000,000 for the purpose of additional Capital Road Works.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Capital Legacy Reserve Fund
Expenditure Authorization By-law, 2004, No. 15561" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3279

Carried

35. "Local Improvement Reserve Fund Expenditure Authorization By-law, 2004, No. 15562"

3900-20-15562/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Local Improvement Reserve Fund". This by-law is intended to support the transfer of \$1,500,000 from the Local Improvement Revolving Reserve to the Municipal Land Reserve

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Local Improvement Reserve Fund
Expenditure Authorization By-law, 2004, No. 15562" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3280

Carried

36. "Municipal Tax Land Sale Reserve Fund Expenditure Authorization By-law, 2004, No. 15563"

3900-20-15563/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Municipal Tax Sale Land Reserve Fund". This by-law is intended to support the transfer of \$136,000 from the Tax Sale Land Reserve to the Municipal Land Reserve.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Municipal Tax Land Sale Reserve
Fund Expenditure Authorization By-law, 2004, No. 15563" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3281 Carried

37. "Equipment Replacement Reserve Fund Expenditure Authorization By-law, 2004,
No. 15564"

3900-20-15564/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Equipment Replacement Reserve Fund". This by-law is intended to support the transfer of \$4,550,000 from the Equipment Replacement Reserve to the Municipal Land Reserve

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Equipment Replacement Reserve
Fund Expenditure Authorization By-law, 2004, No. 15564" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3282 Carried

38. "Municipal Lands Reserve Fund Expenditure Authorization By-law, 2004,
No. 15565"

3900-20-15565/3900-01/1705-20/1840-20 - Council Initiative

A by-law to authorize the expenditure of monies in the "Municipal Lands Reserve Fund". This by-law is intended to support the appropriation of \$4,550,000 for Roads and Traffic Works and Construction of Fire Hall #10.

Approved by Council: November 15, 2004

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Municipal Lands Reserve Fund
Expenditure Authorization By-law, 2004, No. 15565" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3283 Carried

INTRODUCTIONS

39. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15587"

3900-20-15587/6520-20 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended in Part 16, Single Family Residential Zone (RF), Section D. Density. The amendments will limit the size of new single family homes in Surrey's City Centre to a maximum floor area of 84 square metres (900 square feet). The amendments are intended to prevent the construction of new single-family residences on vacant and under-utilized single-family lots within the core of the Surrey City Centre, and will allow for a vision of a successful economic commercial core as outlined in the Official Community Plan.

Approved by Council: November 15, 2004
Corporate Report Item No. R279

- * Council is advised that Corporate Report R279, approved by Council November 15, 2004, contained an error. The paragraph titled "Background" referred to the maximum floor area of 93 square metres (1,000 square feet) as outlined in Corporate Report R072. Please be advised that the correct amount as stated in Corporate Report R072, is "84 square metres [900 sq. ft.]."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15587" pass its first reading.
RES.R04-3284 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15587" pass its second reading.
RES.R04-3285 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15587" be held at
the City Hall on December 13, 2004, at 7:00 p.m.
RES.R04-3286 Carried

40. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 48 Amendment By-law, 2004, No. 15589"

3900-20-15409/6440-01 - Council Initiative

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended in Section 3.3 Descriptions of Land Use Designations, Multiple Residential (RM) Designation; Section 3.6 Land Use Designations: Allowable Density; Section 3.7 Land Use Designations and Permitted Zones; Section 6.3 Development Permit Areas and Guidelines; Figure 7 List of Zones, Figure 13 - Truck Route Network and Dangerous Goods Routes Map and Schedule C. Development Permit Area Guidelines, Designated Development Permit Areas. These amendments are necessary to incorporate updated information in the Official Community Plan, clarify wording and issues of policy interpretation; and improve the consistency of development densities on sites within the City Centre.

Approved by Council: June 7, 2004
Corporate Report Item No. C004

- * Planning & Development advise that (see memorandum dated November 29, 2004 on-table) Corporate Report C004 approved by Council on June 7, 2004, requires a minor amendment to Recommendation 2.(d) and should be amended to read as follows:

"(d) amend the table within Section 3.6, Land Use Designations: Allowable Density, by adding a new row with the words "Multiple Residential designation within the Surrey City Centre"

- * In addition, Planning & Development advise that following Council's authorization and subject to consultation guidelines as stated in Section 879 of the *Local Government Act*, the proposed OCP By-law amendments were offered for public comment through an advertisement in the local newspaper and displayed on the City's website. One response for clarification was received. The proposed amendments are of a minor housekeeping nature, and therefore, it was deemed that no additional consultation with persons, organizations or authorities was warranted. As a result, it is recommended that Council pass the following resolution and proceed with introduction of the proposed OCP Amendment By-law

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council pass the following resolution:

"Determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the OCP, have been appropriate to meet the requirements of Section 879 of the Local Government Act, R.S.B.C. 1996, c.323."

RES.R04-3287

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 48 Amendment By-law, 2004, No. 15589"
 pass its first reading.
 RES.R04-3288 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 48 Amendment By-law, 2004, No. 15589"
 pass its second reading.
 RES.R04-3289 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 48 Amendment By-law,
 2004, No. 15589" be held at the City Hall on December 13, 2004, at 7:00 p.m.
 RES.R04-3290 Carried

41. "Surrey Electrical Safety By-law, 2004, No. 15596"

3900-20-15596/3900-20-4832/3900-02 - New Regulatory By-law

A by-law to provide the appointment of Electrical Safety Officers and the
 imposition of fees and permits and inspections.

Approved by Council: To be approved.
 Corporate Report Item No. R289

Note: This By-law will be in order for consideration of Three Readings, should
 Council approve the recommendations of Corporate Report Item No. R289
 of this Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Electrical Safety By-law, 2004,
 No. 15596" pass its first reading.
 RES.R04-3291 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Electrical Safety By-law, 2004,
No. 15596" pass its second reading.
RES.R04-3292 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Electrical Safety By-law, 2004,
No. 15596" pass its third reading.
RES.R04-3293 Carried

42. "Surrey Building By-law, 2003, No. 15244, Amendment By-law, 2004,
No. 15597"

3900-20-15597/3900-20-15244/3900-02 - Regulatory By-law Text Amendment

"Surrey Building By-law, 2003, No. 15244" as amended, is hereby further amended in Section 23. Commencement and Transitional Provisions, sub-sections 23.1 and 23.2 by deleting the date January 2, 2005 and inserting the date of June 1, 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: To be approved.
Corporate Report Item No. R288

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R288 of this Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Building By-law, 2003,
No. 15244, Amendment By-law, 2004, No. 15597" pass its first reading.
RES.R04-3294 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Building By-law, 2003,
No. 15244, Amendment By-law, 2004, No. 15597" pass its second reading.
RES.R04-3295 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Building By-law, 2003,
 No. 15244, Amendment By-law, 2004, No. 15597" pass its third reading.
 RES.R04-3296 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. 7904-0286-00**
Annette Demitri
c/o Denis Turco Architect Inc. (Denis Turco)
 2901 King George Highway

To reduce the south side yard setback requirement from 7.5 metres (25 ft.) to 6 metres (20 ft.) to permit the development of a 13-unit townhouse development.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7904-0286-00 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.R04-3297 Carried with Councillor Bose against.

Note: See By-law 15571 under Item H.3.

- (b) **Development Variance Permit No. 7904-0146-00**
Donald & Lorette Clipperton and Ernest & Alice Kupchyk
c/o Porte Realty (David Porte)
 15223 - 36 Avenue and 3636 - 152 Street

To reduce the front yard setback requirement from 7.5 metres (25 ft.) to 6 metres (20 ft.); to reduce the east side yard setback requirement from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the unit at the north-east corner of the site, and to 2.7 metres (9 ft.), to permit two (2) visitor parking stalls, to permit the development of 33 townhouse units.

Note: See By-law 15572 under Item H.4.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7904-0146-00 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.R04-3298

Carried

- (c) **Development Variance Permit No. 7903-0328-00**
Malkit Swaich
c/o Acumar Consulting Engineering Ltd. (Kuldip Randhawa)
 11356 - 142 Street

The Mayor noted that Development Variance Permit No. 7903-0328-00
 was not in order for consideration as third reading of By-law No. 15573
 had been denied earlier in the meeting.

- (d) **Development Variance Permit No. 7904-0357-00**
Violet Schultz
c/o Bill's Development Ltd.
 10777 - 160 Street

The Mayor noted that Development Variance Permit No. 7904-0357-00
 was not in order for consideration at this time, as the application had been
 referred to staff earlier in the meeting.

2. Delegation Requests

- (a) **Sabina Malli**
On Behalf of the Residents of the Glens
 File: 6140-20; 0550-20-10

Requesting to appear before Council regarding the proposed track
 facilities location at South Surrey Athletic Park.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Sabina Malli, on behalf of the residents
 of the Glens be heard as a delegation at Council-in-Committee.

RES.R04-3299

Carried

- (b) **Marilyn Wilson**
On behalf of the Douglas Area Residents
File: 0430-20; 0410-20; 0550-20-10

Requesting to appear before Council regarding commercial truck route diversion from Highway 15 to 2 Avenue.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Marilyn Wilson, on behalf of the
Douglas Area residents be heard as a delegation at Council-in-Committee.
Carried

RES.R04-3300

- (c) **Stephen Hunt, Director**
United Steelworkers of America
File: 2710-01; 0550-20-10

Requesting to appear before Council to discuss their concerns with respect to the coastal forest industry, in particular, the lack of investment that is threatening jobs and the viability of communities in the long term.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Stephen Hunt, Director, United
Steelworkers of America not be heard.
Carried

RES.R04-3301

- (d) **Don Watson**
On behalf of the South Westminster Ratepayers Association
File: 0550-20-10

Requesting to appear before Council to discuss neighbourhood downzoning.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Don Watson, on behalf of the South
Westminster Ratepayers Association be heard as a delegation at Regular
Council Land Use.

RES.R04-3302

Carried

- (e) **Dr. Jim Richardson, SORCE President**
Surrey Off-Road Cycling Enthusiasts Society (SORCE)
 File: 0250-20; 0550-20-10

Requesting to appear before Council regarding the South Surrey Bike Park and other off road cycling opportunities for cyclists.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Dr. Jim Richardson, SORCE President,
 Surrey Off-Road Cycling Enthusiasts Society (SORCE) be heard as a
 delegation at Council-in-Committee.

RES.R04-3303

Carried

- 3. **2005 Appointments - Lower Mainland Treaty Advisory Committee (LMTAC)**
 File: 0540-20

Council is requested to appoint/re-appoint a City of Surrey representative(s) (one primary and one alternate) to the 2005 LMTAC no later than January 7, 2005.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council re-appoint Councillor Penny
 Priddy to the Lower Mainland Treaty Advisory Committee.

RES.R04-3304

Carried

- 4. **Council Meeting Schedule - 2005**
 File: 0550-20-01

Memorandum from the City Clerk recommending that the Council meeting schedule for 2005 be adopted.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the following Council meeting

schedule for 2005 be adopted:

Monday	January 3	NO MEETINGS
Monday	January 10	Regular Council Land Use Regular Council Public Hearing
Monday	January 17	Regular Council
Monday	January 24	Regular Council Land use Regular Council Public Hearing

Monday	January 31	NO MEETINGS
Monday	February 7	Regular Council Land Use Regular Council Public Hearing
Monday	February 14	NO MEETINGS
Monday	February 21	Regular Council Land Use Regular Council Public Hearing
Monday	February 28	Regular Council
Monday	March 7	Regular Council Land Use Regular Council Public Hearing
Monday	March 14	Regular Council
Monday	March 21	NO MEETINGS – SPRING BREAK
Monday	March 28	NO MEETINGS – STATUTORY HOLIDAY
Monday	April 4	Regular Council Land Use Regular Council Public Hearing
Monday	April 11	NO MEETINGS
Monday	April 18	Regular Council Land Use Regular Council Public Hearing
Monday	April 25	NO MEETINGS
Monday	May 2	Regular Council
Monday	May 9	NO MEETINGS
Monday	May 16	Regular Council Land Use Regular Council Public Hearing
Monday	May 23	NO MEETINGS – STATUTORY HOLIDAY
Monday	May 30	Regular Council Land Use Regular Council Public Hearing
Monday	June 6	NO MEETINGS – FCM
Monday	June 13	Regular Council Land Use Regular Council Public Hearing

Monday	June 20	Regular Council
Monday	June 27	Regular Council Land Use Regular Council Public Hearing
Monday	July 4	NO MEETINGS
Monday	July 11	Regular Council Land Use Regular Council Public Hearing
Monday	July 18	Regular Council
Monday	July 25	Regular Council Land Use Regular Council Public Hearing
Thursday	July 28	Regular Council (note: this meeting starts at (10:00 a.m.)
Monday	August 1	NO MEETINGS – SUMMER RECESS
Monday	August 8	NO MEETINGS – SUMMER RECESS
Monday	August 15	NO MEETINGS – SUMMER RECESS
Monday	August 22	NO MEETINGS – SUMMER RECESS
Monday	August 29	NO MEETINGS – SUMMER RECESS
Tuesday	September 6	Regular Council Land Use Regular Council Public Hearing
Monday	September 12	Regular Council
Monday	September 19	Regular Council Land Use Regular Council Public Hearing
Monday	September 26	NO MEETINGS – UBCM
Monday	October 3	Regular Council Land Use Regular Council Public Hearing
Monday	October 10	NO MEETINGS – STATUTORY HOLIDAY
Monday	October 17	Regular Council Land Use Regular Council Public Hearing
Monday	October 24	Regular Council
Monday	October 31	NO MEETINGS

Monday	November 7	Regular Council Land Use Regular Council Public Hearing
Monday	November 14	NO MEETINGS
Monday	November 21	Regular Council
Monday	November 28	Regular Council Land Use Regular Council Public Hearing
Monday	December 5	Regular Council
Monday	December 12	Regular Council Land Use Regular Council Public Hearing
Thursday 10:00 a.m.)	December 15	Regular Council (note: this meeting starts at
Monday	December 19	NO MEETINGS – CHRISTMAS BREAK
Monday	December 26	NO MEETINGS – CHRISTMAS BREAK

RES.R04-3305

Carried**J. CORRESPONDENCE****ACTION ITEMS**

1. Letter dated November 16, 2004, from **Bob Elton, President and Chief Executive Officer, BC Hydro**, providing information regarding Integrated Electricity Planning - First Nations and Stakeholder Engagement, and inviting the City of Surrey to participate in the 2005 Integrated Electricity Plan (IEP) to seek City input.
File: 5500-04-01

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the letter dated November 16, 2004
from Bob Elton, President and Chief Executive Office, BC Hydro be received.

RES.R04-3306

Carried

2. Letter dated November 22, 2004, from **John Forsman, President, Surrey Chapter, Canadian Peacekeeping Veterans Association (CPVA)**, advising that 2005 has been designated the "Year of the Veteran" by the Federal Government; suggesting that a specific park be set aside to honour those who have given their

lives in the pursuit of Peace; requesting agreement, in principal, of the Mayor and Council, as well as involvement with Parks & Recreation staff to identify a park to be either re-designated or created to enable fulfillment of this joint project.

File: 6140-20; 1850-20

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the letter dated November 22, 2004

from John Forsman, President, Surrey Chapter, Canadian Peacekeeping Veterans Association (CPVA) be received.

RES.R04-3307

Carried

K. NOTICE OF MOTION

1. **Kerry & Lee Jocelyn**
Rezoning from RF to CCR
To Permit the Operation of a Childcare Centre within a Single Family
Dwelling - 7903-0188-00; By-law 15314
 10672 - 164A Street
 File: 7903-0188-00

At the November 15, 2004 Regular Council - Public Hearing, Councillor Watts submitted the following Notice of Motion:

"That Council rescind resolution R04-891, of the April 5, 2004 Regular Council meeting defeating third reading of By-law No. 15314.

It was

Moved by Councillor Watts

Seconded by Councillor Higginbotham

That Council rescind resolution R04.891 of

the April 5, 2004 Regular Council meeting defeating third reading of By-law No. 15314.

RES.R04-3308

Carried

It was

Moved by Councillor Watts

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15314" be held Monday, December 13, 2004.

RES.R04-3309

Carried

2. Loyal Orange Lodge

Councillor Steele submitted the following Notice of Motion:

“That Council rescind RES.CC04-32 of the May 17, 2004 Closed Council minutes directing that the Loyal Orange Lodge be fully documented and then demolished.

If RES.CC04-32 is rescinded, that the subsequent resolution RES.CC04-33 be rescinded.

If both of the above motions are rescinded, that Council consider the recommendation of the Heritage Advisory Commission.”

3. Homelessness

Councillor Villeneuve submitted the following resolution:

“WHEREAS there is strong interest in the faith, business and health community to coordinate efforts to address homelessness and housing issues in the City;

BE IT RESOLVED that Mayor McCallum request adequate funding through the Premier’s Task Force on Homelessness to coordinate this effort over the next six months.”

L. ANY OTHER BUSINESS

1. Delegation – NightShift Street Ministry Society

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the motion to hear NightShift Street

Ministry Society as a delegation be amended to read “be heard at a Council-in-Committee meeting on December 6, 2004, and that staff provide a brief memo regarding the matter”.

RES.R04-3310

Carried

2. Surrey Central Cemetery – Veterans’ Grave Markers

Councillor Watts requested that the City recognize the Mike Cook Sr. and Pat Cook, for their work in identifying veterans’ graves at the Surrey Central Cemetery.

3. Applications No. 7904-0112-00 and 7904-0312-00

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the letter dated November 29, 2004
from R. Zelinka regarding Applications No. 7904-0112-00 and 7904-0312-00 be
received.

RES.R04-3311

Carried

M. ADJOURNMENT

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

RES.R04-3312

Carried

The Regular Council- Public Hearing adjourned at 11:06 p.m.

Certified correct:



City Clerk



Mayor