



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 13, 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, Finance,
Technology & HR
General Manager, Engineering
General Manager, Parks, Recreation
& Culture
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section
City Solicitor

A. ADOPTION OF MINUTES

**1. Regular Council - Public Hearing - November 15, 2004
Notice of Motion - Item K.1 - Loyal Orange Lodge**

Resolution RES.R04-3108 of the minutes to be amended to delete Councillor Villeneuve voting against the motion and insert Councillor Bose voting against the motion.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Resolution RES.R04-3108 of the
Regular Council - Public Hearing minutes of November 15, 2004, be amended to delete Councillor Villeneuve voting against the motion and insert Councillor Bose voting against the motion.

RES.R04-3365

Carried

2. Council-in-Committee - December 6, 2004

(a) It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the minutes of the
Council-in-Committee meeting held on December 6, 2004, be received.

RES.R04-3366

Carried

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

Irv Hildebrand, NightShift Street Ministries Society

File: 0250-20; 0550-20-10

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

1. refer the proposal of NightShift Ministries Society back to the applicant to work with staff and consult with the community, including the Whalley Business Improvement Association and the RCMP; to identify concerns and impacts; and, through an externally prepared community impact statement, modify the short term proposal and the longer term proposal to prepare an implementation plan that would address the community concerns and meet the City's goals for the City Centre area; and
2. that a further report complete with recommendations be forwarded to Council in due course.

RES.R04-3367

Carried

Item No. C012

Proposal by NightShift Street Ministries Society
Regarding a Three-Stage Plan to Operate a Multi-
faceted Mission Centre at 13674 Grosvenor Road
File: 13674-11110; 0250-20

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

1. Receive this report as information; and
2. Provide direction to staff with respect to the processing of building permit applications and business license applications to allow NightShift Street Ministries Society to use the property at 13674 Grosvenor Road for a multi-faceted mission centre.

RES.R04-3368

Carried

3. Regular Council - Public Hearing - December 6, 2004

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the minutes of the Regular Council -
 Public Hearing meeting held on December 6, 2004, be adopted.

RES.R04-3369

Carried**B. DELEGATIONS - PUBLIC HEARING****1. Surrey Land Use Contract No. 235, Authorization By-law, 1976,
 No. 4861, Partial Discharge By-law, 2004, No. 15575**

**Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2004, No. 15576**

Rezoning Application: 7903-0432-00

CIVIC ADDRESS: 8916 - 128 Street

APPLICANT: Arvinder Bubber
 c/o Isaac-Renton Architects
 #206 - 2780 Granville Street
 Vancouver, B.C. V6H 3J3

PROPOSAL: **BY-LAW 15575**
 To discharge Land Use Contract No. 235 from a portion of
 the property to allow the underlying RF Zone to come into
 effect. (See Schedule A) attached to the By-law.

BY-LAW 15576
 To rezone the property from "Single Family Residential
 Zone (RF)" to "Comprehensive Development Zone (CD)".

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. Ramritu stating concerns and from
 R. Isaac-Renton submitting 8 letters of support for the proposed rezoning
 application.

The Mayor noted that R. Barker, M. Thornley, B. MacLeod, D. Bishop, and D.
 Thornley had expressed opposition to the proposed rezoning application and not
 wishing to speak.

Ann Gordon, 12897 Carluke Crescent, was in attendance and commented that
 many residents in the area have concerns regarding the proposed development.

She continued that the owners of 8909 and 8999 - 128 Street also provided letters expressing opposition to the proposed development.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the letter submitted by Ann Gordon be received.

RES.R04-3370

Carried

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That letters from 16 households as submitted by Ann Gordon be received.

RES.R04-3371

Carried

She commented that 12872, 12874, and 12876 would share property lines with the proposed townhouses and noted that their neighbourhood is a well-maintained, family oriented neighbourhood. She advised that concerns had been expressed by residents at recent public information meetings regarding tree preservation, parking and vandalism. She requested that any further development be restricted to two-storey buildings with no basements, but the present townhouse design has been changed to three-storeys. She also added that she would like a guarantee that the townhouses would be strata-controlled and owner occupied. She further requested that fencing and a privacy hedge be added to restrict access to existing backyards before construction takes place, and that racoons living in outbuildings be saved.

B. Isaac-Renton, Architect, was in attendance and commented that a number of letters of support were submitted regarding this application. He noted that two public information meetings had been held, with the result that a substantial redesign had been undertaken to save six of the most important Redwood trees at the north end of the site. He continued that the internal trees would have to be removed as they are in the wrong spot for development of this type. Removal of the internal trees, he added, would allow more daylight, and parking has exceeded the project requirements. He added that there would be landscaping to complement the neighbourhood and project and noted the B.C. Hydro right-of-way nearby. He continued that the units would be owner-occupied and stated that he intended to honour all commitments made at the two public information meetings, installing privacy hedges along the east property line and fencing.

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

Rezoning Application: 7903-0188-00

CIVIC ADDRESS: 10672 - 164A Street

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

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

The purpose of the rezoning is to permit a childcare centre within a single family dwelling.

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

There was correspondence on table from the following persons:

NAME	FOR	AGAINST	UNDECIDED	CONCERNS
D. Davis and 38 form letters		X		
J. Park		X		
Kang Boo Lee & Choong Soon Lee		X		
R. Buzza		X		
K. Hughes		X		
J. Buzza		X		
K. Jocelyn 28 form letters 45 signature petition	X			
L. Baxter	X			
L. Cargnelli	X			
M. Babin	X			
A. Dutton	X			
D. Hiebert	X			
D. Lievholz	X			
K. Son	X			
G. Squair	X			
J. Wilson	X			
A. Wu	X			
X. S. & L. Ziong	X			
V. Aghazarian	X			
J. Felding	X			
R. & L. Bargaen	X			
J. & K. Ewart	X			
M. Johnson	X			
M. Lee	X			
R. & H. McBride	X			
S. & J. Tripp	X			
L. Walters	X			
K. Porteous	X			

S. Hwang	X	
S. Hogarth	X	
D. Burgin	X	
M. Biagi, Child	X	
Care Options		
C. McAllister	X	
44 signature		X
petition		
31 Form letters		X
D. & L. Davis		X
C. Wray		X
N. Walker		X
R. Perovich		X
K. & C. Lee		X
J. Buzza		X
B. Buzza		X
B. & S. Chow		X

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

NAME	FOR	AGAINST	UNDECIDED
N. Walker		X	
L. Davis		X	
R. De Broder	X		
N. De Broder	X		
S. Hogarth	X		
K. Jocelyn	X		
R. Frank		X	
D. Frank		X	
L. Jocelyn	X		

Steve Johnson, 18005 –98A Avenue, was in attendance and commented that his child attends the subject daycare. He continued that daycare is needed in Surrey and that changes have been made for drop-off and pick-up of children. He added that parents currently park their vehicles at the school and walk their children over to the daycare. He stated that he supported the application.

Debbie Davis, 10695 – 164A Street, was in attendance and commented that she is opposed to the proposal. She noted that the proposed development application had been denied by Council but brought back for reconsideration, unbeknownst to the residents. She added that the applicant had submitted standardized form letters advising support, but the development proposal sign has been taken down. She expressed concerns regarding the Public Hearing notice does not state the proposed increase in the number of children.

She commented that the property owner at 10688 – 164A had indicated opposition to the proposed application due to the proposed increase in the number of children in the daycare. She provided a map indicating those residents opposed

to the project in May 2003 and stated that she did not deny the service quality as the issue in increasing traffic, safety of children. She added that a business of this magnitude does not belong in this cul-de-sac.

She continued that the street in front of Fraserwood Elementary School has been narrowed, causing even more traffic and there is a lack of parking along Glenwood Crescent. She added that the parking solution proposed by the applicant has only been secured before 8:00 a.m. and before 2:30 p.m. and would not alleviate traffic problems.

She noted that the applicant has only three clients who live within 100 meters of the proposed rezoning application and that by allowing new clients outside the area, there would be even more traffic congestion.

She added that there may be preschool space available at the new Discovery Quest Montessori School operating out of Fraserwood Elementary School. She noted that she would not have purchased their home if they had known a daycare would be located there. She stated that her vision was to live in a residential area and allow her children to bike ride and roller blade in the cul-de-sac in a safe environment and added that her vision would be taken away for the benefit of one household.

It was

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

Debbie Davis be received.

RES.R04-3372

Carried

Karen Hughes, 10786 – 164B Street, was in attendance and commented on concerns regarding traffic congestion. She stated that the proposed daycare does not belong in a residential cul-de-sac neighbourhood. She questioned what would happen after the current parking arrangement with the school had been concluded, and then noted that she had contacted local daycares that currently have many spaces available for children.

Margo Lee, 10748 – 164 Street, was in attendance and commented that her children used to attend the daycare. She added that it is difficult to find good quality daycare and praised Kerry Joceyln's service. She noted that traffic is an issue.

Elena Madularu, 305 - 995 Adair Avenue, Coquitlam, B.C., was in attendance and commented that she is the owner of the Discovery Quest Montessori Preschool, located inside Fraserwood Elementary School. She added that her license allows for 20 children in the morning and 20 children in the afternoon. She stated that although she could not define her position with respect to the proposed rezoning development, but as a responsible teacher and business owner, she had been applied to offer before and after preschool daycare and been told there was no need at the time.

She advised that she is waiting to offer before and after-preschool programs in their brand new school. She added that there are currently 6 vacancies for the morning and 8 vacancies for the afternoon programs. She continued that she has had to adjust her schedule due to the parking problems.

Calvin Wray, 10681 – 164A Street, was in attendance and commented that this application had been turned down earlier by Council, due to lack of community support. He continued that less than 40% of the neighbours were in favour of expanded daycare in the neighbourhood and added that Fraserwood Elementary School had sealed off their parking lot while the boulevard was reworked, resulting in no parking during school hours. He expressed concern regarding children's safety, increased traffic, and late arrival double parking.

John Ewart, 11082- 158B Street, was in attendance and commented that he supported the proposed application. He added that his children attend the daycare and that the owner provides quality services. He noted that development has increased in the area and there is a demand for quality daycare. He discussed the existing pathway, hours of drop-off,

Kerry Jocelyn, 10672 – 164A Street, was in attendance and submitted a letter from 10661 Chestnut Place indicating support of application.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the letter submitted by Kerry Jocelyn
be received.

RES.R04-3373

Carried

She noted that she had hired Chinese and Korean interpreters and went door-to-door to discuss the lack of daycare facilities in Fraser Heights. She added that she had gathered 28 houses in support of the application. She advised that she had asked parents to park at the school next door and enter via her back gate. She added that it is her responsibility to ensure parents abide by the contract; that she had a key to the parking gate. She noted the parking contract with the school is yearly. She requested Council support the application and noted that the application has gone from 25 children to 20, lowering the numbers of clients. She added that she has a letter from OPTIONS advising that they had 200 requests for childcare in the Fraser Heights region and over 100 requests for school-aged children, with 32 available spots in licensed school programs.

Lee Jocelyn, 10672 – 164A Street, was in attendance and commented that the daycare has five parking spots in front of the neighbouring school, outside the no parking area. He added that other unlicensed daycare programs have popped up in the area and noted that one had opened next door. He added that there is a lack of parental supervision for kids playing on the street. He asked Council to support the application.

Larry Davis, 10695 – 164A Street, was in attendance and commented that he had concerns regarding future licensing for full-fledged daycare. He added that cars

are still entering the cul-de-sac for drop-off and pick-up purposes. He discussed concerns regarding parking, existing pathway, information provided to neighbours, and speeding vehicles. He continued that the information provided by OPTIONS did not include facilities not registered with that organization. He requested Council consider the views of the residents with respect to increasing the numbers of children.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15593**

Rezoning Application: 7904-0105-00

CIVIC ADDRESS: 16832 - 104 Avenue

APPLICANT: Alberto Lozada
c/o 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)".

The purpose of the rezoning is to allow subdivision into two (2) 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 was correspondence on table from K. Randhawa providing additional information in support of the proposed rezoning application. There was also correspondence from A. Rozalski stating concerns regarding tree preservation and from M. Szucs advising opposition to the proposed access on 104 Avenue.

A. Rozalski, 16850 – 104 Avenue, was in attendance and commented on concerns regarding tree preservation.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15601**

Rezoning Application: 7904-0125-00

CIVIC ADDRESS: 11619 Surrey Road and Portion of Lane

APPLICANT: City of Surrey
c/o H.Y. Engineering Ltd.
200 - 9128 - 152 Street
Surrey, B.C. V3R 4E7

PROPOSAL: To rezone the property and lane from "One-Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)".

The purpose of the rezoning is to permit the consolidation with the existing school site located west of the subject site at 14590 - 116A Avenue and the expansion of the Islamic Heritage Society School.

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.

The Mayor noted that W. Ramadan had expressed support for the proposed development in writing and not wishing to speak at this time.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15594**

Rezoning Application: 7904-0296-00

CIVIC ADDRESS: 6693 - 130 Street

APPLICANT: Karamjit and Surinder Josan
c/o Karamjit Josan
6465 - 130A Street
Surrey, B.C. V3W 2W8

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)"

The purpose of the rezoning is to allow subdivision into 2 single family residential lots.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15591**

Rezoning Application: 7904-0346-00

CIVIC ADDRESS: 19100 - 70 Avenue

APPLICANT: Tasma Guild and Brett Bowman

c/o Hunter Laird Engineering Ltd.
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL:

BLOCK A

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

BLOCK B

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

The purpose of the rezoning is to allow subdivision with a portion of the adjacent lot to the west, to create approximately 8 small single 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.

7. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15592

Rezoning Application: 7904-0302-00

CIVIC ADDRESS: Portion of 6842 - 192 Street

APPLICANT: Samra Holdings Ltd.
c/o Hayer Homes Ltd.
16317 - 36A Avenue
Surrey, B.C. V3S 0X5

PROPOSAL:

To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT:

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

- (a) To reduce the west yard setback from 7.5 metres (25 ft.) to 4 metres (13 ft.);
- (b) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

- (c) To reduce the north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (d) To reduce the south yard setback from 7.5 metres (25 ft.) to 4 metres (13 ft.).

The purpose of the rezoning and development variance permit is to permit the development of approximately 74 townhouse units in East Clayton.

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

Note See Development Variance Permit 7904-0302-00 under Clerk's Report, Item I.1(a)

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. 15598**

Rezoning Application: 7904-0176-00

CIVIC ADDRESS: 6738 - 194 Street and Portions of 6784 and
6764 - 194 Street

APPLICANT: Samra Holdings Ltd., Gerri-Lynne Crawford,
Bahadar Dhanda & Sewa Dhanda, Iqbal Dha,
Amindeep Dha, Harpreet Dha, Kashmir Lally Gurpinderjit
Lally and Navjeet Lally
c/o McElhanney Consulting (James Pernu)
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 1,
Definitions, as follows:

- (a) To vary under the definition of "frontage" to include a lane for proposed Lots 14 - 22; and
- (b) To vary under the definition "lot line - front (a)" to include a lane for proposed Lots 14 - 22.

The purpose of the rezoning and development variance permit is to allow subdivision into approximately 34 small single family lots with coach houses or secondary suites, in East Clayton.

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

Note See Development Variance Permit 7904-0176-00 under Clerk's Report, Item I.1(b).

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

**9. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 108 Amendment By-law, 2004, No. 15599**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15600**

Rezoning Application: 7903-0225-00

CIVIC ADDRESS: 17024, 17034, 17052 - 80 Avenue, 17066 - 80 Avenue
(also shown as 16985 Fraser Highway) and 16955 Fraser Highway

APPLICANT: Peter Begemann, Sherrill Gammer, Gladys Steward, Jasdev & Kamaljeet Randhawa and Sen & Thanh Tran
c/o McElhanney Consulting Services Ltd.
13160 - 88 Avenue
Surrey, B.C. V3W 3K3
c/o Martin Stewart
17052 - 80 Avenue
Surrey, B.C. V4N 3G4
c/o Jim Gammer
17034 - 80 Avenue
Surrey, B.C. V4N 3G4

PROPOSAL: **BY-LAW 15599**
To authorize the redesignation of the properties from Suburban (SUB) to Urban (URB).

BY-LAW 15600
To rezone the property at 17066 - 80 Avenue (also shown as 16985 Fraser Highway) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning and redesignation is to allow subdivision into approximately 21 single family lots on the property located at 17066 - 80 Avenue (also shown as 16985 Fraser Highway).

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

There was correspondence on table from J. Brugger, D. Lim of Fraser Golf Centre, expressing concerns, from J. Randhawa expressing support and requesting that Phase 1 proceed, and from R. Peet stating opposition to the proposed rezoning application.

The Mayor noted that R. Peet had expressed opposition and K. Platis had expressed support for the proposed development and not wishing to speak at this time.

Martin Steward, 17052 – 80 Avenue, was in attendance and commented that he represented his mother, Mrs. Steward, of 17022 – 80 Avenue and Peter Vegeman, of 17066 – 80 Avenue. He advised that he supported the project, however he had concerns regarding engineering issues, community benefits, rezoning, and the placement of a restrictive covenant allowing driveway access on 17052 – 80 Avenue. He requested that the application be tabled for further review.

It was

Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the photographs as submitted by

Martin Steward be received.

RES.R04-3374

Carried

Dwayne Heinz, McElhanney Consulting, was in attendance and commented that he represented Mr. Randhawa, of 17066 – 80 Avenue. He continued that the original proposal was to amend the OCP for six properties and a subdivision layout was prepared for rezoning. He added that after discussion with other owners, there were some issues about timing as some property owners did not want to do applications at the time, but wanted the OCP application. He continued that they were thinking in terms of a phased development, but 17066 – 80 Avenue was proposed to go ahead and a layout showing future subdivision potential was prepared. He added that the location of the road is an issue; there is an existing storm sewer right-of-way through the property located at the cul-de-sac access; the proposal is fixed due to its location as there is not a lot of flexibility to move around. He advised that 17066 – 80 Avenue is situated on the north side of the cul-de-sac. He noted that there would be land available in the future to be hooked to Lot 1 and a “no build” covenant registered when agreement to develop that land is reached.

J. Randhawa, 17066 – 80 Avenue, was in attendance and commented that he has been working with fellow property owners who are aware of the proposed development. He advised that Mr. Steward did not want to pay the application fee

at this time. He continued that a tree buffer would be provided to diffuse light coming from the adjacent golf centre.

Dean Lim, Fraser Golf Center, was in attendance and commented that he took over the business two and a half years ago. He advised he was not against the proposed development and wished to protect his business, noting he had changed his lighting system to mitigate any spillover to the residential area, and rearranged schedules and equipment for grass-cutting and ball-picking.

Bert Miles, GM, Burnaby Lake Greenhouses, 17127 Fraser Highway, was in attendance and commented that he opposed the proposed application. He advised the proposed development is in conflict with the OCP as the original intention was to move from Urban to ALR. He stated that the plan shows no sensitivity as to an interface with the agricultural land base and he questioned the community benefit contribution. He noted that greenhouse lighting had been altered in an effort to mitigate any negative effects on surrounding residential development.

Kim Beck, 16920 – 80 Avenue, was in attendance and commented that she supported the proposed development application. She requested traffic lights at 80 Avenue and a walkway to the golf centre.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15595**

Rezoning Application: 7903-0286-00

CIVIC ADDRESS: 15285, 15295, 15309 - 17A Avenue and a Portion of Lane

APPLICANT: Big Sky Developments Ltd.
c/o Barnett Dembek Architects Inc. (Lance Barnett)
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of a four-storey, 36-unit apartment building.

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

Barbara Paton, 3417 – 148 Street, was in attendance and commented on concerns regarding the closing of the lane, drainage issues, height of elevator shaft, and park facilities. She asked if the responsibility for landscaping and maintenance of the lane portion would rest with the Strata and suggested the portion of lane not be included in the application.

11. **Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2004, No. 15587**

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

- PROPOSAL:
1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:
 - a) Part 16, Single Family Residential Zone (RF) is amended as follows:
 - i) In Section D. Density, Subsection 2 (b) iii. (a) delete the word "and";
 - ii) In Section D. Density, Subsection 2 (b) iii. (a) insert the words:
", except in the area designated as City Centre in the Surrey Official Community Plan By-law, 1996, No. 12900" after the words "or less";
 - iii) In Section D. Density, Subsection 2 (b) iii. (b) insert the words:
", except in the area designated as City Centre in the Surrey Official Community Plan By-law, 1996, No. 12900; and" after the figure and words "[6,000 sq. ft.]" and delete the period; and
 - iv) Add a new Section D. Density, Subsection 2 (b) iii. (c) as follows:
"(c) For *building* construction on a *lot* within the area designated as City Centre in the Surrey Official Community Plan By-law, 1996, No. 12900, the maximum allowable floor area shall be 84 square metres [900 sq. ft.] and a *basement* is not permitted on such *lot*."

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.

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

There was correspondence on table from A. Drinkle, E. Knight and J. Ratzloff expressing opposition to the proposed application.

The Mayor noted that J. Sekhon had expressed support for the proposed project and H. Ching was undecided and not wishing to speak at this time.

Ann Drinkle, 6697 Ryall Place, Delta, B.C., was in attendance and stated that she co-owns the property in question in the downtown core area and that it currently is designated as single family residential. She expressed concern regarding limitations on the size of homes in the area and no development of basements. She added she would like options available to residents in the area.

Milton Price, 10856 – 132A Street, was in attendance and stated that he had concerns regarding the proposed restriction on the size of development and property devaluation.

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

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

PROPOSAL: "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.

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

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

D. BOARD/COMMISSION REPORTS**1. Loyal Orange Lodge**

File: 6800-10 LOL

At the December 6, 2004 Regular Council – Public Hearing, Council passed a resolution to rescind RES.CC04-32 and RES.CC04-33 of the May 17, 2004 Closed Council minutes directing that the Loyal Orange Lodge be fully documented and then demolished.

Council passed a further resolution that the following recommendation of the Heritage Advisory Commission be tabled for a staff report.

“1891 Lodge (Previously known as Loyal Orange Lodge)

It was

Moved by Councillor Steele

Seconded by Councillor Watts

That the conservation strategy developed by Donald Luxton and Associates regarding the 1891 Lodge (formerly known as the Loyal Orange Lodge) be completed; and

That financial plans be developed for the retention of the structure at its existing site; and/or possible relocation to the Sullivan Park site, or the Daniel Johnson House site. These plans will include costs for the relocation as applicable, restoration, operating and ongoing maintenance;

And further that the building be leased or transferred to a willing recipient.”

RES.R04-3378

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.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of December 13, 2004, were considered and dealt with as follows:

Item No. R299 Land Acquisition for Fire Hall at 7276 – 132 Street
File: 0870-40/13

The General Manager, Engineering submitted a report concerning the acquisition of land for a Fire Hall at 7276 – 132 Street

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize acquisition of PID
No. 009-736-271 (7276 – 132 Street) for a future fire hall site, for the amount of \$850,000.

RES.R04-3379

Carried

Item No. R300 Land Acquisition for Road Construction
File: 5400-60; R-04-088; 0870-01

The General Manager, Engineering submitted a report concerning the acquisition of land for road construction.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the acquisition of
PID No. 008-605-921 (10445 – 139 Street) to facilitate the construction of 104A Avenue between 138A Street and 139 Street, north of 104 Avenue, for the amount of \$280,000 plus an additional allowance of \$20,000 to fund the demolition costs.

RES.R04-3380

Carried

Item No. R301 Road Closure at 27B Avenue and King George Highway
File: 7804-0300; 0910-30

The General Manager, Engineering submitted a report concerning a road closure at 27B Avenue and King George Highway.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the City Clerk to
bring forward a By-law for consideration to close and remove the dedication as
highway of a $\pm 11,688 \text{ ft.}^2$ ($\pm 1,086 \text{ m}^2$) unopened portion of road at 27B Avenue at
King George Highway, for the amount of \$27,309.

RES.R04-3381

Carried

Item No. R302 Contract Extension M.S. 10-03-01: Cobra Electric Ltd.
File: 3802-001/11; 2320-20

The General Manager, Engineering submitted a report concerning the extension
of Contract M.S. 10-03-01, Cobra Electric Ltd.

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

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

1. Contract M.S. 10.03.01 be extended for two additional one-year terms
with the low bidder, Cobra Electric Ltd., in the annual amount of
\$1,786,188.00 plus:
 - Goods and Services Tax;
 - Annual increases to the number of traffic signals (2005 & 2006); and
 - Annual increases to the number of street lights (2005 & 2006).
2. Council authorize staff to add up to \$380,000 to this contract for ICBC
recoverable works and additional traffic signal works from the Roads
Capital Program where it is cost effective to do so.

RES.R04-3382

Carried

Item No. R303 DCC By-law Housekeeping Amendment
File: 3150-01

The General Manager, Engineering submitted a report concerning the DCC
By-law Housekeeping Amendment.

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

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

1. Council give the first three readings to the DCC By-law amendment which will update the zones contained in the DCC By-law.
2. the By-law be forwarded to the Province for approval.

RES.R04-3383

Carried

Item No. R304 2010 Community Opportunities Strategy
File: 8200-20

The City Manager submitted a report to establish broad objectives for the community and for the corporation of the City of Surrey that provide economic, cultural, social and sporting opportunities to the residents and businesses in Surrey aimed at capitalizing on the opportunities and benefits created by the 2010 Winter Olympic and Paralympic Games.

The report is not intended to be all-inclusive at this point in time, however, the funding allocation recommended is meant to be a *ceiling for the corporation of the City of Surrey*. As a city on the periphery of the Games, the funding level is significant enough to take advantage of the opportunities identified hereunder. Should other partnership opportunities or emerging priorities relative to the Games be subsequently identified, the funding is sufficient or can be shifted to accommodate those.

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

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

1. this report be received as information;
2. the attached 2010 Community Opportunities Strategy be endorsed;
3. Council allocate funding of \$100,000 from its current Council Initiative Fund for the purpose of capitalizing on the opportunities and benefits of the 2010 Olympic and Paralympic Games;
4. Council approve in principle an allocation of \$20,000 per year for 2006 through 2010 as part of the 2006 budget process and 5-year financial plan.

RES.R04-3384

Carried

Item No. R307 182 Street (Thomas Road) Heritage Conservation Area –
Cloverdale
File: 6800-20-229

The General Manager, Planning & Development submitted a report to follow-up on Council's direction, with respect to amending the OCP to designate 182 Street and the abutting properties, between Highway No. 10 and 58 Avenue, as shown on Schedule "A" of Appendix I, as a Heritage Conservation Area.

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

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

1. Receive this report as information;
2. Instruct the City Clerk to bring forward for first and second readings, a by-law to amend the Official Community Plan (the "OCP"), as documented in Appendix I of this report, to designate 182 Street and the abutting properties, between Highway No. 10 and 58 Avenue, as a Heritage Conservation Area;
3. Instruct staff to hold a Public Information Meeting to present information about the Heritage Conservation Area to the public and to gather comments from the public and, subsequently, to provide a further report to Council on the matter, prior to Council setting a date for the Public Hearing, related to the OCP amendment by-law; and
4. Direct staff, in consultation with the Heritage Advisory Commission (the "HAC"), to identify incentives available to assist property owners with the renovation and preservation of properties within the Heritage Conservation Area and to report back to Council with this information and related recommendations.

RES.R04-3387

Carried

Item No. R308 Grandview Heights General Land Use Plan – Status Report
and Neighbourhood Concept Plan Boundaries
File: 6520-20 (Grandview Heights)

Councillor Watts stated that she would not speak to Sector 4 as she lives in the area and would, therefore, would not be in a position for a potential conflict of interest.

The General Manager, Planning & Development submitted a report:

- To provide an update to Council on the status of the work associated with preparing a General Land Use Plan for Grandview Heights, including a synopsis of the community consultation undertaken, to date;
- To obtain Council authorization to bring forward a Terms of Reference to begin the work of preparing a Neighbourhood Concept Plan ("NCP") for each of two areas within the Grandview Heights community; and
- To advise Council of the next steps in the process of completing the General Land Use Plan for the Grandview Heights community.

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

The Mayor noted that the following motion would be divided:

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

1. Receive this report as information;
RES.R04-3388 Carried

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Items 2, 3, and 4 be tabled and referred
to a Council-in-Committee following the January 19, 2005 Public Hearing on the
proposed commercial development at 160 Street and 24 Avenue.
RES.R04-3389 Defeated with Mayor McCallum,
Councillors Steele, Tymoschuk,
Higginbotham and Hunt against.

The Mayor noted that the following motion was before Council:

2. Direct staff to bring forward, for Council's consideration, a Terms of Reference for the preparation of a Neighbourhood Concept Plan for Area # 1, as illustrated on the map attached as Appendix I to this report;
RES.R04-3390 Carried with Councillors Villeneuve and
Bose against

3. Direct staff to bring forward, for Council's consideration, a Terms of Reference for the preparation of a Neighbourhood Concept Plan for Area #2, as illustrated on the map attached as Appendix I to this report, subject to confirmation of the boundaries for Area #2 and as staff resources become available for this project; and
RES.R04-3391 Carried with Councillors Bose, Priddy and
Villeneuve against.

4. Direct staff to review the location of the community park in the vicinity of 168 Street and 26 Avenue in the context of the community plan.

RES.R04-3392

Carried

Item No. R309 Award of Structural Steel Contract for Construction of South Surrey Recreation Centre
File: 0760-20 (South Surrey Rec Centre)

The General Manager, Planning & Development submitted a report concerning to obtain Council approval to award a contract for the structural steel component 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 Higginbotham
Seconded by Councillor Hunt
That Council approve the award of a contract to XL Ironworks Co. for the structural steel components, related to the construction of the South Surrey Recreation Centre, with the total value of the contract not to exceed \$768,316.00, excluding GST.

RES.R04-3393

Carried

H. BY-LAWS

1. "Surrey Land Use Contract No. 235, Authorization By-law, 1976, No. 4861, Partial Discharge By-law, 2004, No. 15575"

7903-0432-00 – Arvinder Bubber, c/o Isaac-Renton Architects

To discharge Land Use Contract No. 235 from a portion 8916 – 128 Street to allow the underlying RF Zone to come into effect.

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15576.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 235, Authorization By-law, 1976, No. 4861, Partial Discharge By-law, 2004, No. 15575" pass its third reading.

RES.R04-3394

Carried with Councillor Bose against.

“Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15576”

7903-0432-00 – Arvinder Bubber, c/o Isaac-Renton Architects

RF (BL 12000) to CD (BL 12000) – 8916 – 128 Street – to allow the development of approximately 11 townhouse units.

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15575.

RES.R04-3395	It was No. 12000, Amendment By-law, 2004, No. 15576” pass its third reading. <u>Carried</u> with Councillor Bose against.	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That “Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15576” pass its third reading. <u>Carried</u> with Councillor Bose against.
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2. “Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15314”

7903-0188-00 – Kerry and Lee Jocelyn

RF (BL 12000) to CCR (BL12000) – 10672 – 164A Street – to permit a childcare centre within a single family dwelling.

Approved by Council: November 29, 2004

RES.R04-3396	It was No. 12000, Amendment By-law, 2004, No. 15314” pass its third reading. <u>Carried</u> with Mayor McCallum, Councillors Tymochuk, Steele, and Hunt against.	Moved by Councillor Higginbotham Seconded by Councillor Villeneuve That “Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15314” pass its third reading. <u>Carried</u> with Mayor McCallum, Councillors Tymochuk, Steele, and Hunt against.
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3. “Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15593”

7904-0105-00 – Alberto Lozada, c/o Kuldip Randhawa

RA (BL 12000) to RF (BL 12000) – 16832 – 104 Avenue – to allow subdivision into two single family lots.

Approved by Council: November 29, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15593" pass its third reading.
 RES.R04-3397 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15601"
 7904-0125-00 – City of Surrey, c/o H.Y. Engineering Ltd.

RA (BL 12000) to PA-2 (BL 12000) – 11619 Surrey Road and Portion of Lane – to permit the consolidation with the existing school site located west of the subject site at 14590 – 116A Avenue and the expansion of the Islamic Heritage Society School.

Approved by Council: November 29, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15601" pass its third reading.
 RES.R04-3398 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15594"
 7904-0296-00 – Karamjit and Surinder Josan, c/o Karamjit Josan

RF (BL 12000) to RF-12 (BL 12000) – 6693 – 130 Street – to allow subdivision into 2 single family residential lots.

Approved by Council: November 29, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15594" pass its third reading.
 RES.R04-3399 Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15591"
 7904-0346-00 - Tasma Guild and Brett Bowman, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF-9C and RF-12C (BL 12000) – 19100 – 70 Avenue – to allow subdivision into approximately 8 small single family lots with

coach houses, with a portion of the adjacent lot to the west at 19070 – 70 Avenue.

Approved by Council: November 29, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15591" pass its third reading.
RES.R04-3400 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15592"

7904-0302-00 – Samra Holdings Ltd., c/o Hayer Homes Ltd.

RA (BL 12000) to RM-30 (BL 12000) Portion of 6842 – 192 Street – to permit the development of approximately 74 townhouse units in East Clayton.

Approved by Council: November 29, 2004

Note: See Development Variance Permit 7904-0302-00 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. 15592" pass its third reading.
RES.R04-3401 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15598"

7904-0176-00 - Bahadar Dhanda, Sewa Dhanda, Iqbal Dha, Harpreet Dha, Amindeep Dha, Kashmir, Gurbinderjit and Navjeet Lally, Gerry-Lynne Crawford, Samra Holdings Ltd., c/o McElhanney Consulting (James Pernu)

RA (BL 12000) to RF-9C (BL 12000) 6738 – 194 Street, Portions of 6764 and 6784 – 194 Street – to allow subdivision into approximately 34 small single family lots with coach houses or secondary suites in East Clayton.

Approved by Council: November 29, 2004

Note: See Development Variance Permit 7904-0176-00 under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15598" pass its third reading.
 RES.R04-3402 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599"

7903-0225-00 - Jasdev and Kamaljeet Randhawa, Peter Begemann, Sherrill Gammer, Gladys Steward, Thanh and Sen Tran, c/o McElhanney Consulting Services Ltd., and c/o Martin Stewart, and c/o Jim Gammer

To authorize the redesignation of the properties located at 17024, 17034, 17052 and 17066 – 80 Avenue, 16955 Fraser Highway from Suburban (SUB) to Urban (URB).

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15600.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599" pass its third reading.
 RES.R04-3403 Carried with Councillors Hunt and Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15600"

7903-0225-00 - Jasdev and Kamaljeet Randhawa, c/o McElhanney Consulting Services Ltd., and c/o Martin Stewart, and c/o Jim Gammer

RA (BL 12000) to RF (BL 12000) – 17066 – 80 Avenue – to allow subdivision into approximately 21 single family lots.

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15599.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15600" pass its third reading.
 RES.R04-3404 Carried with Councillor Bose against.

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

1. the restrictive covenant dealing with the golf business be expanded to include the impacts of the golf business on these properties; and
2. that an agricultural restrictive covenant be added dealing with lights of the greenhouse immediately to the east of the proposed project.

RES.R04-3405 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15595"

7903-0286-00 - Big Sky Developments Ltd., c/o Barnett Dembek Architects Inc.
 (Lance Barnett)

RF (BL 12000) to CD (BL 12000) – 15285, 15295 and 15309 –
 17A Avenue, and Portion of Lane – to permit the development of a four-
 storey, 36-unit apartment building.

Approved by Council: November 29, 2004

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15595" pass its third reading.
 RES.R04-3406 Carried

11. "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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15587" pass its third reading.
RES.R04-3407 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2004, No. 15587" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-3408 Carried with Councillor Bose against.

12. "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

It was Moved by Councillor Higginbotham
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 third reading.
RES.R04-3409 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 48 Amendment By-law, 2004, No. 15589" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R04-3410

Carried

FINAL ADOPTIONS

13. "Surrey Garbage and Rubbish Collection Standards of Service and Charges
By-law, 1969, No. 3055, Amendment By-law, 2004, No. 15602"

3900-20-15602/1820-20 – 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. This amendment will reflect the addition of a garbage and recycling
fee to the annual property tax notice beginning in 2005.

Approved by Council: December 6, 2004
Corporate Report Item No. R296

It was Moved by Councillor Higginbotham
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. 15602" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R04-3411

Carried

INTRODUCTIONS

14. "Surrey Development Cost Charge By-law, 2002, No. 14650, Amendment
By-law, 2004, No. 15603"

3900-20-15603/3150-01 – Regulatory By-law Text Amendment

"Surrey Development Cost Charge By-law, 2002, No. 14650" as amended, is
further amended by replacing Schedules B and C. This amendment is necessary
to bring the by-law up-to-date for all new zones recently created.

Approved by Council: To be approved
Corporate Report Item No. R303

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R303 of this Agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Development Cost Charge
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15603" pass its first reading.

RES.R04-3412 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Development Cost Charge
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15603" pass its second reading.

RES.R04-3413 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Development Cost Charge
By-law, 2002, No. 14650, Amendment By-law, 2004, No. 15603" pass its third reading.

RES.R04-3414 Carried

15. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 49 Amendment By-law, 2004, No. 15609"

3900-20-15609/6800-20-229 – Council Initiative

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended in Division A, Part 6 Permits and Procedures-Section 6.4 Heritage Conservation Areas and Guidelines, Schedule D, and adding Figures SD-1 (Heritage Conservation Area Boundary) and SD-2 (List of Protected Heritage Properties). These amendments are necessary to designate 182 Street and the abutting properties, between Highway No. 10 and 58 Avenue, a Heritage Conservation Area.

Approved by Council: To be approved.
Corporate Report Item No. R307

Note: This By-law will be in order for consideration of 1st and 2nd Readings, should Council approve the recommendations of Corporate Report Item No. R307 of this Agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 49 Amendment By-law, 2004, No. 15609"
pass its first reading.

RES.R04-3415

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 49 Amendment By-law, 2004, No. 15609"
pass its second reading.

RES.R04-3416

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 49 Amendment By-law, 2004, No. 15609"
pass its third reading.

RES.R04-3417

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. 7904-0302-00**
Samra Holdings Ltd.
c/o Hayer Homes Ltd.
Portion of 6842 – 192 Street

To relax requirements as follows:

- (a) To reduce the west yard setback from 7.5 metres (25 ft.) to 4 metres (13 ft.);
- (b) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

- (c) To reduce the north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (d) To reduce the south yard setback from 7.5 metres (25 ft.) to 4 metres (13 ft.).

To permit the development of approximately 74 townhouse units in East Clayton.

Note See By-law No. 15592 under Item H.7.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0302-00 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.R04-3418

Carried

- (b) **Development Variance Permit No. 7904-0176-00**
Samra Holdings Ltd., Gerri-Lynne Crawford, Bahadar Dhanda & Sewa Dhanda, Iqbal Dha, Amindeep Dha, Harpreet Dha, Kashmir Lally Gulpinderjit Lally and Navjeet Lally
c/o McElhanney Consulting (James Pernu)
6738 – 194 Street and Portions of 6784 and 6764 – 194 Street

To vary under the definition of “frontage” to include a lane for proposed Lots 14 – 22; and to vary under the definition “lot line – front (a)” to include a lane for proposed Lots 14 – 22, to allow subdivision into approximately 34 small single family lots with coach houses or secondary suites in East Clayton.

Note See By-law No. 15598 under Item H.8.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7904-0176-00 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.R04-3419

Carried

- (c) **Development Variance Permit No. 7904-0124-00**
Abby Place Development Ltd., c/o Atlas Sign and Awning Ltd.
 10422 – 168 Street (also shown as 16825 – 104 Avenue)

To reduce the minimum setback from the west lot line from 2 metres (6.5 ft.) to 1 metre (3.3 ft.), to permit the installation of a free-standing sign on a commercial site.

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

Note: See Development Permit 7904-0124-00, Item I.2(a).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7904-0124-00 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.R04-3420

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0124-00**
Atlas Sign and Awning Ltd./Abbey Place Development Ltd.
 10422 – 168 Street

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

“That Development Permit No. 7904-0124-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.”

Note: See Development Variance Permit 7904-0124-00, Item I.1(c).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7904-0124-00 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.R04-3421

Carried

3. Delegation Requests

- (a) **Georgina Patko**
Junior Achievement of British Columbia
 File: 0550-20-10; 0630-02

Requesting to appear before Council to make a presentation on the success
 of the Junior Achievement's programs within the City.

Note: The "JA Month" proclamation will appear on a future agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Georgina Patko, Junior Achievement of
 British Columbia, be heard as a delegation at Regular Council, when the
 official proclamation is presented.

RES.R04-3422

Carried

- (b) **John Cooper, President**
Combat Athletics Corporation
Jason Towns, President
W.F.F. Inc.
 File: 0250-20; 0550-20-10

Requesting to appear before Council to discuss a proposal to hold a
 Professional Shooto Martial Arts Exhibition in 2005, at the Aston Pacific
 Resort & Conference Centre.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That John Cooper, President, Combat
 Athletic Corporation, and Jason Towns, Present, W.F.F. Inc., be heard as a
 delegation at Council-in-Committee.

RES.R04-3423

Carried

J. CORRESPONDENCE

ACTION ITEMS

1. Letter dated November 12, 2004, from **Mayor Mel G. Rothenburger, City of Kamloops**, advising that on November 2, 2004, Kamloops City Council passed the following resolution:

“WHEREAS Council supports the project known as Heroes of Confederation with the following key objectives:

- The development of a Chinese Railway Labourers’ heritage exhibition at the Kamloops Museum depicting the historic contribution and sacrifice of the Chinese people in the building of the Canadian Pacific Railway in British Columbia and the ultimate realization of Confederation.
- The development of a provincially based Chinese Railway Labourer’ museum to be incorporated as part of the long-term goal of the Kamloops Heritage Railway Society Museum at Pioneer Park.

WHEREAS Council encourage the Chinese community and the Chinese Cultural Association to further refine the project definition and goals and to initiate fundraising for the project.

THEREFORE BE IT RESOLVED the City of Kamloops advocate that the Provincial and Federal Governments officially recognize the contribution of the Chinese Railway Labourers of 1800’s in building the Canadian Pacific Railway in British Columbia and fulfilled the dream of Confederation of Canada and that the Mayor send a letter to our local MLA, the Premier of the province, and our local MP, the Prime Minister of Canada and our MP advising of our support for such an initiative, and;

THEREFORE BE IT FURTHER RESOLVED the City of Kamloops encourage all Municipalities and Regional Districts in British Columbia and your local government in Canada to support this resolution and lobby your local MP, MLA, Premier, and Prime Minister to enact legislation to officially recognize the contributions of the early Chinese Railway Labourers.”

File: 0480-20

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the letter dated November 12, 2004,

from Mayor Mel G. Rothenburger, City of Kamloops, be received.

RES.R04-3424

Carried

K. NOTICE OF MOTION

1. Homelessness

File: 1855-04; 5080-01

At the November 29, 2004 Regular Council – Public Hearing, 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.”

Note: At the December 6, 2003 Regular Council – Public Hearing Council deferred this item to the next Council meeting.

Councillor Villeneuve requested the above Notice of Motion relative to Homelessness be deferred to January 2005.

2. 10663 King George Highway

Mark Ankenman and Darrin Collie/Toor & Pattar Enterprises, Wadala Enterprises Development Permit/Development Variance Permit to permit the construction of a two-storey commercial building

Councillor Villeneuve submitted the following Notice of Motion:

“In order to bring this application back before Council, I will be bringing forward a motion at the next Regular Council meeting to rescind Resolution R04-2794 of the November 1, 2004 Regular Council Land Use meeting defeating approval of the Development Permit/Development Variance Permit application.

I hereby give notice that if Resolution R04-2794 is rescinded, I will be moving a motion to approve the recommendation of the Planning & Development Department.”

L. ANY OTHER BUSINESS

1. Market Assessment and Impact Study – 160 Street and 24 Avenue

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the consultants make themselves
available to stakeholders to discuss the Urbanic Study/Market Analysis prior to
the January 19, 2005 Public Hearing.

RES.R04-3425

Defeated with Mayor McCallum,
Councillors Hunt, Higginbotham,
Tymoschuk, Watts, and Steele against.

2. Revisions

Councillor Priddy requested staff ensure revisions be clearly identifiable through
the use of italics or underlining.

3. Citizen of the Year Plaque and Photos

Councillor Priddy requested a plaque and/or photos of Citizens of the Year be
placed in the main foyer.

4. Landscaping

Councillor Higginbotham requested shrubs be removed to ensure better sight lines
at the London Drugs entrance in the Semiahmoo Peninsula Shopping Centre.

5. MOTION TO HOLD A MEETING IN A CLOSED SESSION

It is in order for Council to pass a resolution to close the meeting to the public
pursuant to Section 90 (1) (a), (e), (f), (g) and (i) of the Community Charter.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council close the meeting to the public
pursuant to Section 90 (1) (a), (e), (f), (g) and (i) of the Community Charter.

RES.R04-3426

Carried

M. ADJOURNMENT

It was

meeting do now adjourn.
RES.R04-3427

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

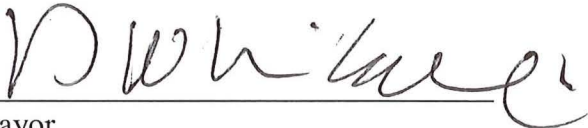
Carried

The Regular Council- Public Hearing adjourned at 11:27 p.m.

Certified correct:



City Clerk



Mayor