



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Multi-Purpose Rooms 1 & 2  
Surrey Sport & Leisure Complex  
16555 Fraser Highway  
Surrey, B.C.  
MONDAY, MAY 30, 2005  
Time: 7:05 p.m.

#### Present:

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

#### Absent:

Councillor Villeneuve  
Councillor Hunt

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Solicitor  
City Clerk  
General Manager, Planning &  
Development  
General Manager, Engineering  
General Manager, Parks, Recreation  
& Culture  
General Manager, Finance,  
Technology & HR  
Manager, Area Planning &  
Development, North Division  
Manager, Area Planning &  
Development, South Division  
Manager, Land Development,  
Engineering  
Land Development Engineer

## A. ADOPTION OF MINUTES

### 1. Special (Regular) Council - May 18, 2005

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the minutes of the Special (Regular)  
Council meeting held on May 18, 2005, be adopted.

RES.R05-1337

Carried

### 2. Council-in-Committee - May 18, 2005

(a) It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the  
Council-in-Committee meeting held on May 18, 2005, be received.

RES.R05-1338

Carried

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

**Item No. C008** Community Impact Statements Prior to the  
Establishment of New Community Service Uses in  
the City Centre  
File: 5080-01

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

1. Receive this report as information;
2. Approve amendments, as documented in Appendix I of this report, to Business License By-law, 1999, No. 13680 that will require the preparation of a Community Impact Statement and related study as part of a business license application for the establishment of a community service use in City Centre and will require that Council approve the issuance of such a business license;
3. Approve the policy attached to this report as Appendix II, entitled "Policy for Consideration of Business License Applications for Community Service Uses in City Centre" that includes a Terms of Reference for the preparation of a Community Impact Statement and related study; and
4. Direct the City Clerk to bring forward for the required readings the necessary by-law amendments.

RES.R05-1339

Carried

**Item No. C009** Approval of the Stage 1 Component of the North Grandview Heights Neighbourhood Concept Plan Amendment  
File: 6520-20 (North Grandview Heights)

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

1. Receive this report as information;
2. Approve the Stage 1 component of the proposed Neighbourhood Concept Plan Amendment ("NCP") for North Grandview Heights, as described in this report and as illustrated in Appendix I;
3. Authorize the proponents of the NCP amendment to continue to work with City staff to complete the Stage 2 component of the NCP Amendment for North Grandview Heights, based on the Stage 1 land use plan, including the resolution of outstanding land use issues identified in this report and the development of design guidelines, an engineering servicing strategy and a comprehensive financial plan that will provide adequate funding provisions for

engineering servicing infrastructure, logical phasing, and community amenities;

- 4. Authorize staff to proceed with processing of development applications in the North Grandview Heights NCP Amendment area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I) and that final approval of such applications be held pending completion of the Stage 2 component of the NCP amendment; and
- 5. Authorize the proponents and their consultants to present environmental information about the NCP amendment area to the Environmental Advisory Committee ("EAC") and address issues raised by the EAC as part of the work of the Stage 2 component of the NCP amendment.

RES.R05-1340 Carried

**3. Regular Council - Land Use - May 18, 2005**

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the Regular Council –  
Land Use meeting held on May 18, 2005, be adopted.

RES.R05-1341 Carried

**4. Regular Council - Public Hearing - May 18, 2005**

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the Regular Council -  
Public Hearing meeting held on May 18, 2005, be adopted.

RES.R05-1342 Carried

**B. DELEGATIONS - PUBLIC HEARING**

- 1. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15732**

**Rezoning Application: 7904-0360-00**

CIVIC ADDRESS: 19191 - 68 Avenue

APPLICANT: Werner and Rita Ulatowski  
c/o H. Y. Engineering Ltd. (Richard Brooks)

200 - 9128 - 152 Street  
Surrey, B.C. V3R 4E7

PROPOSAL:

**BLOCK A**

To rezone a portion of 19191 - 68 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)".

**BLOCK B**

To rezone a portion of 19191 - 68 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential Coach House Zone (RF-12C)".

**BLOCK C**

To rezone a portion of 19191 - 68 Avenue from "One-Acre Residential Zone (RA)" to "Special Single Family Residential (9) Zone (RF-9S)".

The purpose of the rezoning is to allow subdivision with 3 adjoining at 19177 - 68 Avenue and 19170 and 19171 - 68A Avenue into approximately 12 small single family lots with coach houses and 2 small single family lots with limited commercial uses.

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, 2005, No. 15746**

**Rezoning Application: 7904-0407-00**

CIVIC ADDRESS: 1755 Ocean Park Road

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

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

The purpose of the rezoning is to permit the development of a larger 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 W. and S. Vollmer, and A. Kehler expressing opposition to the proposed rezoning application.

Mayor McCallum noted that D. Taylor had expressed opposition to the proposed rezoning application and not wishing to speak.

Lisa Zosiak, 310, 2978 Erlington Drive, Coquitlam, B.C. was in attendance and commented that she would be speaking on behalf of Annette Taylor, Ocean Park Road. She continued that Annette Taylor was opposed to the proposed development. She continued that she had three areas of concern, namely that the proposed building siting would negatively impact enjoyment of property and devalue her property. She added that she had concerns relative to the geotechnical report and slope stability, reduced view of the ocean, size of proposed development, slope failure, and loss of enjoyment of property.

Paul Palmer, 9066 River Road, Delta, B.C., was in attendance and commented that he had concerns regarding slope stability. He continued that an earlier application in the area was rejected by Council citing slope instability. He also noted concerns regarding loss of view.

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that the rezoning report explains the geotechnical findings of Geo Pacific. He continued that the proposed development will be placed further back from the property line than neighbouring homes. He added that the house would have the same elevation and would be sited about 4.5 meters below the edge of asphalt and result in the same view lines. He added that the building size and height are permitted under the Single Family Residential Oceanfront Zone.

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15747**

**Rezoning Application: 7904-0403-00**

CIVIC ADDRESS: 12992 – 13 Avenue (also known as 12990 – 13 Avenue)

APPLICANT: James and Marianne Emmerton  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 – 65 Richmond Street  
New Westminster, B.C. V3L 5P3

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

The purpose of the rezoning is to permit the development of 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 H. & V. Krause and J. and S. Stonier expressing concerns with road ends, slope stability and view protection.

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

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15748**

**Rezoning Application: 7904-0388-00**

CIVIC ADDRESS: 3540 – 154 Street, 15452 – 36 Avenue and Portion of  
15423 – 34 Avenue

APPLICANT: Rosemary Crest Developments Ltd. and Qualico  
Developments (Vancouver) Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 – 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: **BLOCK A**  
To rezone Portions of 15452 – 36 Avenue and 3540 – 154  
Street from “General Agriculture Zone (A-1)” and “Single  
Family Residential Gross Density Zone (RF-G)” to “Single  
Family Residential Gross Density Zone (RF-G)”.

**BLOCK B**  
To rezone Portions of 15452 – 36 Avenue, 15423 – 34  
Avenue and 3540 – 154 Street from “General Agriculture  
Zone (A-1)” and “Single Family Residential Gross Density  
Zone (RF-G)” to “Single Family Residential (12) Zone  
(RF-12)”.

The purpose of the rezoning is to allow subdivision into 18  
single family small lots.

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

There was correspondence on table from D. Lung expressing concerns with respect to the proposed rezoning application.

Mayor McCallum noted that R. Ciararro and D. Lung had expressed support for the proposal.

Dwayne Lung, 15477 – 36 Avenue was in attendance and commented that he supported the proposed development, but would love to see the trees removed.

He continued that he like to see the City provide guidance with respect to construction start and finish times, and voiced concerns about blockage of streets during tree clearing, building, and parking of tradesmens' vehicles.

Gary Read, 15445 – 36 Avenue, was in attendance and commented that he is not against the development, but he does have concerns relative to preservation of trees. He also noted that 36 Avenue is not a through road after 155 Street which he hopes continues and then spoke to the issue of traffic calming measures.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15750**

**Rezoning Application: 7904-0375-00**

CIVIC ADDRESS: 3450 Rosemary Heights Drive, 3502 – 154 Street, 3486 – 154 Street and Portion of 15423 – 34 Avenue

APPLICANT: Lisa Balsor & Matthew Lewis, Takhar Construction Inc.,  
Diane Schouten, and Qualico Development (Vancouver)  
Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 – 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: **BLOCK A**  
To rezone the property at 3486 and 3502 – 154 Street, Portions of 3450 Rosemary Heights Drive and 15423 – 34 Avenue from “General Agriculture Zone (A-1)” and “Single Family Residential Gross Density Zone (RF-G)” to “Single Family Residential Gross Density Zone (RF-G)”  
**BLOCK B**  
To rezone Portions of 3450 Rosemary Heights Drive and 15423 – 34 Avenue from “General Agriculture Zone (A-1)” and “Single Family Residential Gross Density Zone (RF-G)” to Single Family Residential (12) Zone (RF-12”).

The purpose of the rezoning is to allow subdivision into 38 single family small lots.

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

There was correspondence on table form L. and D. Moe expressing objection to the proposed rezoning application.

Mayor McCallum noted that L. Moe had expressed opposition to the proposed rezoning application and not wishing to speak.

Dwayne Lung, 15477 – 36 Avenue, was in attendance and commented that he supported the proposed development. He expressed concern regarding the reduction in lot size and added that it was not in keeping with the NCP. He added that the lots in the entire development should be 143 sq. m.. He then noted concern regarding increased parking and traffic congestion.

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15751**

**Rezoning Application: 7904-0300-00**

CIVIC ADDRESS: 15070 - 27B Avenue and Portion of 27B Avenue

APPLICANT: Theodore & Elizabeth Vanzanten  
c/o Park Ridge Holdings Ltd. (Lloyd Hughes and  
Brad Hughes)  
14096 - 28A Avenue  
Surrey, B.C. V4P 2H8

PROPOSAL: To rezone the property at 15070 - 27B Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 15 Zone (RM-15)" and a Portion of 27B Avenue from "One-Acre Residential Zone (RA)" and "Duplex Residential Zone (RM-D)" 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 west yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
- (b) To reduce the east yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
- (c) To reduce the south yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

The purpose of the rezoning and development variance permit is to permit the development of 13 semi-detached strata residential units.

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. Sandy, T. and R. Peet, and D. Madeley expressing concerns regarding setbacks, traffic flow, shingles, traffic hazards, widening of King George Highway at 28 Avenue, and construction of a left turn lane. There was also correspondence on table from T. Edlund, G. and



M. Scott, and C. Harrold expressing opposition to the variances, connection of 27A Avenue to 151 Street and proposed rezoning application.

Mayor McCallum noted that C. Brown had indicated indecision as to the proposed rezoning application and not wishing to speak.

**Note:** See Development Variance Permit 7904-0300-00 under Clerk's Report Item I.1(a).

Roy Sandy, 11 – 15020 – 27A Avenue, was in attendance and commented that he lives immediately to the south of the proposed development. He continued that his primary objection is the extension of 27A Avenue across 151 Street. He noted that this development would result in the road going through leading to increased traffic between 28 Avenue, crossing 151 Street, allowing people to use 151 Street as a shortcut to bypass the lights at King George Highway.

He continued that the proposed townhouse development would be subjected to increased noise and exhaust fumes. He suggested that 27A Avenue remain closed at 151 Street and possibly a pedestrian gate be provided for access. He noted that the design allows for a number of two storey homes to which he is opposed and asked that a reduction in density and setbacks be approved as the site is too small for the 13 townhouses proposed. He added that the design of the individual roofs should match the surrounding homes.

He also commented on tree and shrub preservation adding that he would like to see the current buffer area retained across the south end of the property to provide a visual and sound buffer between the proposed development and St. Martin's lane. He noted that the closing of 27B Avenue would increase traffic, particularly at the intersection of 28 Avenue and King George Highway intersection. He added he would like to see a road widening or left turn lane at that intersection. He then requested speed bumps be installed along the new extension.

David Barron, was in attendance and commented that he is opposed to the opening of 27A Avenue to through traffic. He added that the proposed Park and Ride would result in approximately 275 cars using the parking lot. He then noted that 27A Avenue and 150 Street were not designed for this amount of traffic.

Gordon Scott, 15057 – 27A Avenue, was in attendance and commented that he was opposed to the proposal of allowing the road to continue through the property. He added that he had concerns regarding the viability of a Park and Ride without buses as well as the lack of greenspace and bus storage area. He suggested that a traffic light be installed.

W. David Madeley, 15051 – 27A Avenue, was in attendance and commented that 27B Avenue should not be closed. He suggested that access to the subdivision property remain on 27B avenue and leave 27A Avenue as it is, because the residents in the area are all well served by existing streets. He added that there would be no reason to open 27A Avenue and 151 Street because that small section of 150 Street is narrow and not designed for heavier traffic. He pointed

out that if the two streets were connected as proposed, it would create difficulties for the people in the area and that the proposed setbacks would also negatively impact people in the area.

Colin Hansen, 15031 – 27A Avenue, was in attendance and commented that he had concerns regarding the opening of 27A Avenue. He requested that 27A Avenue remain closed until construction has concluded and after the temporary Park and Ride has gone to its final destination. He expressed concern regarding construction traffic and tradesmen parking; concerns relative to inadequate amount of parking stalls for the proposed development, and proposed density.

George Zador, #39 - 15020 – 27A Avenue, was in attendance and commented that the public notice listed the civic address as 27B Avenue and the rezoning application referenced a change in address. He added that he was not opposed to the proposed development, but he noted concerns regarding proposed density, location, and opening of 27A Avenue.

He continued that 27B should remain as the entrance point and that 27A Avenue be left alone. He noted that the church holds functions during the week and there is a lot of traffic throughout the week. He expressed concern regarding parking, and noise and dust abatement during construction.

Bill Reed, #5 - 15020 – 27A Avenue, was in attendance and commented that he is opposed to the proposed development, however, he would like to see a smaller development. He noted that a school operates out of the church and stated that it was not clear that 27A Avenue or 27B Avenue would be closed. He added he was opposed to opening 27A Avenue. He noted concerns regarding property devaluation, lack of privacy and added that 27B Avenue should be considered as the entrance to the development. He added that the development would have an insufficient amount of parking stalls.

Lloyd Hughes, Park Ridge Holdings Ltd., 14096 28A Avenue, was in attendance and commented that he is the acting agent for the owners of the subject property. He continued that the development team is in attendance to answer any questions. He noted they held a public information meeting on May 5, 2005 with a team of seven development associates in attendance.

He added that display boards indicating the unit exteriors, sizing of units, footprints, landscaping plans, and arborist's reports were made available at the public information meeting. He continued that 121 invitations were mailed to owners in the area with 48 responding and 44 attendees. He added that of the 29 questionnaires distributed, 20 were returned, and 16 duly completed. He noted that 76% of respondents agreed the project was suitable and supported the overall concept, and that all phone calls and emails directed to his organization had been answered. He spoke to the proposed design and indicated that town homes would feature the master bedroom on the main floor with two bedrooms on the upper floor, full in-ground basement, and double garages. He added that the project was designed with roofs sloping down to the first level creating privacy, and would

feature low maintenance siding, wood trim accents, contemporary natural colors blending in well with the neighbouring developments.

He continued that fencing would be of a consistent design trailing down the street, the buildings would be varied – some with two and some with three units. He then spoke to setbacks and noted that the required number of parking stalls of 0.2 parking stalls per unit were exceeded with the addition of a fourth parking spot. He noted that he had met with staff and noted the intention to close 27B Avenue between 28 Avenue and 27B Avenue through the east property line of the project on the northeast corner. He added a cul-de-sac would be featured on the east side of the property, and people going to church would travel via 27B Avenue and exit to King George Highway. He referenced concerns regarding the closure of 27A Avenue and noted that the road would be opened once the property located at 15070 – 27A Avenue had been developed.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15733**

**Rezoning Application: 7904-0400-00**

**CIVIC ADDRESS:** 16230 and 16288 Fraser Highway, 16170 - 84 Avenue (also shown as 16184 - 84 Avenue) and Portion of 84 Avenue

**APPLICANT:** Leonardus & Joanna Warmerdam  
c/o Norm Couttie, Adera  
2200 - 1055 Dunsmuir Street  
Vancouver, B.C. V7X 1K8

**PROPOSAL:** To rezone 16170 - 84 Avenue (also shown as 16184 - 84 Avenue) from "Highway Commercial Industrial Zone (CHI)" and "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and Portion of 84 Avenue from "Highway Commercial Industrial Zone (CHI)" to "Multiple Residential 30 Zone (RM-30)" (shown as Block B) and to rezone 16230 and 16288 Fraser Highway 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 & H.3 and Part 5, Section B.1, as follows:

- (a) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.0 metres (16 ft.) to the building face, to 3.0 metres (10 ft.) to the deck and veranda posts, and to 1.0 metre (3 ft.) to the first stair riser of exterior stairs for proposed buildings 10 & 11 on

- Lot 1 and for proposed buildings 16, 19, & 21 on proposed Lot 2;
- (b) To reduce the west yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for deck posts for proposed Lot 2;
  - (c) To reduce the west yard setback from 7.5 metres (25 ft.) to 1.6 metres (5 ft.) to the building face for the proposed building 11 and to 5.0 metres (16 ft.) to the building face to 3.0 metres (10 ft.) for deck and veranda posts for proposed buildings 14 and 15 on Lot 1;
  - (d) To reduce east yard setback from 7.5 metres (25 ft.) to 1.6 metres (5 ft.) to the building face for proposed building 16, to 4.0 metres (13 ft.) to the building face and to 2.0 metres (6 ft.) for deck and veranda posts for proposed buildings 17 and 26 on Lot 2;
  - (e) To vary the visitor parking spaces to permit 8 in the required setback on proposed Lot 2;
  - (f) To reduce the length of tandem parking spaces located on a driveway from 6.0 metres (20 ft.) to 4.9 metres (16 ft.) for one unit only in each of buildings 4 and 6 on proposed Lot 1 and for one unit only in each of buildings 17, 18 and 20 on proposed Lot 2.

The purpose of the rezoning and development variance permit is to permit the development of 200, 3-storey townhouse units in the Fleetwood Town Centre.

**Note:** See Development Variance Permit 7904-0400-00 under Clerk's Report Item I.1(b).

There was correspondence on table from P. Arcand, E. and T. Godwin, and D. McCulloch expressing concerns and opposition to the variances and proposed rezoning application.

Mayor McCallum noted that A. Darby, L. Brewster, D. McCulloch, R. Marion, B. Foster, and D. Green had expressed opposition to the proposed rezoning application and not wishing to speak.

Arlene Darby, 18, 16155 – 82 Avenue, was in attendance and commented that she had concerns regarding increased traffic, safety of children, and parking.

Rick Hart, President, Fleetwood Community Association, 15999- 86 Avenue, was in attendance and commented that the Association had supported the project in general. He added that he attended the public information meeting and expressed concerns regarding tandem parking. He noted that local elementary and high schools could support the proposed development. He addressed the

possibility of a SkyTrain extension along Fraser Highway and asked that Council work with Adera with respect to the facing properties along Fraser Highway. He added that there is another piece of property in the northwest corner that would be added to the development. He stated that Fleetwood Community Association would like to work with Council to develop an amenity space of some type. He then expressed appreciation to Council and staff to allow the Fleetwood Community Association's participation.

Diane McCullough, 704 – 8260 – 162A Street, was in attendance and commented that 161 Street and 162A streets are only one block in length, and 162A Street is within a school zone. She noted that the report stated that Adera contacted Walnut Grove Elementary School but noted that the school in the area of the proposed development is actually Walnut Road Elementary School. She continued that the proposed increase of 60 students represents a 12% increase in student population and added that the school is at capacity. She expressed concerns relative to parking.

Tim Wiseman, 16266 – 49 Avenue, was in attendance and commented that there is public transit on 160 Street and Fraser Highway. He continued that to enhance noise abatement, there is a type of pavement that could be used to reduce noise from cars using a porous pavement.

Chris Basso, 303 – 16233 – 82 Avenue, was in attendance and expressed concern regarding the preservation of trees and wildlife in the area, the installation of speed bumps along 162A Street, increased crime, and litter in the area.

Resident, 217 – 16233 – 82 Avenue, was in attendance and commented that there is transit along Fraser Highway, however when he commuted, the bus would follow a round-about route to the SkyTrain station taking 40 minutes. He added that he stopped using transit due to the length of time. He noted that he had concerns regarding increased traffic, excessive speeding, increased crime, and broken glass in the area. He continued that he also had concern regarding access and egress points and emergency vehicle access and suggested an additional access point from 84 Avenue.

Sandy Taylor, 16233 – 82 Avenue, was in attendance and noted that she would not let her children play at the Walnut Road School playground without an adult in attendance as there have been problems with teens in the area. She continued that the access road on 83 Avenue needs to have speed bumps. She also noted that they need a place for kids to play.

Linda Brewster, 8260 – 162A Avenue was in attendance, and commented that she had concerns regarding parking, concerns 162A Street is part of school zone, the main entrance at narrow end of complex, installation of speed bumps along 162A Street.

Dean McGee, 40 – 16155 – 82 Avenue, was in attendance and commented that he had concerns regarding traffic flow, and access off 83 Avenue. He asked when 83 Avenue would be pushed through to 161 Street and made full width. He

continued that he also had concerns regarding driveway access, and asked if 83 Avenue would become part of a four way intersection with his driveway. He also expressed concern regarding impact on local schools with increased numbers of students, pedestrian access between 83 Avenue and Fraser highway. He questioned why the development would not provide indoor amenity space.

Kerry Marian, 307 – 16233 - 82 Avenue, was in attendance and commented that she had concerns regarding the right-of-way going through to 82 avenue, increased traffic, and safety of school children attending Walnut Road school.

Don Monroe, 2124 East 3<sup>rd</sup> Avenue, Vancouver, B.C., was in attendance and commented that his concerns had been addressed by previous speakers. He continued that the vineyard concept is a great idea.

Norm Cody, 1055 Dunsmuir Street, Vancouver, B.C., was in attendance and commented that 83 Avenue going through 161 Street was part of the project, noting other routes would open up, and that staff would look at traffic calming measures on 83 Avenue. He added that it was the intention to start construction on the south side of the site and work through to Fraser Highway to minimize impact.

He continued that the public pathway is part of the Subdivision Agreement and added that a survey indicated that many residents prefer not to have an indoor amenity space to avoid heavier maintenance fees. He noted there are a number of amenity spaces in the area such as Fleetwood Community Centre, schools, and parks. He stated they felt they would not provide an indoor amenity space and would pay cash-in-lieu in the amount of \$100,000 and focus on more space within the overall development

He added that according to regulation, there must be 60 sq.ft. x 100 sq.ft. of open space, and this development will exceed that requirement with 30,000 sq.ft. of open space. He noted the project would integrate quite well into the community, featuring a pathway down Fraser Highway to 83 Avenue to 162 Street. He added that there would be two entrances on the west and east sides of the site; an excess of 400 parking stalls on site, plus 40 visitor parking stalls, plus another 19 as they build to 83 Avenue. He addressed the issue of tandem parking noting this was an affordability issue as side by side parking generates more expensive housing.

He stated that he had not spoken to anyone at Walnut Road school as staff report on those types of issues to Council. He added the section along Fraser Highway was already at the maximum width and noise abatement would be addressed by placement of narrow face of buildings to noise source to impact the fewest number of homes as possible. He noted that a landscaped berm, fencing, and the City's multipurpose walkway would mitigate noise on end units.

He stated that this is a two to three year project and all servicing would be developed in front; that the project would be broken into two legal lots with two Subdivision Agreements, with complete streetscapes, connecting 83 Avenue extension to 161 Street as either a half or full width road.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15734**

**Rezoning Application: 7904-0395-00**

CIVIC ADDRESS: 16294 - 90 Avenue

APPLICANT: Jerry and Rebecca Tasaka  
c/o Holden J. Yip  
200 - 9128 - 152 Street  
Surrey, B.C. V3R 4E7

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

The purpose of the rezoning is to allow subdivision into three (3) half-acre residential lots.

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

There was correspondence on table from E. and T. Godwin expressing concerns regarding shallow ditches and stormwater drainage.

A resident of 8944 – 102 Street, was in attendance and expressed opposition to the proposed application. He added that all four properties should be considered together.

**9. Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 54 Amendment By-law, 2005, No. 15743**

**Rezoning Application: 7903-0379-00**

CIVIC ADDRESS: 7767 - 128 Street

APPLICANT: Karan and Budhparkash Gill  
c/o Karan Gill  
7766 - 127 Street  
Surrey, B.C. V3W 0N8

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 15 "Temporary

Truck Parking Facility" to allow temporary truck parking for a period not to exceed two years.

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

There was correspondence on table from K. Kaur, K. Sidhu, and R. and K. Dhillon expressing support for the proposed rezoning application.

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

**10. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15745**

**Rezoning Application: 7904-0255-00**

**CIVIC ADDRESS:** 6892, 6910, 6934, 6960 and 6996 -144 Street

**APPLICANT:** Jozef & Josepha Mocnik and OPD Ventures Ltd.  
c/o OPD Ventures Ltd. (Clarence Arychuk)  
13484 - 13A Avenue  
Surrey, B.C. V4A 1C4

**PROPOSAL:** **BLOCK A**  
To rezone Portions of 6892, 6910, 6934,6960 and 6996 -  
144 Street from "One-Acre Residential Zone (RA)" to  
"Single Family Residential (9) Zone (RF-9)".

**BLOCK B**  
To rezone Portions of 6892, 6910, 6934,6960 and 6996 -  
144 Street from "One-Acre Residential Zone (RA)" to  
"Semi-Detached Residential Zone (RF-SD)".

**BLOCK C**  
To rezone a Portion of 6892 - 144 Street from "One-Acre  
Residential Zone (RA)" to "Multiple Residential 23 Zone  
(RM-23)".

The purpose of the rezoning is to permit the development of 26 single family small lots, 26 semi-detached units and 6 triplex units.

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.



**11. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2005, No. 15744**

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

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

1. Part 17F Semi-Detached Residential Zone (RF-SD) is hereby amended in Section D. Density as follows:
  - a) renumber existing Section 1 as Section 2;  
and
  - b) insert the following new Section 1:
    - "1. For the purpose of subdivision:
      - (a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 37 *dwelling units* per hectare [15 u.p.a.] and Section K.2 shall apply if amenities are provided in accordance with Schedule G of this By-law; and
      - (b) In areas other than those in Sub-section D.1 (a) of this Zone, the maximum *unit density* shall not exceed 37 *dwelling units* per hectare [15 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone."

This amendment is necessary to reflect an appropriate density provision similar to other residential zones.

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

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

The meeting recessed at 9:04 p.m. and reconvened at 9:11 p.m. with all members of Council in attendance except Councillors Hunt and Villeneuve.

## C. COMMITTEE REPORTS

### 1. Environmental Advisory Committee - May 18, 2005

It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That the minutes of the Environmental  
Advisory Committee meeting held on May 18, 2005, be received.

RES.R05-1343

Carried

## D. BOARD/COMMISSION REPORTS

### 1. Board of Variance - April 21, 2005

It was Moved by Councillor Bose  
Seconded by Councillor Higginbotham  
That the minutes of the Board of Variance  
meeting held on April 21, 2005, be received.

RES.R05-1344

Carried

### 2. Surrey Heritage Advisory Commission - May 25, 2005

(a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on May 25, 2005, be received.

RES.R05-1345

Carried

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

**Baron von Mackensen House  
9564 – 192 Street**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council request staff provide the appropriate documentation and to send a registered letter to the developer (of the Baron von Mackensen House site) stating that if the developer does not put in security and fencing by a specified time of 10 days then the City will install the security and fencing at the developers expense, and further, that staff bring forward the appropriate documentation.

RES.R05-1346

Carried**Phase III Heritage Review**

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

1. Receive the draft heritage evaluation worksheets as presented, and
2. Approve \$7,500 for Donald Luxton, Consultant to assess the remaining heritage sites.

RES.R05-1347

Carried**Semiahmoo Trail (Provision of Continuity of Setbacks)**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council enact a zoning by-law, as a Council initiative, to protect the setback at an appropriate distance from Semiahmoo Trail.

RES.R05-1348

Carried**Henry Parr House**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council request staff to prepare a financial strategy for the relocation and protection of heritage homes that are impacted by development in the Cloverdale area, including the consideration of creating a community heritage village for the adaptive reuse of the buildings.

RES.R05-1349

Carried

**E. MAYOR'S REPORT**

**1. Proclamations**

(a) **SPINA BIFIDA AND HYDROCEPHALUS AWARENESS MONTH**  
June, 2005

WHEREAS Spina Bifida (a neural tube defect) is the incomplete development of the nervous system and spinal cord that occurs very early in pregnancy resulting in varying degrees of permanent paralysis, loss of sensation and bladder and bowel dysfunction; and

WHEREAS Spina Bifida is not a progressive disorder. It is, however, a lifelong disability that cannot be outgrown; and

WHEREAS Spina Bifida will affect one in approximately 750 children born each year in Canada; and

WHEREAS Hydrocephalus is the accumulation of cerebrospinal fluid (CSF) within and around the brain; and

WHEREAS over 80% of individuals with Spina Bifida have Hydrocephalus; and

WHEREAS with recent medical treatments, therapies and educational approaches individuals with Spina Bifida and/or Hydrocephalus can grow up to have healthy, fulfilling lives; and

WHEREAS recent scientific research has proven that a daily intake of 0.4 mg of the "B" vitamin, Folic Acid, can significantly reduce the occurrence of Spina Bifida by up to 75%; and

WHEREAS the Spina Bifida and Hydrocephalus Association of BC is committed to assist those with Spina Bifida and/or Hydrocephalus and their families, and to inform the public about Spina Bifida and Hydrocephalus;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of June, 2005 as "SPINA BIFIDA AND HYDROCEPHALUS AWARENESS MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) BIKE AWARENESS MONTH  
June 1 - 30, 2005

WHEREAS the British Columbia Climate Change Business Plan has acknowledged that "transportation is BC's largest and fastest growing source of greenhouse gas emissions (and) ... the best way to begin reducing emissions is to encourage people to adopt alternatives to single-occupancy vehicle (SOV) travel"; and

WHEREAS National Clean Air Day will take place on June 8, 2005 and is recognized nationally, provincially and in the Greater Vancouver Regional District as a day to reduce air pollution; and

WHEREAS bicycling helps to improve the environment and quality of life by being environmentally sustainable, reducing greenhouse gas emissions and reducing traffic congestion; and

WHEREAS bicycling is a healthy mode of transportation that provides the benefits of cardiovascular exercise; and

WHEREAS bicycling is an efficient and cost-effective alternate mode of transportation compared to the automobile; and

WHEREAS the City of Surrey wishes to raise public awareness and promote bicycling as a viable mode of transportation within Surrey;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare June 1 - 30, 2005, as "BIKE MONTH" in the City of Surrey, and urge all motorists to be aware of cyclists on the road and urge citizens to participate by using the bicycle as an alternate mode of transportation to the automobile, for all types of local trips, to work, to shop, to school and to play.

Doug W. McCallum  
Mayor

(c) ACCESS AWARENESS DAY  
June 4, 2005

WHEREAS all community members should have equity in opportunities, and full participation in community life; and

WHEREAS it is instrumental to educate and inform all our citizens of our community of the important part they play in making it accessible to all; and

WHEREAS providing designated parking spaces is essential to the economic, social, and physical well-being of all British Columbians (both

able and disabled) in order to contribute and remain active in their community; and

WHEREAS the citizens of Surrey recognize the call for individual and group action by government, disability organizations, and the driving public to reserve the use of the available designated spots for those who indeed require this benefit;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare June 4, 2005 as "ACCESS AWARENESS DAY" in the City of Surrey, a day of individual and group action to provide equitable opportunities and an accessible community for all of our citizens.

Doug W. McCallum  
Mayor

(d) NEWTON DAY  
June 11, 2005

WHEREAS the community of Newton is one of the largest and fastest growing communities in the City of Surrey; and

WHEREAS the residents of Newton, and its community groups, wish to improve their quality of life, and to celebrate the diversity of their community; and

WHEREAS June 11, 2005 will be the date of the **Newton Day - A Community Celebration** event; and

WHEREAS it is my sincere hope that **Newton Day - A Community Celebration** will reflect the special pride that all citizens of Surrey take in their communities;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the 11th day of June, 2005 as "NEWTON DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

## 2. Ladies Mega Mela Event – June 18, 2005 at Cloverdale Fairgrounds

The Mayor noted the request for \$10,000 received from Jaswant Johal, Executive Producer, and asked Council's wish with respect to the request. He added that funds could be provided from the Council Initiatives Fund.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That staff provide a report regarding the  
Ladies Mega Mela event to the next Council meeting and indicate the  
profit/non-profit status of the organization and budget.  
RES.R05-1350 Carried

### 3. Acting Mayor – June 2 to 7, 2005

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Councillor Tymoschuk be appointed  
Acting Mayor from June 2 to 7, 2005.  
RES.R05-1351 Carried

## F. COUNCILLORS' REPORTS

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

## G. CORPORATE REPORTS

1. The Corporate Reports, under date of May 30, 2005, were considered and dealt with as follows:

**Item No. R127** Park Acquisition for Redwood Park: 17737 - 16 Avenue  
File: 8380-128/G; 0870-20/128; 0870-20

The General Manager, Engineering submitted a report concerning the acquisition of park for Redwood Park.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council authorize the acquisition of  
PID No 011-135-361 (17737 - 16 Avenue) for future park as an addition to  
Redwood Park, for the amount of \$585,000.  
RES.R05-1352 Carried

**Item No. R128** Land Acquisition for Park: 18615 - 58 Avenue  
File: 0870-20/241/C

The General Manager, Engineering submitted a report concerning the acquisition of land for park at 18615 - 58 Avenue.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council authorize the acquisition of  
PID No 018-708-447 (18615 - 58 Avenue) for park open space as set out in the  
Official Community Plan for the Cloverdale area, for the amount of \$90,000.

RES.R05-1353

Carried

**Item No. R129** Update of Local Area Service By-law 15408 for  
East Newton Sanitary Pump Station, Force Main and  
Gravity Main  
File: 4700-500; 5250-20-47

The General Manager, Engineering submitted a report to seek Council's approval to update the schedule in By-Law No. 15408 to reflect the final actual construction costs for the East Newton Sanitary Pump Station, Force Main and Gravity Main.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council approve the updated schedule  
based on the actual final construction costs for By-law 15408 for the East Newton  
Sanitary Pump Station, Force Main and Gravity Main.

RES.R05-1354

Carried

**Item No. R130** 2 Avenue/175A Street - April 21, 2005 Open House  
Noise Attenuation Options/2 Avenue Closure  
File: 0410-20 (MoT/Ship); 0430-30 (Doug)

The General Manager, Engineering submitted a report to provide Council a summary of the response to the Open House held regarding whether or not 2 Avenue should be closed in order to address truck noise attenuation for the south end of the Douglas Point Townhouse Complex, and to seek Council's concurrence with the majority preference to keep 2 Avenue open.



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

The Mayor noted the following motion would be divided:

It was Moved by Councillor Steele  
Seconded by Councillor Tymoschuk  
That Council approve the following:

1. 2 Avenue remain open between 176 Street (Pacific Highway) and 175A Street.  
RES.R05-1355 Carried with Councillor Higginbotham against.
  
2. Staff liaise with the residents at the south end of the Douglas Point Townhouse along with the Strata Council and Ministry of Transportation to finalize a design for noise attenuation treatment at the south end of the complex.  
RES.R05-1356 Carried with Councillors Bose and Higginbotham against.
  
3. Staff investigate the possibility of a landscaped traffic circle at the intersection of 2 Avenue and 175A Street, noting that passage for RV's to the RV Park must be accommodated.  
RES.R05-1357 Carried with Councillors Watts and Higginbotham against.
  
4. That a letter of support for additional noise attenuation for the RV Park be sent to Transport Canada/Ministry of Transportation.  
RES.R05-1358 Carried with Councillors Higginbotham and Watts against.

**Item No. R131** Newspaper Boxes on City Road Allowances  
File: 6280-01; 4020-20

The General Manager, Engineering submitted a report concerning newspaper boxes on City road allowances.

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

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

1. Direct staff to not institute permit system for newspaper boxes and vending machines from the City's road allowances; and

2. Direct staff not to renew any permits and phase out existing boxes as current permits and contracts expire.

RES.R05-1359

Carried

**Item No. R132** Contract Award - M.S. 1705-003-11: Imperial Paving Ltd.  
File: 5250-20-17; 1705-003/11

The General Manager, Engineering submitted a report concerning the award of Contract MS. 1705-003-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. Imperial Paving Ltd.	\$3,296,348.62
2. Aggressive Roadbuilders	\$3,376,173.68
3. Winvan Paving Ltd.	\$3,478,366.43
4. Columbia Bitulithic Ltd.	\$3,845,045.00
5. TAG Construction	\$3,869,762.00

The Engineer's pre-tender estimate was \$3,400,000.00 including GST.

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

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That Contract M.S. 1705-003-11 be awarded  
 to the low bidder, Imperial Paving Ltd., in the amount of \$3,296,348.62, including GST.

RES.R05-1360

Carried

**Item No. R133** Report of 2004 Council Remuneration and Expense  
Payments  
File: 0560-01; 0530-01

The General Manager, Finance, Technology & Human Resource submitted a report concerning the report of 2004 Council remuneration and expense payments.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council receive the attached  
information (Appendices A to J) listing remuneration and expenses for Council  
members throughout the year 2004.

RES.R05-1361

Carried

**Item No. R134** Tax Exemptions for Community Care Facilities  
File: 1970-00; 1970-04

The General Manager, Finance, Technology & Human Resource submitted a report to provide options that will reduce the potential inequity related to property tax exemptions granted to "private" and "non-profit" community care facilities.

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

It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That Council approve:

1. Option #3 as outlined in this Corporate Report, which provides a partial tax exemption to "private" community care facilities that provide some publicly funded care and are licenced under the *Community Care and Assisted Living Act*, and
2. The amendment to the City's Tax Exemption Policy (Q27) to reflect the changes as outlined in Option #3 of this report.

RES.R05-1362

Carried

**Item No. R135** Review of the "Policy on City Grants"  
File: 1850-00

The General Manager, Finance, Technology & Human Resource submitted a report concerning a review of the "Policy on City Grants".

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council approve the recommended  
amendments to the "Policy on City Grants" (D-26).

RES.R05-1363

Carried

**Item No. R136** Rotary Fieldhouse, South Surrey Athletic Park  
File: 2115-01; 6140-20/S

The General Manager, Parks, Recreation and Culture submitted a report to gain Council approval of a debt retirement plan and operating plan for the Rotary Fieldhouse located in South Surrey Athletic Park.

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

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

1. Receive this report for information.
2. Forgive the remaining South Surrey Rotary Fieldhouse Society debt of \$85,400 that arose from a 1998 Council-approved project loan of \$100,000, in exchange for increased hours of City of Surrey access to the Rotary Fieldhouse, as outlined in Option 1 of the *Debt Retirement* section of this report.
3. Approve the *Operating Plan* for the Rotary Fieldhouse, as described within this report.

RES.R05-1364

Carried

**Item No. R137** 2005 Community Excellence Awards  
File: 0250-07 (UBCM)

The Fire Chief submitted a report concerning the 2005 Community Excellence Awards.

The Fire Chief was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council approve an application to the Union of BC Municipalities' 2005 Community Excellence Awards (Best Practices category) for a proposal to have the City of Surrey provide hazardous materials response services to the Capital Regional District (CRD).

RES.R05-1365

Carried

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15732"

7904-0360-00 - Werner and Rita Ulatowski, c/o H.Y. Engineering Ltd.  
(Richard Brooks)

RA (BL 12000) to RF-9C, RF-12C and RF-9S (BL 12000) -  
19191 - 68 Avenue - to allow subdivision, with the 3 adjoining lots to the  
west, into approximately 12 small single family lots with coach houses  
and 2 small single family lots with limited commercial uses.

Approved by Council: May 18, 2005

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15732" pass its third reading.

RES.R05-1366

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15746"

7904-0407-00 - Leonard Klassen, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RF (BL 12000) to RF-O (BL 12000) - 1755 Ocean Park Road - to permit  
the development of a larger single family dwelling.

Approved by Council: May 18, 2005

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15746" pass its third reading.

RES.R05-1367

Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15747"

7904-0403-00 - James and Marianne Emmerton, c/o Hunter Laird Engineering  
Ltd. (Clarence Arychuk)

RM-D (BL 12000) to RF-0 (BL 12000) - 12992 - 13 Avenue - to permit  
the development of a single family dwelling.

Approved by Council: May 18, 2005

It was  
RES.R05-1368  
No. 12000, Amendment By-law, 2005, No. 15747" pass its third reading.  
Carried

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

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15748"  
7904-0388-00 - Qualico Developments (Vancouver) Inc., Rosemary Crest  
Developments Ltd., c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

A-1 and RF-G (BL 12000) to RF-G and RF-12 (BL 12000) -  
15452 - 36 Avenue, 3540 - 154 Street, Portion of 15423 - 34 Avenue - to  
allow subdivision into 18 single family small lots.

Approved by Council: May 18, 2005

It was  
RES.R05-1369  
No. 12000, Amendment By-law, 2005, No. 15748" pass its third reading.  
Carried

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

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15750"  
7904-0375-00 - Qualico Developments (Vancouver) Inc., Takhar Construction  
Inc., Lisa Balsor and Matthew Lewis, Diane Schouten,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

A-1 and RF-G (BL 12000) to RF-12 and RF-G (BL 12000) - 3486 and  
3502 - 154 Street, 3450 Rosemary Drive, Portion of 15423 - 34 Avenue -  
to allow subdivision into 38 single family small lots.

Approved by Council: May 18, 2005

It was  
RES.R05-1370  
No. 12000, Amendment By-law, 2005, No. 15750" pass its third reading.  
Carried

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



Approved by Council: May 18, 2005

RES.R05-1374

It was	Moved by Councillor Higginbotham Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15734" pass its third reading.
	<u>Carried</u>

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 54 Amendment By-law, 2005, No. 15743"

7903-0379-00 - Karan and Budhparkash Gill

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 15 "Temporary Truck Parking Facility" to allow temporary truck parking on the property located at 7767 - 128 Street for a period not to exceed two years.

Approved by Council: May 18, 2005

RES.R05-1375

It was	Moved by Councillor Tymoschuk Seconded by Councillor Steele That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 54 Amendment By-law, 2005, No. 15743" pass its third reading.
	<u>Carried</u>

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15745"

7904-0255-00 - Josef and Josepha Mocnik and OPD Ventures Ltd.,  
c/o OPD Ventures Ltd. (Clarence Arychuk)

RA (BL 12000) to RF-9, RF-SD, RM-23 (BL 12000) - 6892, 6910, 6934, 6960 and 6996 - 144 Street - to permit the development of 26 single family lots, 26 semi-detached units and 6 triplex units.

Approved by Council: May 18, 2005

This by-law is proceeding in conjunction with By-law 15744.



It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15745" pass its third reading.  
 RES.R05-1376 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15744"

3900-20-15744 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended is hereby further amended in Part 17F Semi-Detached Residential Zone (RF-SD) by amending Section D. Density. This amendment is necessary to reflect an appropriate density provision similar to other residential zones.

Approved by Council: May 18, 2005

This by-law is proceeding in conjunction with By-law 15745.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2005, No. 15744" pass its third reading.  
 RES.R05-1377 Carried

#### FINAL ADOPTIONS

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15716"

3900-20-15716 - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Part 1 Definitions, Part 17A Single Family Residential (12) Zone (RF-12), Part 17Ai Single Family Residential Coach House Zone (RF-12C), Part 17C Single Family Residential (9) Zone (RF-9), Part 17D Single Family Residential (9) Coach House Zone (RF-9C), Part 17E Special Single Family Residential (9) Zone (RF-9S), and Part 17F Semi-Detached Residential zone (RF-SD). The amendments are necessary to define the term "*separation*", and revise the yards and setbacks in the RF-12, RF-12C, RF-9, RF-9C, RF-9S and RF-SD Zones to permit the same encroachments into the *separation* area as are currently permitted into the *setback* areas.

Approved by Council: April 18, 2005

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2005, No. 15716" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-1378 Carried

13. "Surrey Close and Remove the Dedication of Highway of a Portion of Peace Park Drive (1 Avenue) By-law, 2005, No. 15728"

3900-20-15728/6703-0160 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 383.1 square metres of Peace Park Drive (1 Avenue) at Zero Avenue. This closure is intended to facilitate the upgrade of the Peace Arch Border crossing. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the road will be considered by City Council at a later date.

Approved by Council: May 2, 2005  
Corporate Report Item No. R086

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Peace Park Drive (1 Avenue) By-law,  
2005, No. 15728" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.  
RES.R05-1379 Carried

14. "Surrey Close and Remove the Dedication of Highway of a Portion of 76 Avenue at 124th Street By-law, 2005, No. 15729"

3900-20-15729/0910/30/50 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 420.5 square metres of 76 Avenue at 124th Street. This closure is intended to facilitate a two lot residential subdivision. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the road will be considered by City Council at a later date.

Approved by Council: September 13, 2004  
Corporate Report Item No. R233

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of 76 Avenue at 124th Street By-law, 2005,  
No. 15729" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R05-1380

Carried

15. "Local Improvements Cost Sharing By-law, 1970, No. 3250, Repeal By-law,  
2005, No. 15730"

3900-20-15730/5320-00/5230-0 - Council Initiative

A by-law to repeal "Local Improvements Cost Sharing By-law, 1970, No. 3250".  
This repeal by-law is necessary as Local Improvements governed by Part 19 of  
the Local Government Act are no longer relevant as this Part has been repealed.

Approved by Council: May 2, 2005  
Corporate Report Item No. R094

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Local Improvements Cost Sharing  
By-law, 1970, No. 3250, Repeal By-law, 2005, No. 15730" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1381

Carried

16. "Surrey Building By-law, 2003, No. 15244, Amendment By-law, 2005,  
No. 15731"

3900-20-15731/3900-20-15244/3900-02 - Regulatory By-law Text Amendment

"Surrey Building By-law, 2003, No. 15244" as amended, is hereby further  
amended in Section 23, subsections 23.1 and 23.2 by deleting the date June 1,  
2005 and inserting the date January 1, 2006. The deferment of the effective date  
is necessary to allow for the completion of supporting policies and procedures in  
support of the administration of the new by-law.

Approved by Council: May 2, 2005  
Corporate Report Item No. R105

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Building By law, 2003,  
No. 15244, Amendment By-law, 2005, No. 15731" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-1382 Carried

17. "Surrey Fireworks Regulation By-law, 1974, No. 4200, Amendment By-law, 2005, No. 15735"

3900-20-15735 - Regulatory By-law Text Amendment

"Surrey Fireworks Regulation By-law, 1974, No. 4200" as amended, is further amended in the preamble, Section 2. Definitions, Section 3, Section 5, Section 6 and Section 7 and by deleting Schedules A and B. These amendments are necessary to reflect the sale, purchase and firing of fireworks in the City of Surrey will be restricted to only those individuals who hold a valid certificate from the Federal Government, Natural Resources Canada - Explosives Regulatory Division as a Fireworks Supervisor.

Approved by Council: April 18, 2005  
Corporate Report Item No. R081

This By-law is proceeding in conjunction with By-law 15736.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Fireworks Regulation By law,  
1974, No. 4200, Amendment By-law, 2005, No. 15735" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-1383 Carried

18. "Business License By-law, 1999, No. 13680, Amendment By-law, 2005, No. 15736"

3900-20-15736 - Regulatory By-law Text Amendment

"Business License By-law, 1999, No. 13680" as amended, is further amended by replacing Section 48.2(10) and in Schedule A to amend the fee from "\$250.00 per season" to "\$250.00 per year". These amendments are required to reflect the sale, purchase and firing of fireworks in the City of Surrey will be restricted to only those individuals who hold a valid certificate from the Federal Government, Natural Resources Canada - Explosives Regulatory Division as a Fireworks Supervisor.

Approved by Council: April 18, 2005  
Corporate Report Item No. R081

This By-law is proceeding in conjunction with By-law 15735.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15736" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1384

Carried

19. "Surrey Fire Prevention By-law, 1990, No. 10771, Amendment By-law, 2005,  
No. 15737"

3900-20-15737 - Regulatory By-law Text Amendment

"Surrey Fire Prevention By-law, 1990, No. 10771" as amended, is further amended in Section 26, 30, 36 and 40, and by deleting Sections 27, 28, 31, 32, 33 and 34. These amendments include changing the name of the Fire Prevention By-law to Fire Service By-law; removing sections that are either redundant or duplicated; revise out burning regulations; revise inspections fees; and including new fees and provisions. These amendments are necessary to ensure that legislation in our community is reasonable, efficient, effective and in harmony with Council's policies and the goals of the City's Official Community Plan.

Approved by Council: April 18, 2005  
Corporate Report Item No. R080

This By-law is proceeding in conjunction with By-laws 15738 and 15739.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Fire Prevention By-law, 1990,  
No. 10771, Amendment By law, 2005, No. 15737" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1385

Carried

20. "Smoke Alarm By-law, 1993, No. 12136, Repeal By-law, 2005, No. 15738"

3900-20-15738 - Council Initiative

A by-law to repeal "Smoke Alarm By-law, 1993, No. 12136" as amended. The repeal of By-law 12136 is necessary to enable the Fire Chief to provide fire safety within the community through best practices.

Approved by Council: April 18, 2005  
Corporate Report Item No. R080

This By-law is proceeding in conjunction with By-laws 15737 and 15739.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Smoke Alarm By-law, 1993,  
No. 12136, Repeal By-law, 2005, No. 15738" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1386

Carried

- 21. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15739"

3900-20-15739 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended, is further amended in Schedule 1, Section 14 to replace "Fire Prevention" with "Fire Service" and by deleting Section 15; Schedule 16 is deleted in its entirety; by replacing Schedules 15 and 19. These consequential amendments are necessary to reflect changes to "Surrey Fireworks Regulation By-law, 1974, No. 4200" and "Surrey Fire Prevention By-law, 1990, No. 10771".

Approved by Council: April 18, 2005  
Corporate Report Item No. R080

This By-law is proceeding in conjunction with By-laws 15737 and 15738.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Municipal Ticket Information  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15739" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R05-1387

Carried

- 22. "Public Safety E-Comm Radio Building Amplification System By-law, 2005, No. 15740"

3900-20-15740 - New Regulatory By-law

A by-law to ensure that the construction or modification of large buildings in the City of Surrey does not result in degradation of public safety radio communications required by Fire, Police and Ambulance services in the City.

Approved by Council: April 18, 2005  
Corporate Report Item No. R082

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Public Safety E Comm Radio  
Building Amplification System By law, 2005, No. 15740" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-1388 Carried

23. "Surrey Fire Prevention By-law, 1990, No. 10771, Amendment By-law, 2005,  
No. 15741"

3900-20-15741 - Regulatory By-law Text Amendment

"Surrey Fire Prevention By-law, 1990, No. 10771" as amended, is further  
amended in Section 1 Definitions by adding new definitions "Assembly  
Occupancy" and "Occupant Load" and by adding a new Section 34 "Occupant  
Load". These amendments are necessary to require all applicable occupancies to  
post an occupant load as determined by the B.C. Fire Code.

Approved by Council: May 18, 2005  
Corporate Report Item No. R119

- \* This by-law is proceeding in conjunction with By-laws 15735 and 15737 of this  
Agenda.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Fire Prevention By-law, 1990,  
No. 10771, Amendment By-law, 2005, No. 15741" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-1389 Carried

24. "Purchase and Expenditure Authorization By-law, 2005, No. 15742"

3900-20-15742 - New Regulatory By-law

A bylaw to delegate operational purchasing and expenditures to staff. This bylaw  
is required to meet the requirements of Section 155 of the *Community Charter*.

Approved by Council: May 18, 2005  
Corporate Report Item No. R117

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Purchase and Expenditure  
Authorization By law, 2005, No. 15742" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.  
RES.R05-1390 Carried

INTRODUCTIONS

25. "Surrey Voting Divisions Establishment By-law, 2005, No. 15752"

3900-20-15752/4200-01 - Council Initiative

A by-law to establish municipal voting divisions.

Approved by Council: May 18, 2005  
Corporate Report Item No. R120

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Voting Divisions  
Establishment By-law, 2005, No. 15752" pass its first reading.  
RES.R05-1391 Carried

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Voting Divisions  
Establishment By-law, 2005, No. 15752" pass its second reading.  
RES.R05-1392 Carried

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Voting Divisions  
Establishment By-law, 2005, No. 15752" pass its third reading.  
RES.R05-1393 Carried

26. "Advance Voting Opportunities Establishment By-law, 2005, No. 15753"

3900-20-15753/4200-01 - Council Initiative

A by-law to provide for required and additional advance voting opportunities.

Approved by Council: May 18, 2005



Corporate Report Item No. R120

It was  
RES.R05-1394

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Advance Voting Opportunities  
Establishment By-law, 2005, No. 15753" pass its first reading.  
Carried

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

It was  
RES.R05-1395

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Advance Voting Opportunities  
Establishment By-law, 2005, No. 15753" pass its second reading.  
Carried

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

It was  
RES.R05-1396

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Advance Voting Opportunities  
Establishment By-law, 2005, No. 15753" pass its third reading.  
Carried

27. "Special Voting Opportunities Establishment By-law, 2005, No. 15754"

3900-20-15754/4200-01 - Council Initiative

A by-law to establish special voting opportunities

Approved by Council: May 18, 2005  
Corporate Report Item No. R120

It was  
RES.R05-1397

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Special Voting Opportunities  
Establishment By-law, 2005, No. 15754" pass its first reading.  
Carried

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

It was  
RES.R05-1398

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Special Voting Opportunities  
Establishment By-law, 2005, No. 15754" pass its second reading.  
Carried

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



adding new Section 46.1 for "Community Service". These amendments are necessary to require the preparation of a Community Impact Statement and related study as part of a business license application for the establishment of a community service use in City Centre and will require that Council approve the issuance of such a business license.

Approved by Council: May 18, 2005  
Corporate Report Item No. C008

It was  
RES.R05-1403

Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15756" pass its first reading.  
Carried

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

It was  
RES.R05-1404

Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15756" pass its second reading.  
Carried

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

It was  
RES.R05-1405

Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15756" pass its third reading.  
Carried

30. "Local Area Service [East Newton Pump Station, Gravity Main and Force Main - Project # 4700500] By-law, 2004, No. 15408, Amendment By-law, 2005, No. 15761"

3900-20-15408/4700-500/5250-20-47 - Council Initiated Amendment

To amend "Local Area Service [East Newton Pump Station, Gravity Main and Force Main - Project # 4700500] By-law, 2004, No. 15408" by replacing Schedule 4 to reflect the actual final construction costs for the East Newton Sanitary Pump Station, Force Main and Gravity Main.

Approved by Council: To be approved  
Corporate Report Item No. R129

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R129.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Local Area Service [East Newton  
 Pump Station, Gravity Main and Force Main - Project # 4700500] By-law, 2004,  
 No. 15408, Amendment By-law, 2005, No. 15761" pass its first reading.  
 RES.R05-1406 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Local Area Service [East Newton  
 Pump Station, Gravity Main and Force Main - Project # 4700500] By-law, 2004,  
 No. 15408, Amendment By-law, 2005, No. 15761" pass its second reading.  
 RES.R05-1407 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Local Area Service [East Newton  
 Pump Station, Gravity Main and Force Main - Project # 4700500] By-law, 2004,  
 No. 15408, Amendment By-law, 2005, No. 15761" pass its third reading.  
 RES.R05-1408 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. 7904-0300-00**  
**Theodore & Elizabeth Vanzanten**  
**c/o Lloyd Hughes and Brad Hughes**  
 15070 - 27B Avenue and Portion of 27B Avenue

To reduce the west yard setback requirement from 7.5 metres (25 ft.) to 6.1 metres (20 ft.); to reduce the east yard setback requirement from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and to reduce the south yard setback requirement from 7.5 metres (25 ft.) to 6.1 metres (20 ft.), to permit the development of 13 semi-detached strata residential units.

**Note:** See By-law No. 15751 under H.7.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
No. 7904-0300-00 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.R05-1409

Carried

(b) **Development Variance Permit No. 7904-0400-00**  
**Leonardus & Joanna Warmerdam**  
**c/o Norm Couttie, Adera**

16230 and 16288 Fraser Highway, 16170 - 84 Avenue (also shown as  
16184 - 84 Avenue) and Portion of 84 Avenue

To relax requirements as follows:

- (a) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.0 metres (16 ft.) to the building face, to 3.0 metres (10 ft.) to the deck and veranda posts, and to 1.0 metre (3 ft.) to the first stair riser of exterior stairs for proposed buildings 10 & 11 on Lot 1 and for proposed Buildings 16, 19, & 21 on proposed Lot 2;
- (b) To reduce the west yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for deck posts for proposed Lot 2;
- (c) To reduce the west yard setback from 7.5 metres (25 ft.) to 1.6 metres (5 ft.) to the building face for the proposed Building 11 and to 5.0 metres (16 ft.) to the building face to 3.0 metres (10 ft.) for deck and veranda posts for proposed buildings 14 and 15 on Lot 1;
- (d) To reduce east yard setback from 7.5 metres (25 ft.) to 1.6 metres (5 ft.) to the building face for proposed Building 16, to 4.0 metres (13 ft.) to the building face and to 2.0 metres (6 ft.) for deck and veranda posts for proposed buildings 17 and 26 on Lot 2;
- (e) To vary the visitor parking spaces to permit 8 in the required setback on proposed Lot 2;
- (f) To reduce the length of tandem parking spaces located on a driveway from 6.0 metres (20 ft.) to 4.9 metres (16 ft.) for one unit only in each of buildings 4 and 6 on proposed Lot 1 and for one unit only in each of Buildings 17, 18 and 20 on proposed Lot 2.

To permit the development of 200, 3-storey townhouse units in the Fleetwood Town Centre.

**Note:** See By-law No. 15733 under H.8.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
No. 7904-0400-00 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.R05-1410

Carried

(c) **Development Variance Permit No. 7904-0273-00**

**Mark and Janet Peers**

13058 – 24 Avenue

To reduce the minimum rear yard setback requirement for the principal  
building from 7.5 metres (25 ft.) to 3.85 metres (12.6 ft.) to permit  
retention of an existing sundeck after subdivision of the property into two  
lots.

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

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
No. 7904-0273-00 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.R05-1411

Carried

(d) **Development Variance Permit No. 7904-0404-00**

**Ed Klassen Pontiac Buick GMC, c/o Grower Yeung & Associates**

6280 – 120 Street

To reduce the distance between free-standing signs from 30 metres  
(100 ft.) to 10 metres (33 ft.); and to reduce the required setback for a free-  
standing sign from 2 metres (6.6 ft.) to 1.5 metres (5 ft.) to permit  
retention of an existing free-standing sign.

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

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

No. 7904-0404-00 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.R05-1412

Carried

- (e) **Development Variance Permit No. 7905-0059-00**  
**Satnam Education Society of B.C., c/o Jasbir Singh Bhatia**  
 6962 - 124 Street

To reduce the minimum south side yard setback requirement from 7.62 metres (25 ft.) to 3.66 metres (12.0 ft.); and to reduce the north side yard setback requirement from 7.62 metres (25 ft.) to 7.04 metres (23.1 ft.) provided that up to 9% of the portion of the building may be further reduced to 4.9 metres (16 ft.) setback to permit a second floor addition to an existing school building.

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

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

No. 7905-0059-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-1413

Carried

- (f) **Development Variance Permit No. 7905-0054-00**  
**Jung Ventures Inc., c/o Ron Yeun, Architect**  
 13618 - 100 Avenue and 9887 East Whalley Ring Road

To relax requirements, as follows:

- (a) To increase the maximum sign area of a temporary real estate development fascia sign, on the temporary on-site real estate development trailer, from 13.9 square metres (150 sq. ft.) to 177 square metres (1,900 sq. ft.);
- (b) To increase the maximum number of free-standing temporary real estate development signs permitted from 3 to 12;

- (c) To increase the height of 9 free-standing temporary real estate development signs (6 at the corner of 100 Avenue and King George Highway and 3 at the corner of 100 Avenue and east Whalley Ring Road) from 4.6 metres (15 ft.) to 6.1 metres (20 ft.); and
- (d) To increase the maximum sign area of 3 free-standing temporary real estate development signs at the corner of 100 Avenue and King George Highway from 13.9 square metres (150 sq. ft.) to 89.2 square metres (960 sq. ft.), to 59.5 square metres (640 sq. ft.) and 14.9 square metres (160 sq. ft.).

To permit the installation of temporary real estate development signage at King George Highway and 100 Avenue in Surrey City Centre.

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

**Note:** See memorandum from Planning & Development advising that Development Variance Permit 7905-0054-00 is not in order for consideration.

**Note:** Council is requested to refer Development Variance Permit 7905-0054-00 back to Planning & Development to allow staff to explore various options to ensure that the temporary real estate development signs permitted by the Development Variance Permit are removed in a timely manner.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That Council refer Development Variance  
Permit 7905-0054-00 back to Planning & Development to allow staff to  
explore various options to ensure that the temporary real estate  
development signs permitted by the Development Variance Permit are  
removed in a timely manner.

RES.R05-1414

Carried

- (g) **Development Variance Permit No. 7905-0064-00**  
**Jung Ventures Inc., c/o Ron Yeun, Architect**  
13618 - 100 Avenue

To reduce the number of required resident off-street parking spaces for the 209 two-bedroom dwelling units from 251 to 213 to permit the development of a 36-storey, 345-unit residential tower (consisting of 209 two-bedroom and 136 one-bedroom units).

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



It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That Development Variance Permit  
 No. 7905-0064-00 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.R05-1415

Carried

## 2. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7903-0379-00**  
**Karan and Budhparkash Gill**  
 7767 - 128 Street

To allow the subject site to be used for temporary truck parking for a  
 period of 2 years.

**Note:** See separate correspondence item in the binder flap regarding this  
 Temporary Industrial Use Permit.

**Note:** Council is requested to refer Temporary Industrial Use Permit  
 No. 7903-0379-00 back to Planning & Development to ensure all  
 outstanding issues have been dealt with.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That Council refer Temporary Industrial Use  
 Permit No. 7903-0379-00 back to Planning & Development to ensure all  
 outstanding issues have been dealt with.

RES.R05-1416

Carried with Councillor Bose against.

## 3. Delegation Requests

- (a) **Calen Saress, Marketing Representative**  
**Merlin Network Ltd.**  
 File: 0520-20; 0550-20-10

Requesting to appear before Council regarding a 3rd party sign by-law  
 with respect to advertising.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Calen Saress, Marketing  
Representative, Merlin Network Ltd. be heard as a delegation at  
Council-in-Committee.

RES.R05-1419

Carried

(b) **S. Mander**  
**Mander Bros. Development**  
File: 4020-20; 0550-20-10

Requesting to appear before Council regarding an issue with waste  
management and the City of Surrey.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That S. Mander, Mander Bros. Development  
be heard as a delegation at Council-in-Committee.

RES.R05-1420

Carried

**4. Additional Beer Garden License Days - 2005**

File: 0630-20-BGRC

Memorandum from the City Clerk recommending that Council approve the award  
of additional beer garden license days as follows:

Killer Ales  
Hjorth Road Park - July 16 and 17, 2005  
In conjunction with a Slo-Pitch Tournament

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council approve the award of  
additional beer garden license days as follows:

Killer Ales  
Hjorth Road Park - July 16 and 17, 2005  
In conjunction with a Slo-Pitch Tournament

RES.R05-1421

Carried with Councillor Priddy against.

**J. CORRESPONDENCE**



**5. Wildlife Issues Stokes Pit**

Councillor Priddy commented on wildlife in and around the Stokes Pit area.

It was

Moved by Councillor Priddy

Seconded by Councillor Bose

That staff arrange a meeting with the responsible Ministry and representatives from environmental groups to find a common grounds for solutions to the concerns being raised by the residents in the area.

RES.R05-1423

Carried

**6. South Point Transit Exchange**

Councillor Bose requested an update from those parties responsible to the siting of the new transit exchange in South Surrey.

**M. ADJOURNMENT**

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That the Regular Council - Public Hearing

meeting do now adjourn.

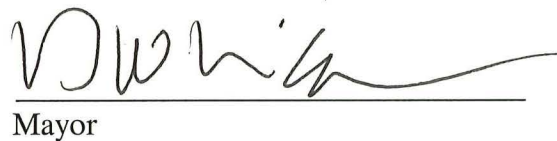
RES.R05-1424

Carried

The Regular Council- Public Hearing adjourned at 10:25 p.m.

Certified correct:

  
City Clerk

  
Mayor