



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Multi-Purpose Rooms 1 & 2  
Surrey Sport & Leisure Complex  
16555 Fraser Highway  
Surrey, B.C.  
MONDAY, JUNE 27, 2005  
Time: 7:00 p.m.

#### Present:

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

#### Absent:

Councillor Villeneuve

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

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

## A. ADOPTION OF MINUTES

### 1. Council-in-Committee - June 20, 2005

- (a) It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the minutes of the  
Council-in-Committee meeting held on June 20, 2005, be received.  
RES.R05-1587 Carried

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

#### **S. Mander** **Mander Bros. Development** File: 4020-20; 0550-20-10

- It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That Council uphold the actions taken to  
remedy the situation.

RES.R05-1588 Carried

**Item No. C011** Neighbourhood Concept Plan - East Clayton  
Extension North of 72 Avenue (East Clayton North  
Extension) - Stage 2 Report  
File: 6520-20 (East Clayton North)

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

1. Receive this report as information;
2. Approve the final and complete East Clayton North Extension Neighbourhood Concept Plan ("NCP"), contained in Appendix "A" of this report, as a means to manage development and to provide services, amenities and facilities for this neighbourhood;
3. Authorize the City Clerk to bring forward for the required readings and, where necessary, to set a date for the Public Hearing for the following by-laws:
  - (a) Amendment to the Surrey Official Community Plan By-law 1996, No. 12900 (the "OCP By-law"), as documented in Appendix "B" of this report, to add the East Clayton North Extension area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans";
  - (b) Amendment to Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law"), as documented in Appendix "C", to require amenity contributions for the East Clayton North Extension, based upon the density bonus concept; and
  - (c) Amendment to the Surrey Land Use and Development Application Fees Imposition By-law, 1993, No. 11631 (the "Fees Imposition By-law"), as documented in Appendix "D" of this report, to require the payment of additional application fees to recover a portion of the costs of preparing the NCP for the East Clayton North Extension; and
4. Instruct staff to bring forward, on a site-by-site basis, concurrently with the related site-specific rezoning application, any necessary OCP land use designation amendments in the area covered by the East Clayton North Extension NCP.

RES.R05-1589

Carried

**Item No. C011A** East Clayton Neighbourhood Concept Plan (NCP)  
Extension North of 72 Avenue - Engineering  
Servicing Plan  
File: 6520-20 (EC); 4804-704

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

1. Adopt the engineering servicing and financial strategies as outlined in this report and as specified in the East Clayton NCP North Extension – Stage II NCP Report.
2. Continue to endorse the sustainability objectives as outlined in the original East Clayton NCP and associated reports to Council.

RES.R05-1590 Carried

**Item No. C012** Proposed General Land Use Plan for Grandview Heights  
File: 6520-20 (Grandview Heights)

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

1. Receive this report as information; and
2. Approve the Grandview Heights General Land Use Plan (land use concept and policies), attached as Appendix I to this report, as the basis for preparing Neighbourhood Concept Plans ("NCPs").

RES.R05-1591 Carried

**2. Regular Council - June 20, 2005**

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the minutes of the Regular Council  
meeting held on June 20, 2005, be adopted.

RES.R05-1592 Carried

**B. DELEGATIONS - PRESENTATIONS****1. 2006 IIHF World Junior Hockey Championships**

File: 0550-20-10

The Consulate General of Switzerland was in attendance to address Council.

The Mayor stated that Councillor Steele would provide comments relative to the 2006 IIHF World Junior Hockey Championship.

Councillor Steele commented that it was a pleasure to introduce Robert Helfenstein, Consulate General of Switzerland. She continued that Canada had been granted the honour of hosting the Swiss team at the upcoming 2006 National Junior Hockey championship. She continued that she had been invited to partake in a ceremony with other delegates from throughout B.C. wishing to act as host cities for a team taking part in these games. She added that she drew the name of the Swiss team to be hosted by the City of Surrey. She then presented the flag of Switzerland to Mayor McCallum and invited Mr. Bill Reid to speak on the upcoming tournament.

Bill Reid then provided the following comments:

- This represents a tremendous opportunity on behalf of International Ice Hockey Federation
- The City of Surrey is very fortunate to have the opportunity to host Switzerland.
- Groupings were established following the 2005 tournament in North Dakota.
- The Vancouver Grouping includes teams from Canada, United States, Finland, Switzerland and Norway.
- The Kelowna/Kamloops Grouping includes Russia, Czech Republic, Sweden, Slovakia and Latvia.
- The tournament will begin on Boxing Day 2006 with the reigning champion Team Canada hosting Finland at the Pacific Coliseum.
- General Motors Place will host the medal round games with the Gold Medal Game being played on January 5, 2006.
- There is an anticipated \$100 million economic impact as a result of these games and an expected 14,500 hotel nights to be booked.
- The tournament will provide Surrey with national and international television exposure, which, next to the Olympics, offers the next highest rate of viewers.
- 4.1 million viewers watched the 2003 tournament in Hawaii.
- There was a record 475,000 fans attending all three venues at the 2005 tournament held in North Dakota – the previous record was 243,000 fans.
- Various events taking place in Surrey will be a Christmas dinner/luncheon with a Swiss theme, with an autograph session for Surrey hosts and fans, a Switzerland/Canada friendship night, skating event at South Surrey ice arena or Surrey Sport & Leisure complex, exhibition hockey game with Switzerland and a local team between December 19 and 24<sup>th</sup>, possible day trip to a preliminary game in Kelowna or Kamloops.

The Hon. Robert Helfenstein then provided the following comments:

- He stated he is very happy to have Surrey “adopting” the Swiss team for the 2006 Junior World Hockey championship.
- A total of 22 players and 7 officials will arrive on December 20.
- Switzerland is a country of 7.3 million population, 20% of which are not of Swiss nationality.
- This is an opportunity to see Hockey Canada in action.
- The games will be followed closely in Switzerland because there is a great number of people there who follow the game in both Europe and North America.
- There will be two prep games organized by Hockey Canada, a team well known in Europe.
- Switzerland needs the support of Surrey, especially when playing against Canada.

Mayor McCallum noted that it was a pleasure meeting the Consulate General of Switzerland and he added that he is looking forward to hosting the Junior Hockey team from Switzerland as its host city. He continued that this is a very exciting time for Surrey, a community known for its citizens’ activity in many sports, and most certainly in hockey. He then presented the flag of the City of Surrey to the Consulate General of Switzerland.

## **B. DELEGATIONS - PUBLIC HEARING**

### **1. Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 55 Amendment By-law, 2005, No. 15769**

#### **Rezoning Application: 7905-0017-00**

**CIVIC ADDRESS:** 18386 - 96 Avenue

**APPLICANT:** Samaritan Holdings Ltd.  
c/o Rimark Consulting (Rick Johnson)  
3184 - 204 Street  
Langley, B.C. V2Z 2C7

**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. 16 "Temporary Contractor's Storage Yard" to allow temporary equipment storage and truck parking for a period of two years.

**Note:** See Temporary Industrial Permit 7905-0017-00 under Clerk's Report, Item I.2(a).

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

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

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

**2. Surrey Land Use Contract No. 440, Authorization By-law, 1978,  
No. 5481, Partial Discharge By-law, 2005, No. 15772**

**Rezoning Application: 7904-0282-00**

CIVIC ADDRESS: 14676 - 102A Avenue

APPLICANT: Fernco Development Ltd., Norco Development Ltd.,  
and Lenco Development Ltd.  
c/o Merlin Wick  
7857 - 6th Street  
Burnaby, B.C. V3N 3N4

PROPOSAL: To discharge Land Use Contract No. 440 from the property to permit the underlying "Single Family Residential Zone (RF)" to come into effect and to permit subdivision into four 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.

Mr. Souza, 14722 Foster Place, was in attendance and asked if there would be a street going through to the park.

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15773**

**Rezoning Application: 7904-0218-00**

CIVIC ADDRESS: 8664, 8672 and 8690 - 159 Street

APPLICANT: Satnam & Inderjit Paul and Pahal Enterprises Ltd.  
c/o Barnett Dembek Architects (Maciej Dembek)  
202 - 12448 - 82 Avenue  
Surrey, B.C. V3W 3E9

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

**DEVELOPMENT VARIANCE PERMIT:**

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

- (a) To reduce the north yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
- (b) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.6 metres (12 ft.) to the edge of the porch; and 2.1 metres (7 ft.) to the edge of the first stair riser;
- (c) To reduce the west yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 8 (Building 5); and 3.0 metres (10 ft.) to the edge of the porch of Unit 8 (Building 5); and
- (d) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 34 (Building 6).

The purpose of the rezoning and development variance permit is to permit the development of 40 townhouse units.

**Note** See Development Variance Permit 7904-0218-00 under Clerk's Report, Item I.1(a).

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

There was correspondence on table from T. and E. Godwin expressing opposition to the proposed rezoning application.

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

**4. Surrey Land Use Contract No. 544, Authorization By-law, 1978,  
No. 5769, Partial Discharge By-law, 2005, No. 15771A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15771B**

**Rezoning Application: 7904-0390-00**

**CIVIC ADDRESS:** 1210, 1222 and 1238 King George Highway

**APPLICANT:** 403803 B.C. Ltd., CPAC (Crescent Gardens) Inc. and  
Owners of Strata Lots 1 - 184 and the Common Property of  
Strata Plan LMS2925  
c/o Gustavson Wylie Architects (David Cheung)  
380 - 885 Dunsmuir Street  
Vancouver, B.C. V6C 1N5

PROPOSAL: **BY-LAW 15771A**  
To discharge Land Use Contract No. 544 from the properties at 1210 and 1222 King George Highway  
**BY-LAW 15771B**  
To rezone the properties list from "Comprehensive Development Zone (CD)" (By-law No. 9577) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

The purpose of the discharge and rezoning is to permit the development of an expansion of Crescent Gardens Senior's Facility with two four-storey buildings with senior's units, licensed care and four accessory commercial/retail 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 was correspondence on table from F. Pirani, Aston Pacific Inn stating concerns relative to parking easements and right-of-way.

Tony Wood, 4112 – 1222 King George Highway, was in attendance and commented that he has been in residence at Crescent Gardens for the past 18 months. He added that he is impressed by the attitude of staff and the services offered at Crescent Gardens such as social events, three meals a day, beautiful surroundings, and gardens. He noted that he would like the development to proceed.

Grace Maynard, 2103 – 1222 King George Highway, was in attendance and commented that Crescent Gardens presents a well structured program for seniors in the areas of health, recreational and learning programs. She continued that the complex also helps to relieve the anxiety of senior citizens who are living alone and the concerns of their children. She added that the plans to expand Crescent Garden would help to provide Surrey with an architecturally pleasing area with added benefits for both the young and the elderly, and may help relieve pressure on social agencies.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15774**

**Rezoning Application: 7905-0007-00**

CIVIC ADDRESS: 13617 & 13637 - 20 Avenue and Portions of 136 Street

APPLICANT: Wilma Pryma, Robert & Patricia Friedrich,  
Friedrich Developments Ltd. and City of Surrey  
c/o Hunter Laird Engineering Ltd.  
300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5



PROPOSAL: To rezone the properties and a portion of road from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)".

The purpose of the rezoning is to allow subdivision into 25 single family suburban 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 J. Gunn, B. Service, A. and C. van der Made, D. Ramsay, and H. Dolmat expressing concerns regarding increased traffic, safety, traffic visibility, density, noise, and through road. There was correspondence on table from J. Finley and a 266-signature petition expressing opposition to the proposed application citing concerns relative to the connector road, traffic, and environmental issues.

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

Dean Job, 13655 – 20 Avenue, was in attendance and commented that he had concerns regarding drainage, lot grading, density and the continuation of existing fencing along five lots on 20 Avenue once development proceeds.

**C. COMMITTEE REPORTS**

**1. Parks & Community Services Committee - June 15, 2005**

It was Moved by Councillor Steele  
Seconded by Councillor Tymoschuk  
That the minutes of the Parks & Community Services Committee meeting held on June 15, 2005, be received.

RES.R05-1593

Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - May 19, 2005**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the minutes of the Board of Variance meeting held on May 19, 2005, be received.

RES.R05-1594

Carried

**E. MAYOR'S REPORT**

**1. Proclamations**

(a) Surrey Gay Pride Weekend  
July 8 - 10, 2005

WHEREAS OIS and the OIS Rainbow Cultural Society has been committed to fundraising for local HIV/Aids related issues over the past 8 years; and

WHEREAS OIS and the OIS Rainbow Cultural Society has been enhancing those that celebrate alternate lifestyles; and

WHEREAS OIS and the OIS Rainbow Cultural Society and its volunteers have provided education, support and a safe environment for people of alternative lifestyles, and encompass all lifestyles in a celebration of life; and

WHEREAS OIS and The Imperial Sovereign Court of Surrey have set up the Surrey Youth Alliance to provide a safe meeting place for Surrey Youth;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare July 8 to 10, 2005 as "SURREY GAY PRIDE WEEKEND" in the City of Surrey.

Doug W. McCallum  
Mayor

**2. 3481 – 140 Street – Tree Removal**  
File: 6300-01

The Mayor spoke to a memorandum circulated to Council from the General Manager, Planning & Development, with regard to tree removal at 3481 – 140 Street.

It was Moved by Councillor Watts  
Seconded by Councillor Higginbotham  
That the permit not be issued at this time  
and that the applicant work with staff to minimize the loss of trees on the lot.

RES.R05-1595

Carried

**F. COUNCILLORS' REPORTS**

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

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of June 27, 2005, were considered and dealt with as follows:

**Item No. R160** Land Acquisition for Park:  
13893 Fraser Highway  
File: 0870-20/347/C

The General Manager, Engineering submitted a report concerning acquisition of land for a park.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council authorize the partial  
acquisition of PID No. 006-845-924 (13893 Fraser Highway) for park open space  
as set out in the Quibble Creek greenway plan for the Whalley area, for the  
amount of \$206,500 plus GST in the amount of \$15,470.

RES.R05-1596

Carried

**Item No. R161** Highway 99 Corridor/Grandview Corners - Development  
Cost Charge Front-Ending Agreement  
File: 7804-0112-00; 7804-0312-00; 5250-20

The General Manager, Engineering submitted a report to obtain Council authorization for DCC cost recovery for front-ending costs to install community servicing works as required by the Highway #99 Corridor NCP related to servicing works proposed by the Grandview Corners Developer.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council authorize the use of a  
 Development Cost Charge (DCC) Front-Ending Agreement to an upset limit of  
 \$10,711,700 to reimburse the front-ending Developer for costs incurred to  
 construct community servicing works within the Highway #99 Corridor  
 Neighbourhood Concept Plan (NCP).

RES.R05-1597 Carried with Councillor Bose against.

**Item No. R162** Lease of City-Owned Property at  
 10352 - 134A Street  
 File: 0930-30/174

The General Manager, Engineering submitted a report concerning the lease of  
 City-owned property at 10352 - 134A Street.

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That Council approve a new lease of the  
 City-owned property located at 10352 - 134A Street to Lordco Parts Ltd. for a 5  
 year term commencing on May 1, 2005.

RES.R05-1598 Carried

**Item No. R163** Contract Award - M.S. 4805-001-11:  
 Mission Contractors Ltd.  
 File: 4805-001/11; 5250-20-48

The General Manager, Engineering submitted a report concerning the award of  
 Contract M.S. 4805-001-11. Tenders were received as follows:

	<i>Contractor</i>	<i>Tender Amount With GST</i>	<i>Corrected Amount</i>
1.	Mission Contractors Ltd.	\$1,219,314.05	\$1,219,313.43
2.	Double M Excavating Ltd.	\$2,283,223.80	\$2,288,038.80

The Engineer's pre-tender estimate was \$1,040,000, including GST.

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 Contract M.S. 4805-001-11 be awarded  
to the low bidder, Mission Contractors Ltd., in the amount of \$1,219,314.05,  
including GST.

RES.R05-1599

Carried

**Item No. R164** Supply & Delivery of Desktop, Workstation, LCD Monitor  
& Notebook Computer Equipment  
File: 1220-30-03-05; 1070-01

The General Manager, Finance, Technology & Human Resources submitted a  
report concerning supply and delivery of computer equipment.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council authorize staff to complete  
negotiations for desktop, workstation, LCD monitor and notebook computer  
equipment including software and support services with Dell Canada In. to enter  
into a "manufacturer direct purchase" contract for one year at an estimated cost of  
\$512,000 excluding GST and PST, subject to terms and conditions acceptable to  
the City Solicitor.

RES.R05-1600

Carried

**Item No. R165** 2005 Mayor's Charity Ball  
File: 8200-01; 8200-20

The City Manager submitted a report concerning the 2005 Mayor's Charity Ball.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council approve the expenditure of  
\$2,500.00 from the Council initiative fund to purchase a table for Mayor and  
Council to attend the 2005 Mayor's Charity Ball to be held on Friday,  
September 9, 2005.

RES.R05-1601

Carried

**Item No. R166** Proposed Amendments to the Parks, Recreation & Cultural Facilities Regulation By-law  
File: 3900-02; 3900-20-15780

The General Manager, Parks, Recreation and Culture submitted a report to provide Council with the background and rationale relating to the recommended amending of the Parks, Recreation and Cultural Facilities Regulation By-law 1998, No. 13480.

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

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

1. Receive this report as information.
2. Authorize the City Clerk to introduce an amending by-law for the *Parks, Recreation and Culture Facilities Regulation By-law* 1998, No. 13480.

RES.R05-1602

Carried

**Item No. R167** Action for Neighbourhood Change Project  
File: 5080-01

The General Manager, Planning & Development submitted a report to provide information to Council on the Action for Neighbourhood Change project, which is taking place in five cities across Canada, including the City of Surrey and to advise Council of the neighbourhood that was selected within Surrey.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Corporate Report R167 be received for  
information.

RES.R05-1603

Carried

**Item No. R168** Track Surface for the South Surrey Track Facility  
File: 6130-01; 6140-20 (South Surrey)

The General Manager, Planning & Development, and the General Manager, Parks, Recreation and Culture submitted a report concerning Council's request that staff review and provide a report back to Council, by June 27, 2005, on the merits, costs and potential cost-recovery opportunities related to installing a

multi-layer (sandwich) surface on the new track in the South Surrey Athletic Park, instead of a spray-on polyurethane track surface as is currently proposed.

The General Manager, Planning & Development, and the General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in their report.

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

1. Receive this report as information;
2. Approve an additional budget allocation of \$98,000 for the South Surrey Track project from the Legacy Fund, for the purpose of upgrading the track surface from a spray-on polyurethane surface to a multi-layer (sandwich) system surface, conditional upon the Peninsula Athletic Society:
  - (a) providing to the City, immediately, a cash contribution for the subject project of \$62,000; and
  - (b) entering into a legally binding agreement with the City to pay to the City a total of \$98,000, paid in equal annual instalments over a five-year period, ending December 31, 2010.

RES.R05-1604

Carried

## H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 55 Amendment By-law, 2005, No. 15769"

7905-0017-00 - Samaritan Holdings Ltd., c/o Rimark Consulting (Rick Johnson)

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. 16 "Temporary Contractor's Storage Yard" to allow temporary equipment and truck parking on the property located at 18386 - 96 Avenue for a period of two years.

**Note:** See Temporary Industrial Use Permit 7905-0017-00 under Clerk's Report, Item I.2(a).

Approved by Council: June 13, 2005

It was  
By-law, 1996, No. 12900, Text No. 55 Amendment By law, 2005, No. 15769"  
pass its third reading.  
RES.R05-1605

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
Carried

2. "Surrey Land Use Contract #440 Authorization By-law 1978, No. 5481, Partial Discharge By-law, 2005, No. 15772"

7904-0282-00 - Fernco Development Ltd., Norco Development Ltd.,  
Lenco Development Ltd., c/o Merlin Wick

To discharge Land Use Contract No. 440 from the property located at 14676 - 102A Avenue to permit the underlying "Single Family Residential Zone (RF)" to come into effect and to permit subdivision into four single family lots.

Approved by Council: June 13, 2005

It was  
Authorization By-law 1978, No. 5481, Partial Discharge By-law, 2005, No. 15772" pass its third reading.  
RES.R05-1606

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract #440  
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15773"

7904-0218-00 - Satnam and Inderjit Paul, Pahal Enterprises Ltd.,  
c/o Barnett Dembek Architects (Maciej Dembek)

RF (BL 12000) to RM-30 (BL 12000) - 8664, 8672 and 8690 - 159 Street  
- to permit the development of 40 townhouse units.

Approved by Council: June 13, 2005

**Note:** See Development Variance Permit 7904-0218-00 under Clerk's Report, Item I.1(a).

It was  
No. 12000, Amendment By-law, 2005, No. 15773" pass its third reading.  
RES.R05-1607

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



4. "Surrey Land Use Contract No. 544, Authorization By-law, 1978, No. 5769, Partial Discharge By-law, 2005, No. 15771A"

7904-0390-00 - CPAC (Crescent Gardens) Inc., 403083 B.C. Ltd., Owners of Strata Lots 1-184 LMS2925 (Crescent Gardens),  
c/o Gustavson Wylie Architects (David Cheung)

To discharge Land Use Contract No. 544 from the properties located at 1210 and 1222 King George Highway.

Approved by Council: June 13, 2005

This by-law is proceeding in conjunction with By-law 15771B.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 544,  
Authorization By-law, 1978, No. 5769, Partial Discharge By-law, 2005,  
No. 15771A" pass its third reading.

RES.R05-1608

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,  
No. 15771B"

7904-0390-00 - CPAC (Crescent Gardens) Inc., 403083 B.C. Ltd., Owners of Strata Lots 1-184 LMS2925 (Crescent Gardens),  
c/o Gustavson Wylie Architects (David Cheung)

CD (BL 9577) to CD (BL 12000) - 1210, 1222 and 1238 King George Highway - to permit the development of an expansion of Crescent Gardens Senior's Facility with two four-storey buildings with seniors' units, licensed care and four accessory commercial/retail units.

Approved by Council: June 13, 2005

This by-law is proceeding in conjunction with By-law 15771A.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15771B" pass its third reading.

RES.R05-1609

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15774"

7905-0007-00 - City of Surrey, Wilma Pryma, Friedrich Developments Ltd.,  
Robert and Patricia Friedrich, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RH-G (BL 12000) - 13617 and 13637 - 20 Avenue,  
Portions of 136 Street - to allow subdivision into 25 single family  
suburban lots.

Approved by Council: June 13, 2005

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15774" pass its third reading.  
Carried

RES.R05-1610

#### FINAL ADOPTIONS

6. "Surrey Close and Remove the Dedication of Highway of Portions of Lane at 155A Street and 103A Avenue By-law, 2005, No. 15766"

3900-20-15766 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 1,076 m<sup>2</sup> and 61.4 m<sup>2</sup> of Lane at 155A Street and 103A Avenue. This closure is intended to facilitate the development of a 24 unit townhouse complex. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the lane will be considered by City Council at a later date.

Approved by Council: May 2, 2005  
Corporate Report Item No. R088

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Close and Remove the  
Dedication of Highway of Portions of Lane at 155A Street and 103A Avenue  
By-law, 2005, No. 15766" be finally adopted, signed by the Mayor and Clerk, and  
sealed with the Corporate Seal.

RES.R05-1611

Carried

7. "Special Voting Opportunities Establishment By-law, 2005, No. 15754,  
Amendment By-law, 2005, No. 15775"

3900-20-15775 - Council Initiative

"Special Voting Opportunities Establishment By-law, 2005, No. 15754" is amended in Section 1 by adding Surrey Memorial Hospital as a special voting opportunity facility.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Special Voting Opportunities  
Establishment By-law, 2005, No. 15754, Amendment By law, 2005, No. 15775"  
be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R05-1612 Carried

- 8. "Affordable Housing Special Reserve Fund Expenditure Authorization By-law,  
2005, No.15776"

3900-20-15776 - Council Initiative

A by-law to authorize the expenditure of monies in the "Affordable Housing  
Special Reserve Fund". This by-law is necessary to expend \$450,000 from the  
Fund, a portion of which (\$102,000) has been set aside in previous years thus  
requiring a further \$348,000 for the purposes of funding the Surrey Home  
Ownership Assistance Program for the 2005 Program Year.

Approved by Council: June 13, 2005  
Corporate Report Item No. R145

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Affordable Housing Special Reserve  
Fund Expenditure Authorization By-law, 2005, No.15776" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1613 Carried

INTRODUCTIONS

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 57  
Amendment By-law, 2005, No. 15777"

3900-20-15777/6520-20 East Clayton North - Council Initiative

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended is further  
amended by inserting a new Figure 27 - Map Showing Recently Approved  
Secondary Plans, to reflect the East Clayton North NCP Extension - North of  
72 Avenue.

Approved by Council: June 20, 2005  
Corporate Report Item No. C011

This By-law is proceeding in conjunction with By-laws 15778 and 15779.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 57 Amendment By law, 2005, No. 15777"  
pass its first reading.

RES.R05-1614 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. 57 Amendment By law, 2005, No. 15777"  
pass its second reading.

RES.R05-1615 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By law, 1996, No. 12900, Text No. 57 Amendment By law,  
2005, No. 15777" be held at the Surrey Sport & Leisure Complex on  
July 11, 2005, at 7:00 p.m.

RES.R05-1616 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15778"

3900-20-15778/6520-20 East Clayton North - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000", as amended is further amended in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by inserting new Map 23 Area XXIII and Schedule G Amenity Requirements in NCP and Infill Areas by adding new Item 23. These amendments are necessary to include amenity contributions for the East Clayton North NCP Extension - North of 72 Avenue.

Approved by Council: June 20, 2005  
Corporate Report Item No. C011

This By-law is proceeding in conjunction with By-law 15777 and 15779.

It was  
RES.R05-1617

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By law, 1993,  
No. 12000, Text Amendment By law, 2005, No. 15778" pass its first reading.  
Carried

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

It was  
RES.R05-1618

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By law, 1993,  
No. 12000, Text Amendment By law, 2005, No. 15778" pass its second reading.  
Carried

It was then  
RES.R05-1619

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By law, 1993, No. 12000, Text Amendment By law, 2005, No. 15778" be held at  
the Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.  
Carried

11. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2005, No. 15779"

3900-20-15777/6520-20 East Clayton North - Regulatory By-law Text Amendment

"Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631" as amended, is further amended in Schedule Eight (8) - Application Surcharge Fees Within Neighbourhood Concept Plan Areas and Infill Areas to include Section 11 for East Clayton Neighbourhood Concept Plan Extension North of 72 Avenue and by adding Map No. 11 East Clayton Neighbourhood Concept Plan Extension North of 72 Avenue Lands Subject to Surcharge. This amendment is necessary to require the payment of additional application fees to recover a portion of the costs of preparing the NCP for the East Clayton North Extension.

Approved by Council: June 20, 2005  
Corporate Report Item No. C011

This By-law is proceeding in conjunction with By-law 15777 and 15778.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use and Development  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,  
2005, No. 15779" pass its first reading.  
RES.R05-1620 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use and Development  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,  
2005, No. 15779" pass its second reading.  
RES.R05-1621 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use and Development  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,  
2005, No. 15779" pass its third reading.  
RES.R05-1622 Carried

12. "Surrey Parks, Recreation and Cultural Facilities Regulation By-law, 1998,  
No. 13480, Amendment By-law, 2005, No. 15780"

3900-20-15780 - Regulatory By-law Text Amendment

"Surrey Parks, Recreation and Cultural Facilities Regulation By-law, 1998,  
No. 13480" is amended in various sections to update the By-law to reflect the  
current *Community Charter* and to delegate appropriate administrative powers of  
Council relating to property held for pleasure, recreation and community purposes  
to the General Manager, Parks, Recreation and Culture and includes some minor  
changes that will facilitate efficient administration and allow effective  
enforcement of the by-law.

Approved by Council: June 27, 2005  
Corporate Report Item No. R166

**Note:** This By-law will be in order for consideration of Three Readings, should  
Council approve the recommendations of Corporate Report Item  
No. R166.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Parks, Recreation and Cultural  
 Facilities Regulation By-law, 1998, No. 13480, Amendment By law, 2005,  
 No. 15780" pass its first reading.

RES.R05-1623 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Parks, Recreation and Cultural  
 Facilities Regulation By-law, 1998, No. 13480, Amendment By law, 2005,  
 No. 15780" pass its second reading.

RES.R05-1624 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Parks, Recreation and Cultural  
 Facilities Regulation By-law, 1998, No. 13480, Amendment By law, 2005,  
 No. 15780" pass its third reading.

RES.R05-1625 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. 7904-0218-00**  
**Satnam & Inderjit Paul and Pahal Enterprises Ltd.**  
**c/o Barnett Dembek Architects (Maciej Dembek)**  
 8664, 8672 and 8690 - 159 Street

To relax requirements as follows:

- (i) To reduce the north yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
- (ii) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.6 metres (12 ft.) to the edge of the porch; and 2.1 metres (7 ft.) to the edge of the first stair riser;

- (iii) To reduce the west yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 8 (Building 5); and 3.0 metres (10 ft.) to the edge of the porch of Unit 8 (Building 5); and
- (iv) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 34 (Building 6).

To permit the development of 40 townhouse units.

**Note** See By-law No. 15773 under Item H.3.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
 No. 7904-0218-00 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.R05-1626

Carried

- (b) **Development Variance Permit No. 7905-0113-00**  
**City of Surrey, c/o John Peachey & Associates (Jeff Dion)**  
 17755 - 60 Avenue

To increase the height of the main entrance free-standing sign from 4.5 metres (15 ft.) to 5.5 metres (18 ft.); to increase the number of fascia signs from three (3) to five (5), and to permit a canopy roof sign at the main entrance, to permit new signage at the Fraser Downs site.

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

**Note:** See Development Permit No. 7905-0113-00 under Clerk's Report, Item I.3(a).

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7905-0113-00 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.R05-1627

Carried



- (c) **Development Variance Permit No. 7905-0111-00**  
**646902 B.C. Ltd., c/o Bahadar Sandhu**  
13909 - 102 Avenue

To permit balconies to encroach up to 1.2 metres (4 ft.) into the required western side yard setback for Buildings 3, 4 and 5, to permit second floor balconies in a townhouse development currently under construction.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
No. 7905-0111-00 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.R05-1628

Carried

- (d) **Development Variance Permit No. 7903-0455-01**  
**679419 B.C. Ltd., Sehjinder S. Sahota, Devinder S., Mohinder K, and Pawanjit K. Dhillon, c/o H.Y. Engineering Ltd.**  
9924 - 116 Avenue, 11635 and 11645 - 99 Avenue

To relax requirements as follows:

- (i) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.68 metres (8.8 ft.) for proposed Lot 1;
- (ii) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.36 metres (7.7 ft.) for proposed Lot 2;
- (iii) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.68 metres (15 ft.) for proposed Lot 2;
- (iv) To reduce the minimum lot depth from 28 metres (90 ft.) to 26.63 metres (87.4 ft.) for proposed Lot 2;
- (v) To reduce the minimum side yard setback from 1.8 metres (6 ft.) to 1.15 metres (3.8 ft.) for proposed Lot 7; and
- (vi) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.94 metres (23 ft.).

To allow subdivision into 7 RF single family lots and retain 3 existing single family dwellings as per attached subdivision layout.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
No. 7903-0455-01 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.R05-1629

Carried with Councillor Watts against.

**2. Formal Approval of Temporary Use Permits**

- (a) **Temporary Industrial Use Permit No. 7905-0017-00  
Samaritan Holdings Ltd.**  
18386 - 96 Avenue

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

**Note:** See By-law No. 15769 under H.1.

Council is requested to pass the following motion:

"That Temporary Industrial Use Permit No. 7905-0017-00 be referred  
back to Planning & Development to ensure all outstanding issues have  
been dealt with."

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Temporary Industrial Use Permit  
No. 7905-0017-00 be referred back to Planning & Development to ensure  
all outstanding issues have been dealt with.

RES.R05-1630

Carried

**3. Formal Approval of Development Permits**

- (a) **Development Permit No. 7905-0113-00  
City of Surrey, c/o John Peachey & Associates (Jeff Dion)**  
17755 - 60 Avenue

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

"That Development Permit No. 7905-0113-00 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 No. 7905-0113-00 under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7905-0113-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-1631

Carried

#### 4. July Council Meetings File: 2450-5001

Memorandum from the City Clerk recommending that the Council meeting schedule be amended to add a Regular Council - Land Use meeting on Tuesday, July 5, 2005 at 5:00 p.m.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Council meeting schedule be  
amended to add a Regular Council - Land Use meeting on Tuesday, July 5, 2005  
at 5:00 p.m.

RES.R05-1632

Carried

#### 5. Delegation Requests

##### (a) R.M. Strang, President Sunnyside Acres Heritage Society File: 6140-40; 0550-20-10

Requesting to appear before Council to speak in favour of the possibility of including some small peripheral stands of trees into the designated area of Sunnyside Acres Urban Forest.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That R.M. Strang, President, Sunnyside  
Acres Heritage Society be heard as a delegation at Parks and Community  
Services Committee.

RES.R05-1633

Carried

- (b) **David Nash**  
**On Behalf of the Homeowners of 156 Street**  
 File: 5460-01; 0550-20-10

Requesting to appear before Council regarding 156 Street with respect to closure and cul-de-sac at 40 Avenue.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That staff advise Mr. Nash and Mr. Davidge  
 as to the process currently underway with respect to 156 Street south of  
 40 Avenue.

RES.R05-1634

Carried

- (c) **Neal Davidge**  
**On Behalf of Residents**  
 File: 5460-01; 0550-20-10

Requesting to appear before Council regarding the re-opening of 156 Street south of 40 Avenue.

See Item I.5(b) above.

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

- 1. **City of Surrey**  
**Rezoning Application 7904-0053-00**  
**16190 - 93A Avenue**  
**From RA to RF to permit subdivision into 14 single family lots**

At the June 20, 2005 Regular Council meeting, Councillor Bose submitted the following Notice of Motion:

"That Surrey abandon the rezoning and sale of the 2.8 acres of property located at 16190 - 93A Avenue and that the property remain parkland as an extension of Serpentine Heights Community Park."

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That Surrey abandon the rezoning and sale of the 2.8 acres of property located at 16190 - 93A Avenue and that the property remain parkland as an extension of Serpentine Heights Community Park.

RES.R05-1635 Carried with Councillor Tymoschuk against.

**2. Closed Council Meetings - Discussion of Items Not Included on the Notice**

At the June 20, 2005 Regular Council meeting, Councillor Bose requested that the following Notice of Motion be considered:

"THAT the matter of raising new topics within the context of 'Other Business' of the Closed Council agenda be considered by staff and that the Clerk recommend amendments to the Procedural By-law with respect to Special Council meetings that would reflect the new requirements for agenda items under the *Community Charter*."

File: 0550-00

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That the matter of raising new topics within the context of 'Other Business' of the Closed Council agenda be considered by staff and that the Clerk recommend amendments to the Procedural By-law with respect to Special Council meetings that would reflect the new requirements for agenda items under the *Community Charter*.

RES.R05-1636 Defeated with Councillors Tymoschuk, Steele, Watts, Hunt , Higginbotham and the Mayor against.

**L. ANY OTHER BUSINESS**

**M. ADJOURNMENT**

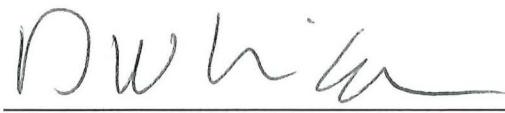
It was  
  
meeting do now adjourn.  
RES.R05-1637

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

The Regular Council- Public Hearing adjourned at 7:51 p.m.

Certified correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor