



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 17, 2005  
Time: 7:00 p.m.

**Present:**

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

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

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

**A. ADOPTION OF MINUTES**

**1. Council-in-Committee - October 3, 2005**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the minutes of the  
Council-in-Committee meeting held on October 3, 2005, be received.  
RES.R05-2486 Carried

**2. Regular Council - Land Use - October 3, 2005**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the minutes of the Regular Council -  
Land Use meeting held on October 3, 2005, be adopted.  
RES.R05-2487 Carried

**3. Regular Council - Public Hearing - October 3, 2005**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the minutes of the Regular Council -  
Public Hearing meeting held on October 3, 2005, be adopted.  
RES.R05-2488 Carried

**B. DELEGATIONS**

**1. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15850**

**Rezoning Application: 7905-0083-00**

CIVIC ADDRESS: 9567 - 127 Street

APPLICANT: Maskeen Homes Ltd.  
c/o Coastland Engineering Ltd. (Michael Helle)  
101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2

PROPOSAL: **BLOCK A**  
To rezone a portion of 9567 - 127 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".  
**BLOCK B**  
To rezone a portion of 9567 - 127 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision with an adjacent lot to the west at 12642 - 96 Avenue into six (6) standard single family lots and four (4) small single family lots.

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

There was correspondence on table from P. McLeod, expressing concerns regarding parking, traffic, noise, unauthorized basement suites, removal of her hedge on the north side of her property, and loss of privacy.

Cedric Hamilton, 10917 Timberland Road, was in attendance and commented that he still had not received a business license even after he had satisfied all the requirements for inspection that staff had requested.

**2. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15849**

**Rezoning Application: 7905-0105-00**

CIVIC ADDRESS: 15704 - 112 Avenue

APPLICANT: Amy and Clayton Wang  
c/o CitiWest Consulting Ltd.

101 - 9030 King George Highway  
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to allow subdivision with a neighbouring RF zoned property to the east at 11155 - 157A Street into approximately 8 single family residential lots.

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

There was correspondence on table from J. Lee expressing concerns regarding the level of noise, dirt and preservation of trees.

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

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15830**

**Rezoning Application: 7905-0141-00**

CIVIC ADDRESS: 16050 Fraser Highway

APPLICANT: 335167 B.C. Ltd.  
c/o Record Financial  
55 Rogers Street  
Vancouver, B.C. V6A 3X8

PROPOSAL: To rezone the property from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit commercial uses including a neighbourhood pub as an accessory use to an existing billiard hall and café.

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

There was a 29-signature petition and correspondence on table from R. Wagner, B. Hick of Rising Tide Consultants Ltd., J. Fisher, N. Raith, J. Shrimpton, D. Thomas, and 41 form letters expressing opposition to the proposed rezoning application. There were 291-signature petitions, emails and form letters as well as an additional 91-signature petition expressing support for the proposed application. In addition, there was e-correspondence from A. Watkins expressing



concerns of time spent on the application from Fleetwood Community Association expressing the difference between the billiard and Café primary and a neighbourhood pub.

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Mike Kandler	X		
Kim Mennie	X		
Amanda Bee	X		
Bill Reid		X	
Norm Raitt		X	
Murdie Pollon		X	
Jennifer Fisher		X	
Darren Earle	X		
Patricia Oldfield		X	
Fran Pelletier	X		
Dennis B. Dutton	X		

John Grant, 212 – 13895 – 102 Avenue, was in attendance and commented that B.C. Seniors Pool Sports Society currently has in excess of 200 members in the age category of 55 years and up. The Society also has members under that age and the organization participates in tournaments throughout the province. He stated that in his capacity as Director of Tournaments, he seeks out venues for such tournaments and after visiting all the billiard halls in the area, he came up with Bankshots Billiards and Café. He added that the proprietors accepted the Society with open arms and he has found the establishment to be well managed and a trouble-free place. He related that he had brought a group in from Manchester, Britain for a tour of smokeless establishments. He added that the group had requested a venue where they could have a pint while watching their mates competing in tournaments. He continued that it would be an ideal venue if Bankshots Billiards and Café could have liquor available in the pool table area. He stated that Bankshots Billiards and Café is a well-run, well-managed establishment. He noted that as a billiards table technician, he had visited almost every premise in the lower mainland with billiards tables, but other than a few private clubs, there were none that could stack up to Bankshots Billiards and Café.

Bert Hick, Rising Tide Consultants Ltd., 740 – 1070 Douglas Street, Victoria, B.C., representative Fleetwood Arms Pub, was in attendance and commented that the pub shares a property line with Bankshots Billiards and Café. He advised that his client is opposed to the proposed application and noted that there are problems on an ongoing basis with the operation of the existing billiards hall and interaction of patrons and the neighbourhood.

He continued that if a Liquor Primary permit is approved, there would be an escalation of these problems. He added that the proposed application would permit 150 seats and hours of operation to 1:00 a.m. He noted that the Fleetwood



Arms Pub has a seating capacity of 125 and limited hours of operation. He continued that there would be a conflict between the two establishments as patrons of the billard hall could stay later than patrons at the Fleetwood Arms pub or to 1:00 a.m., seven days a week. He added that three criteria of the Surrey Locational Guidelines to Liquor Primary establishments would be violated: the site is on a provincial highway; it should not be situated within 400 meters of a school and playground; and not within one mile of an other liquor establishment. He asked what would happen if the current billiard hall owners sold their business and the new owner were to convert to another liquor primary establishment detrimental to the community.

He stated that if the application were approved, the Fleetwood Arms pub would have to spend more money on security.

Al Watkins, 8407 – 156 Street, was in attendance and commented that he is the owner of Bankshots Billiards and Café. He stated that he was not applying for a neighbourhood pub license; but a liquor primary license for accessory use to the existing billiard hall business. He added that the proposed use would be similar to that of a golf course. He stated that he had a food primary license and in almost 11 years of operation, had never had an infraction with the Liquor Control and Licensing Board, RCMP or By-law & Licensing Services. He added that there were 66 parking stalls for their patrons but quite often he has had to have vehicles of clients using the neighbouring pub next door towed. He continued that he has picked up litter and beer cans originating from the neighbouring pub.

He stated that Bankshots Billiards and Café would not cater to the same clientele as the neighbouring pub and noted that that they have a separate, supervised, unlicensed area for underage clientele who wish to play pool. He indicated that many of his clientele are between the ages of 20 to 35 who wish to play pool and who do not wish to drink alcoholic beverages. Currently, he stated, patrons playing pool have to stop their activity and walk up to the restaurant area to have a beer or cooler, and then return to the pool table area. He cited many letters of reference and appreciation from various organizations, churches, and government agencies. He noted that he had a petition from residents supporting this application.

Patricia Oldfield, 8410 – 160 Street, Manager, Fleetwood Arms Pub, was in attendance and commented that they were not competing with the billiard hall. She continued that her concerns were regarding safety, litter, syringes, and the billiard hall's drinking clientele. She added that they had hired a security guard to deal with the billiard hall's drinking patrons at the outer edge of the parking lot.

Rick Strasinsky, 16074 Fraser Highway, was in attendance and commented that he leases his property to an automobile business. He continued that over the years, there have been numerous times when people had tossed beer bottles from the parking lot onto the windshields of cars on his lot. He also related, that on occasion, he had found groups of people in the parking lot, bottles in hand. He added that he was not sure if they were from the Fleetwood Arms Pub or the Bankshots Billiards and Café. He expressed concern that there could be an

increase in problems should the application be approved. He agreed that increased security would help out the situation.

Rick Hart, Fleetwood Community Ratepayers Association, 15996 – 84 Avenue, was in attendance and commented that they had worked with staff and the business owners to developing an opportunity for patrons at Bankshots Billiards and Café to have a drink while playing pool. He added that both business owners had supported the annual Fleetwood Festival. He advised that he had witnessed young people go into the Beer and Wine Store, purchase alcohol, and go across the street to a medical clinic parking lot and a transaction made. He continued that there is a parking problem along 84 Avenue contributed to by patrons of the Fleetwood Arms pub. He advised his organization supported the proposed application. He commented on fencing in the area, particularly the Nissan automobile dealership.

Dennis Dutton, 18529 – 64 Avenue, was in attendance and commented that his parents live close to the Bankshots Billiards and Café and are also patrons. He added that he also plays pool. He noted that patrons at the billiard hall are there for social gatherings and playing a game of pool. He added that he started an organization called Rocky Mountain Billiards and several tournaments had been held at Bankshots Billiards and Café.

Mike Cameron, 11029 Davie Way, Delta, B.C., was in attendance and commented that he is a university student and part-time employee at the billiard hall. He continued that he checks patrons for two pieces of identification. He noted that he left the billiard hall at 11:30 a.m. last night and did not notice any cars or bottles in the parking lot when he took the garbage out. He noted that their patrons range in age from 20 to 65; any youths attending the billiard hall are accompanied by adults; and the billiard hall is run in a responsible manner.

Deb Hughes, 8728 – 163A Street, was in attendance and commented that she had concerns regarding hours of operation.

Norm Raitt, 16042 – 84 Avenue, was in attendance and commented that he had observed that there is a lack of monitoring in the back parking lot. He advised he had noticed graffiti, pallets, and broken bottles in the parking lot some mornings that could not be attributed to patrons of the billiard hall.

Betty Stockley, 20307 – 49A Avenue, Langley, B.C., and representing the owners of property at 16050 Fraser Highway, was in attendance and commented that the business owner, Al Watkins, leases her property. She stated that the patrons of the billiard hall have to interrupt their game or wait until the game is finished in order to go to the restaurant for a beverage. She added that she supported Mr. Watkins in his application for a liquor primary application as an accessory use for their billiard hall. She advised that she feels the rezoning application conforms with the vision of the Fleetwood community and as a long term tenant, she would like to see Mr. Watkins have continued success in the community.



John Korns, Global Liquidators, 16074 Fraser Highway, was in attendance and commented that there has been increased vandalism in the area such as graffiti and bottles being thrown over the fence at car windshields, and young persons drinking in the parking lot area. He continued that the dark parking lot is also a huge issue at the billiard hall.

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15851**

**Rezoning Application: 7905-0205-00**

CIVIC ADDRESS: Portion of 13147 - 76 Avenue

APPLICANT: 581486 B.C. Ltd.  
c/o Ionic Architecture Inc. (Sam Chan)  
3 - 15243 - 91 Avenue  
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone a portion of the property from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of three (3) multi-tenant industrial buildings with a total floor area of 7,249m<sup>2</sup> (78,031 sq. ft.).

The Notice of the Public Hearing 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.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15852**

**Rezoning Application: 7903-0187-00**

CIVIC ADDRESS: 12531, 12569, 12577, 12597, 12619 - 66 Avenue

APPLICANT: Satnam Randhawa, Kanwarjit Dhillon, Kulwinder Kang,  
K.D.S. Holdings Ltd., Satpal Aujula, Naginder Jagpal,  
Manjit Dale, Ken Lind, Dalip Holdings Ltd.  
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)  
13160 - 88 Avenue  
Surrey, B.C. V3W 3K3

PROPOSAL: To rezone the properties at 12531, 12569, 12577,



12597 - 66 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and 12619 - 66 Avenue from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into approximately 88 single family residential small lots.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15845**

**Rezoning Application: 7905-0087-00**

**CIVIC ADDRESS:** 6880 and 6910 - 184 Street and Portion of  
18497 - 68A Avenue

**APPLICANT:** Shiva & Priya Krishna, Lois Greenlay, Irene Mills,  
and City of Surrey  
c/o H. Y. Engineering Ltd.  
200 - 9128 - 152 Street  
Surrey, B.C. V3R 4E7

**PROPOSAL:**

**Area 1 and 3**  
To rezone portions of 6880 and 6910 - 184 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

**Area 2 and 4**  
To rezone portions of 6880 and 6910 - 184 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)".

**Area 5**  
To rezone a portion of 6910 - 184 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

**Area 6**  
To rezone a portion of 18497 - 68A Avenue from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit subdivision with an adjacent RF zoned lot at 6862 - 184 Street into 11 residential lots and one (1) park lot.

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

The Mayor noted that D. Sowerby and L. Sowerby had expressed opposition to the proposed rezoning application and not wishing to speak.

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

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15846A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15846B**

**Rezoning Application: 7904-0364-00**

**CIVIC ADDRESS:** 7075 - 180 Street (also shown as 17948 Old Yale Rd. E.)

**APPLICANT:** Arlene Craig  
c/o Hunter Laird Engineering  
300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

**PROPOSAL:** **BY-LAW 15846A**  
**BLOCK A**  
To rezone a portion of 7075 - 180 Street from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".  
**BY-LAW 15846B**  
**BLOCK B**  
To rezone a portion of 7075 - 180 Street from "General Agriculture Zone (A-1)" to Single Family Residential (12) Zone (RF-12)".

**DEVELOPMENT VARIANCE PERMIT:**

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830" Part V, Section 22(a), Schedule A, Table 2, as follows:

- (a) To reduce dedication width for a limited local road from 20 metres (66 ft.) to 13.55 metres (44 ft.).

The purpose of the rezoning and development variance permit to allow development of 37 townhouse units and approximately 35 small single family lots.

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

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

**8. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 124 Amendment By-law, 2005, No. 15847**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15848**

**Rezoning Application: 7904-0317-00**

CIVIC ADDRESS: Portion of 6831 - 188 Street (also shown as  
6857 - 188 Street)

APPLICANT: Nick and Gentilina Staniscia  
c/o Interform (Ian Kent)  
1834 - West 1<sup>st</sup> Avenue  
Vancouver, B.C. V6J 1G5

PROPOSAL: **BY-LAW 15847**  
To authorize the redesignation of a portion of the property  
from Suburban (SUB) to Multiple Residential (RM).  
**BY-LAW 15848**  
To rezone the portion of property from "One-Acre  
Residential Zone (RA)" to "Comprehensive Development  
Zone (CD)".

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

There was correspondence on table from A. and I. MacPhail, K. and A. O'Brien,  
and J. and J. Roth, expressing opposition for the proposed rezoning application.

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

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15853**

**Rezoning Application: 7905-0175-00**

CIVIC ADDRESS: 3422 - 144 Street

APPLICANT: Colang Developments Ltd.  
c/o Cameron MacKay  
12645 Beckett Road



Surrey, B.C. V4A 2W9

PROPOSAL: To rezone the property from "Comprehensive Development Zone (CD)" (By-law 13885) to "Single Family Residential Zone (RF)".

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

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

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

**10. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2005, No. 15842**

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 further amended in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by replacing Map 11 Area XI and Schedule G Amenity Requirements in NCP and Infill Areas by replacing Item 11. These amendments are necessary to revise the amenity contributions for the North Grandview Heights Neighbourhood Concept Plan area.

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

Rosemary Zelinka, #12, 14065 Nico Wynd Place, was in attendance and commented that she had concerns regarding funds being taken from developers in lieu of amenities. She continued that Schedule G of the Zoning By-law stated that funds for amenities are to be taken for parks, libraries, fire and police protection. She added that this was a laudable attempt to getting \$2000 per residential unit from developers, but she questioned its legality. She added that Section 933 of the *Local Government Act*, clearly limits developers' contributions as to what can be taken under development cost charges relating to infrastructure and parks. She assumed that in developing this system, the City of Surrey has used Section 904 of the *Local Government Act*, which is zoning for amenity and affordable housing. She added that this section allows the City to grant higher density if amenities are provided subject to conditions as to number and kind. She stated that nowhere does it allow the City to take cash-in-lieu of such amenities. She advised that other municipalities interpret this section that amenities are to be provided on site.

She continued that it is questionable that fire and police should not be considered as an amenity; they are an essential service. She commented that as far as parks are concerned, parks are provided for in development cost charges. She noted that she had spoken at a recent Council meeting about concerns on how the City approves secondary plans by resolution only. She added that there seems to have been an instance where Council refuses to legitimize secondary plans by by-law and now there is a circumstance where Council is trying to legitimize levies illegal by by-law. She stated that Surrey needs to review its planning and development procedures to ensure they are legal and fair to everyone. She commented that it is easy for a municipality, which is a big organization, to place interpretations on by-laws and on legislation which suits them, and very few people can afford to challenge in court. She added that Council should have sufficient integrity and respect of citizens not to do this.

## C. COMMITTEE REPORTS

### 1. Environmental Advisory Committee - July 20, 2005

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That the minutes of the Environmental  
Advisory Committee meeting held on July 20, 2005, be received.  
RES.R05-2489 Carried

### 2. Joint Family Court Committee - September 6, 2005

It was Moved by Councillor Watts  
Seconded by Councillor Higginbotham  
That the minutes of the Joint Family Court  
Committee meeting held on September 6, 2005, be received.  
RES.R05-2490 Carried

### 3. Police Committee - October 4, 2005

It was Moved by Councillor Steele  
Seconded by Councillor Watts  
That the minutes of the Police Committee  
meeting held on October 4, 2005, be received.  
RES.R05-2491 Carried

**D. BOARD/COMMISSION REPORTS****1. Surrey Heritage Advisory Commission - September 28, 2005**

(a) It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the minutes of the Surrey Heritage  
 Advisory Commission meeting held on September 28, 2005, be received.  
 RES.R05-2492 Carried

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

**Heritage Plaques**

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That bronze plaques be used for designated  
 heritage properties and that white metal plaques be used for other heritage  
 properties on the heritage register, and  
 That the Heritage Advisory Commission work with other organizations or  
 communities that would like to place and pay for storyboards or plaques  
 on sites deemed to be significant to them.  
 RES.R05-2493 Carried

**Heritage Branch Contract for Undertaking Six (6) Additional Statements of Significance in 2005/06**

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

1. a proposal call be issued for the City to retain a consultant to prepare six (6) additional Statements of Significance and that the Commission be authorized to spend up to \$3,900 as the Surrey contribution for this study;
2. That the Heritage Advisory Commission recommend to the General Manager, Planning & Development that the Terms of Reference attached to this memo is acceptable as the basis of the proposal call; and
3. That the Commission consider calling a meeting of the Heritage Register Sub-committee to review, interview and recommend to Commission, the consultant to be selected.

RES.R05-2494 Carried



**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor McCallum read the following proclamations:

(a) **MAKE POVERTY HISTORY DAY**  
October 17, 2005

WHEREAS more than 1 billion women, men and children are currently subjected to the abject and dehumanizing conditions of extreme poverty; and

WHEREAS we recognize the Make Poverty History campaign goals for more and better aid, trade justice, debt cancellation, and ending child poverty in Canada would transform the futures of an entire generation; and

WHEREAS October 17 is the International Day for the Eradication of Poverty;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the 17th of October, 2005 as "MAKE POVERTY HISTORY DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) **CRIME PREVENTION WEEK**  
November 1 - 7, 2005

WHEREAS the week of November 1 to 7, 2005, has been designated as Crime Prevention Week in British Columbia, and in recognition thereof, communities throughout the Province are actively participating in this event; and

WHEREAS the City of Surrey wishes to heighten public awareness of crime prevention, by working together with crime prevention groups and citizens throughout the Province; and

WHEREAS our goal is to build a strong community that discourages crime and works cooperatively with justice and law enforcement agencies, crime prevention groups, communities, schools, youth groups, and businesses to build public awareness and involvement in crime prevention activities, and

WHEREAS the success of crime prevention depends on people working together in families, neighborhoods, business, and community organizations, to build safer and healthier communities while working together with local law enforcement agencies; and

WHEREAS the overall theme of Crime Prevention Week 2005 is recognized as "Crime Prevention Begins at Home;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare November 1 to 7, 2005 as "CRIME PREVENTION WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

**F. COUNCILLORS' REPORTS**

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

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of October 17, 2005, were considered and dealt with as follows:

**Item No. R233** Drinking Water Management Plan  
File: 5600-00; 0450-01

The General Manager, Engineering submitted a report to seek Council's endorsement and approval to implement the Municipal actions of the regional Drinking Water Management Plan.

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:

1. That Council endorse the Greater Vancouver Water District's (GVWD) Drinking Water Management Plan.
2. That Council direct staff to implement the Municipal actions in the Drinking Water Management Plan, as summarized in this report.

RES.R05-2495

Carried

**Item No. R234** Establishment of a Service Function for the Coordination and Administration of Mosquito Control Activities in the GVRD  
File: 5280-80 (WNV), 5280-80 (MOSQUITO)

The General Manager, Engineering submitted a report to confirm Council's original approval of a regional by-law for the GVRD to provide a service function for Coordination and Administration of Mosquito Control, primarily relating to communications.

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 GVRD by-law as attached for the establishment of a service function for the Coordination and Administration of Mosquito Control activities on behalf of member municipalities.

RES.R05-2496

Carried

**Item No. R235** Phase 1 Results - Semiahmoo Town Centre Plan Review  
File: 6520-20 (Semiahmoo Town Centre)

The General Manager, Planning & Development submitted a report to provide information to Council, regarding the results of Phase 1 of the planning process related to the Semiahmoo Town Centre Development Concept Plan and to obtain Council authorization to present the results of Phase 1 work to the public at an open house and to invite public input, regarding the key issues related to the development of a vision for the future of the Semiahmoo Town Centre.

This report also provides a brief history of plans for Semiahmoo Town Centre to identify potential issues that may need to be addressed in this plan review.

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

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

1. Receive this report as information; and



- 2. Authorize staff to hold a public open house to present information to the public, regarding the Phase 1 findings of the Semiahmoo Town Centre Study and to receive input from the public, regarding their ideas and vision for the future of the Semiahmoo Town Centre area.

RES.R05-2497

Carried

**Item No. R236** City of White Rock By-law Nos. 1779 and 1780 - Official Community Plan Amendment and Rezoning for Properties located at 15141 and 15177 Thrift Avenue, 15150 Russell Avenue, 1475 and 1477 Johnson Road (Bosa Properties Inc.)  
File: 0480-01; 0480-20

The General Manager, Planning & Development submitted a report to provide information to Council, regarding a proposed Official Community Plan amendment and rezoning by the City of White Rock that will be the subject of a Public Hearing on October 24, 2005 and to seek Council authorization to forward comments to the City of White Rock, regarding the related by-laws.

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

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

- 1. Receive this report as information; and
- 2. Authorize the City Clerk to forward a letter to the City of White Rock in advance of the October 24, 2005, Public Hearing for By-law Nos. 1779 and 1780, advising that the City of Surrey requests that the City of White Rock resolve any impacts that may accrue to the City of Surrey as a result of the proposed development, including, but not necessarily limited to, transportation and traffic impacts.

RES.R05-2498

Carried

**H. BY-LAWS**

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15850"  
  
7905-0083-00 - Maskeen Homes Ltd., c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA to RF and RF-12 (BL 12000) - 9567 - 127 Street - to allow subdivision into six standard single family lots and four small single family lots with the adjacent RF-zoned lot to the west at 12642 - 96 Avenue.

Approved by Council: October 3, 2005

RES.R05-2499  
It was  
No. 12000, Amendment By-law, 2005, No. 15850" pass its third reading.  
Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15849"

7905-0105-00 - Amy and Clayton Wang, c/o CitiWest Consulting Ltd.

RA to RF (BL 12000) - 15704 - 112 Avenue - to allow subdivision into approximately 8 single family residential lots with the neighbouring RF-zoned property to the east at 11155 - 157A Street.

Approved by Council: October 3, 2005

RES.R05-2500  
It was  
No. 12000, Amendment By-law, 2005, No. 15849" pass its third reading.  
Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15830"

7905-0141-00 - 335167 B.C. Ltd., c/o Record Financial

CHI to CD (BL 12000) - 16050 Fraser Highway - to permit commercial uses including a neighbourhood pub as an accessory use to an existing billiard hall and Café.

Approved by Council: September 6, 2005

**Note:** See Liquor Primary License (Neighbourhood Pub) Application No. 7905-0141-00 under Clerk's Report Item I.2(a).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15830" pass its third reading.  
 RES.R05-2501 Carried with Councillors Hunt and Priddy  
 against.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15830" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R05-2502 Carried with Councillors Hunt and Priddy  
 against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15851"

7905-0205-00 - 581486 B.C. Ltd., c/o Ionic Architecture Inc. (Sam Chan)

IL (BL 12000) to CD (BL 12000) - Portion of 13147 - 76 Avenue - to  
 permit the development of three multi-tenant industrial buildings with a  
 total floor area of 7,249 m<sup>2</sup> (78,031 sq.ft.)

Approved by Council: October 3, 2005

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15851" pass its third reading.  
 RES.R05-2503 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15852"

7903-0187-00 - Satnam Randhawa, Kanwarjit Dhillon, Kulwinder Kang,  
 Ken Lind, Dalip Holdings Ltd., Satpal Aujula, Naginder Jagpal,  
 Manjit Dale, K.D.S. Holdings Ltd., c/o McElhanney Consulting  
 Services Ltd. (Dwight Heintz)

RA (BL 12000) and RS (BL 5942) to RF-12 (BL 12000) - 12531, 12569,  
 12577, 12597, 12619 - 66 Avenue - to allow subdivision into  
 approximately 88 single family residential small lots.

Approved by Council: October 3, 2005





"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846B"

7904-0364-00 - Arlene Craig, c/o Hunter Laird Engineering Ltd

A-1 (BL12000) to RF-12 (BL12000) - Portion of 7075 - 180 Street - to allow the development of approximately 35 small single family lots.

Approved by Council: October 3, 2005

This by-law is proceeding in conjunction with By-law 15846A.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846B" pass its third reading.  
Carried

RES.R05-2507

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 124 Amendment By-law, 2005, No. 15847"

7904-0317-00 - Nick and Gentilina Staniscia, c/o Interform (Ian Kent)

To authorize the redesignation of a portion of the property located at 6831 - 188 Street from "Suburban (SUB)" to "Multiple Residential (RM)".

Approved by Council: October 3, 2005

This by-law is proceeding in conjunction with By-law 15848.

**Note:** See Development Variance Permit No. 7904-0364-00 under Clerks' Report Item I.1(a).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 124 Amendment By-law, 2005, No. 15847" pass its third reading.

RES.R05-2508

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15848"

7904-0317-00 - Nick and Gentilina Staniscia, c/o Interform (Ian Kent)

RA (BL 12000) to CD (BL 12000) - Portion of 6831 - 188 Street - to allow the development of approximately 104 apartment units and 139 townhouse units.

Approved by Council: October 3, 2005

This by-law is proceeding in conjunction with By-law 15847.

It was  
RES.R05-2509

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15848" pass its third reading.  
Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15853"

7905-0175-00 - Colang Developments Ltd., c/o Colang Developments Ltd.  
(Cameron MacKay)

CD (BL 13885) to RF (BL 12000) - 3422 - 144 Street - to allow  
subdivision into two single family residential lots.

Approved by Council: October 3, 2005

It was  
RES.R05-2510

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15853" pass its third reading.  
Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005,  
No. 15842"

3900-20-15842 (North Grandview Heights NCP) - Council Initiated Text  
Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended is further amended in  
Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by replacing  
Map 11 Area XI and Schedule G Amenity Requirements in NCP and Infill Areas  
by replacing Item 11. These amendments are necessary to revise the amenity  
contributions for the North Grandview Heights Neighbourhood Concept Plan  
area.

Approved by Council: September 12, 2005  
Corporate Report Item No. C013



It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2005, No. 15842" pass its third reading.  
RES.R05-2511 Carried

## FINAL ADOPTIONS

11. "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law, 2005, No. 15835"  
3900-20-15835/1970-04 - Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the "Community Charter".

Approved by Council: October 3, 2005  
Corporate Report Item No. R223

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Section 220 and 224 (2) (f) and (h)  
Tax Exemption By-law, 2005, No. 15835" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-2512 Carried

12. "Section 224 Tax Exemption By-law, 2005, No. 15836"  
3900-20-15836/1970-04 - Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the "*Community Charter*".

Approved by Council: October 3, 2005  
Corporate Report Item No. R224

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Section 224 Tax Exemption By-law,  
2005, No. 15836" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.  
RES.R05-2513 Carried

13. "Section 224 (2) (g) Tax Exemption By-law, 2005, No. 15837"

3900-20-15837/1970-04 - Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Sections 224 (2) (g) of the "*Community Charter*".

Approved by Council: October 3, 2005  
Corporate Report Item No. R225

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Section 224 (2) (g) Tax Exemption  
By-law, 2005, No. 15837" be finally adopted, signed by the Mayor and Clerk,  
and sealed with the Corporate Seal.

RES.R05-2514

Carried

14. "Section 225 Tax Exemption By-law, 2005, No. 15838"

3900-20-15838/1970-04 - Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the "*Community Charter*".

Approved by Council: October 3, 2005  
Corporate Report Item No. R226

**Note:** A by-law under Section 225 of the *Community Charter* may only be adopted by an affirmative vote of at least 2/3 of all council members.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Section 225 Tax Exemption By-law,  
2005, No. 15838" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.

RES.R05-2515

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. 7904-0364-00**  
**Arlene Craig**  
**c/o Hunter Laird Engineering**  
 7075 - 180 Street (also shown as 17948 Old Yale Rd. E.)

To reduce the dedication width requirement for a limited local road from 20 metres (66 ft.) to 13.55 metres (44 ft.), to allow development of 37 townhouse units and approximately 35 small single family lots.

**Note:** See By-laws 15846A & 15846B under H. 7.

It was Moved by Councillor Hunt  
Seconded by Councillor Bose  
That Development Variance Permit  
 No. 7904-0364-00 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.R05-2516

Carried

- (b) **Development Variance Permit No. 7905-0275-00**  
**PSCP Surrey/176 Street, Inc.**  
**c/o Pattison Sign Group**  
 17555 - 64 Avenue

Councillor Tymoschuk left the meeting at 9:25 as he had a potential conflict of interest due to the fact that he is employed by the Jim Pattison Group of Companies.

To increase the number fascia signs from 2 to 4 to allow additional signage for a recently constructed self-storage warehouse building.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7905-0275-00 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.R05-2517

Carried

Councillor Tymoschuk returned to the meeting at 9:26 p.m.



- (c) **Development Variance Permit No. 7905-0286-00**  
**Qualico Developments (Vancouver) Inc., c/o Hugh Carter**  
18965/18995/19009/19019/19031/19043 - 68 Avenue

To reduce the minimum side yard setback for an accessory building, where the side yard is 0 metres on one side, from 2.8 metres (9 ft.) to 2.2 metres (7.2 ft.), to permit construction of double garages on six recently approved RF-9S lots in East Clayton.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7905-0286-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2518

Carried

- (d) **Development Variance Permit No. 7905-0214-00**  
**Canada Safeway Limited, c/o Knight Signs**  
10355 King George Highway

To permit one four-sided illuminated free-standing sign, to permit the development of a new four-sided free-standing commercial sign at the corner of 104 Avenue and King George Highway in City Centre.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7905-0214-00 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.R05-2519

Carried

- (e) **Development Variance Permit No. 7902-0363-01**  
**Chia Property Ltd.**  
**c/o McElhanney Consulting Services Ltd. (Dwight Heintz)**  
 Portion of 19519 - 68 Avenue

To reduce the minimum rear yard setback requirement for the principal buildings from 6.5 metres (21 ft.) to 3.5 metres (11 ft. 6 inches) to the building face and to 2.0 metres (6.5 ft.) for the covered veranda and permit a garage and a coach house above the garage within the front yard setback requirement with a minimum distance of 0.5 metre (1.6 ft.) from the front lot line, to permit construction of a dwelling unit, a garage and a coach house on proposed Lots 99 to 104.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7902-0363-01 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.R05-2520

Carried

**2. Formal Approval of Liquor License Applications**

- (a) **Liquor Primary License (Neighbourhood Pub)**  
**Application 7905-0141-00**  
**335167 B.C. Ltd.**  
**c/o Record Financial**  
 16050 Fraser Highway

To acquire a Liquor Primary License to allow a Neighbourhood Pub with an indoor occupant load of 150 persons as an accessory use to an existing billiard hall and Café. The hours of operation will be from 11:00 a.m. to 1:00 a.m., Sunday through Saturday.

**Note:** See By-law 15830 under Item H.3.

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

After taking into account the following criteria outlined in the Planning Report dated September 6, 2005:

- (a) the location of the establishment;

- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishments;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

after holding a public Hearing in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and after hearing any individuals who made a presentation to Council at the Public Hearing; and after reviewing any correspondence submitted in response to the Public Hearing, notice, Surrey City Council recommends the issuance of the license subject to the following conditions:

- 1. a maximum capacity of 150 persons;
- 2. hours of operation to be 11:00 a.m. to 1:00 a.m., Sunday through Saturday; and
- 3. provision of adequate security and lighting in the parking lot and that the parking lot be monitored on a regular basis.

RES.R05-2521

Carried with Councillors Hunt, and Priddy against.

### 3. Delegation Requests

- (a) **Doug Langton, Sgt At Arms**  
**The Royal Canadian Legion**  
**Cloverdale Branch No. 6**  
File: 0320-05; 0550-20-10

Requesting to appear before Regular Council on October 31 or November 7, 2005, to present each Council member with a poppy and to display a wreath at the meeting.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Doug Langton, Sgt. At Arms, The  
Royal Canadian Legion, Cloverdale Branch No. 6 be heard as a delegation at Regular Council on November 7, 2005.

RES.R05-2522

Carried



- (b) **Tracy Schmidt**  
File: 5080-01; 0550-20-10

Requesting to appear before Council to discuss concerns with respect to the Nightshift Ministries Society, the ongoing problems as a result of the Front Door Needle Exchange Program, and the impact on tenant businesses in the area.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Tracy Schmidt be heard as a delegation  
at Council-in-Committee.

RES.R05-2523

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**1. Surrey Memorial Hospital Expansion**

Councillor Watts requested that the following Notice of Motion be deferred to the next Council meeting.

"THAT the City of Surrey look at ways to support and/or partner with Surrey Memorial Hospital in their expansion of the emergency ward and future plans;

AND THAT the City of Surrey liaise with Peace Arch Hospital to fully understand their pressures and look for ways to support their needs and also carry them forward to the Minister of Health."

File: 0460-20

**L. ANY OTHER BUSINESS**

**1. Haunted Houses**

Councillor Higginbotham asked if staff had safety information brochures to provide to operators of "Haunted Houses".

**M. ADJOURNMENT**

It was

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

meeting do now adjourn.

RES.R05-2524

Carried

The Regular Council- Public Hearing adjourned at 9:31 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor  
ACTING