



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, DECEMBER 12, 2005**  
Time: 7:00 p.m.

**Present:**

Chairperson - Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

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

**A. ADOPTION OF MINUTES**

**1. Regular Council - Land Use - November 28, 2005**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council –  
Land Use meeting held on November 28, 2005, be adopted.  
RES.R05-2852 Carried

**2. Regular Council - Public Hearing - November 28, 2005**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on November 28, 2005, be adopted.  
RES.R05-2853 Carried

**3. Inaugural Council - December 5, 2005**

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the minutes of the Inaugural Council  
meeting held on December 5, 2005, be adopted.  
RES.R05-2854 Carried

**B. DELEGATIONS - PUBLIC HEARING**

**1. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15886**

**Rezoning Application: 7905-0042-00**

**CIVIC ADDRESS:** 7272 & 7300 King George Highway and Portion of  
King George Highway

**APPLICANT:** Newton Hotels Ltd. and 7272 KG Capital Inc.  
c/o Urban Design Group Architects Ltd. (Paul Chiu)  
600 - 1140 West Pender Street  
Vancouver, B.C. V6E 4G1

**PROPOSAL:** To rezone the property at 7272 King George Highway from  
"Community Commercial Zone (C-8)" to "Comprehensive  
Development Zone (CD)".

To rezone the properties at 7300 King George Highway  
and a Portion of King George Highway from "Retail  
Commercial Zone One (C-R(1)) (By-law 5942) to  
"Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development  
of a commercial shopping centre comprising of a super  
market, a drug store, a drive-through restaurant and retail  
stores with a total floor area of 7,838.9 m<sup>2</sup> (84,380 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.

Sandy McLeod, 14090 – 66A Avenue was in attendance and commented that she  
is opposed to the request to put another pub and liquor store in the development;  
that there are already 4 liquor stores within a 4 block radius, and numerous  
restaurants in the area that serve alcohol. She noted that she is concerned with  
traffic safety with how traffic will access King George Highway southbound.

**2. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15889**

**Rezoning Application: 7903-0477-00**

**CIVIC ADDRESS:** 6193 - 126 Street

**APPLICANT:** Mohinder Sanghera and Joginder Hayer  
c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)

201 - 12448 - 82 Avenue  
Surrey, B.C. V3W 3E9

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

**DEVELOPMENT VARIANCE PERMIT:**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 16, Section F, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Lot 1;
- (b) To reduce the side yard setback on the flanking street from 3.6 metres (12 ft.) to 3.0 metres (10 ft.) for Lot 1;
- (c) To reduce the front yard setback from 7.5 metres (25 ft.) to 3.25 metres (10.6 ft.) for the existing dwelling on Lot 2.

The purpose of the rezoning and development variance permit is to allow subdivision into four (4) single family residential lots.

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

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.

**3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15887**

**Rezoning Application: 7905-0089-00**

**CIVIC ADDRESS:** 18975 - 64 Avenue

**APPLICANT:** Jagdish & Mohinder Mann  
c/o Neville Graham and Associates Inc. (John Curran)  
1532 Foster Street  
White Rock, B.C. V4B 3X8

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

The purpose of the rezoning is to allow subdivision into approximately 9 single family residential lots and a remainder lot.

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.

**4. Surrey Land Use Contract No. 476 Authorization  
By-law, 1978, No. 5502, Discharge By-law, 2005, No. 15885**

**Rezoning Application: 7905-0228-00**

CIVIC ADDRESS: 9300 - 192 Street

APPLICANT: Botco Properties Ltd., 29 Ande. Holding Company Ltd.,  
J. Cullen Limited and Spalding Properties Ltd.  
c/o Detroit Diesel Allison BC  
9300 - 192 Street  
Surrey, B.C. V4N 3R8

PROPOSAL: To discharge Land Use Contract No. 476 from the property to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site and to permit the development of an employee parking lot and truck sales and display area.

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. 15888**

**Rezoning Application: 7905-0229-00**

CIVIC ADDRESS: 15955 - 80 Avenue

APPLICANT: Leona Furlong  
c/o Kewal Athwal  
15159 - 66A Avenue  
Surrey, B.C. V3S 2A4

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

**DEVELOPMENT VARIANCE PERMIT:**  
To vary "Surrey Zoning By-law, 1993, No. 12000",  
Part 16, Section F, as follows:

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lot 5.

The purpose of the rezoning and development variance permit to allow subdivision into approximately five single family lots and retain an existing single family dwelling.

**Note:** See Development Variance Permit 7905-0229-00 under Clerk's Report, Item I.1(b).

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.

**C. COMMITTEE REPORTS**

**1. Joint Family Court Committee - November 1, 2005**

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the minutes of the Joint Family Court  
 Committee meeting held on November 1, 2005, be received.

RES.R05-2855

Carried

**2. Parks & Community Services Committee - November 30, 2005**

(a) It was Moved by Councillor Higginbotham  
 Seconded by Councillor Villeneuve  
 That the minutes of the Parks & Community  
 Services Committee meeting held on November 30, 2005, be received.

RES.R05-2856

Carried

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

**Sunnyside Acres Heritage Society**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the matter of the addition of land to the  
 Sunnyside Acres Urban Forest be referred back to staff for a report

The Motion was withdrawn.

It was Moved by Councillor Hunt  
Seconded by  
That:

1. All land parcels identified in Appendix 2 be added to the dedicated Sunnyside Acres Urban Forest Park after all appropriate legislative and process issues have been dealt with by staff; and
2. The Sunnyside Lawn Cemetery lands not be added to the dedicated Sunnyside Acres Urban Forest Park; and
3. Land parcels "B" and "C" identified in Appendix 1 of the report be referred to Legal Services for an opinion on whether or not a public referendum is required to rescind the previous dedication as "...held for park, pleasure and recreation and community uses..." prior to their dedication by Council as urban forest park.

RES.R05-2857

Carried

**3. Agricultural Advisory Committee - December 1, 2005**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Agricultural  
Advisory Committee meeting held on December 1, 2005, be received.

RES.R05-2858

Carried

**D. BOARD/COMMISSION REPORTS**

**1. Surrey Heritage Advisory Commission - November 30, 2005**

(a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on November 30, 2005, be received.

RES.R05-2859

Carried

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

**Proposals to Prepare Six Additional Statements of Significance**

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Villeneuve  
 That Commonwealth Historic Resource  
 Management Limited be retained to undertake the preparation of six more  
 Statements of Significance.

RES.R05-2860 Carried

**Friends of the Semiahmoo Heritage Trail**

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That the matter of the unopened road  
 allowance on 22 Avenue west of 150 Street be referred to staff for a  
 report.

RES.R05-2861 Carried

**E. MAYOR'S REPORT**

**1. 2006 Appointments  
 Greater Vancouver Regional District Labour Relations Bureau  
 File: 0450-01**

Mayor Watts recommended appointments to the Greater Vancouver Regional  
 District Labour Relations Bureau be made.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That staff bring back a report for Council as  
 to the benefits of appointment to the Greater Vancouver Regional District Labour  
 Relations Bureau:

RES.R05-2862 Carried

**2. GVRD Directors - Assignment of Votes**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Directors Hunt and Higginbotham be  
 assigned 5 votes each and Directors Hepner and Steele be assigned 4 votes each.

RES.R05-2863 Carried

**3. 2006 Appointments to Lower Mainland Treaty Advisory Committee (LMTAC)**

File: 0540-20 LMTAC

Mayor Watts recommended appointments for the Lower Mainland Treaty Advisory Committee be made.

It was  
Lower Mainland Treaty Advisory Committee.

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Councillor Steele be appointed to the

RES.R05-2864

Carried

**4. 2006 Appointment to TransLink**

It was  
recommended to serve on TransLink.

Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Mayor Watts and Councillor Hunt be

RES.R05-2865

Carried

**5. Standing Committee Appointments**

Mayor Watts appointed Councillors to the following Standing Committees:

**FINANCE COMMITTEE**

Councillor Hunt, Chair and all members of Council

**POLICE COMMITTEE**

All members of Council.

**AUDIT COMMITTEE**

Councillor Gill, Chair and Councillors Hunt and Steele

**TRANSPORTATION COMMITTEE**

Councillor Bose, Chair, and the Mayor and Councillor Hunt



**6. Mayor's Committees**

The Mayor announced the following Mayors Committees.

**MAYOR'S COMMITTEE ON THE 2010 OLYMPICS**

Councillor Hepner, Chair.

**7. Committee, Board, Commission Appointments**

Mayor Watts recommended appointments for the Committees, Commissions and Boards.

**Select Committees**

**AGRICULTURAL ADVISORY COMMITTEE**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Councillor Hunt be appointed to the  
Agricultural Advisory Committee.

RES.R05-2866

Carried

**LOWER FRASER VALLEY EXHIBITION ASSOCIATION**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Councillor Hepner be appointed to the  
Lower Fraser Valley Exhibition Association Committee.

RES.R05-2867

Carried

**ENVIRONMENTAL ADVISORY COMMITTEE**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Councillor Bose be appointed to the  
Environmental Advisory Committee.

RES.R05-2868

Carried

**JOINT FAMILY COURT COMMITTEE**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Councillor Martin be appointed to the  
Joint Family Court Committee.  
RES.R05-2869 Carried

**PARKS AND COMMUNITY SERVICES COMMITTEE**

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Councillor Martin be appointed Chair,  
and Councillors Villeneuve and Gill be appointed to the Parks and Community  
Services Committee.  
RES.R05-2870 Carried

**SURREY TOURISM AND CONVENTION ASSOCIATION**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Councillor Higginbotham be appointed  
as a Director to the Surrey Tourism and Convention Association.  
RES.R05-2871 Carried

**PUBLIC ART ADVISORY COMMITTEE**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Councillor Villeneuve be appointed to  
the Public Art Advisory Committee.  
RES.R05-2872 Carried

**Boards**

File: 0540-01

**PARCEL TAX ROLL REVIEW PANEL**

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Councillor Steele Chair the Parcel Tax  
Roll Review Panel, and Councillors Bose and Higginbotham be appointed to the  
Parcel Tax Roll Review Panel.  
RES.R05-2873 Carried

**SURREY HERITAGE ADVISORY COMMISSION**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Councillor Higginbotham be appointed  
 to the Surrey Heritage Advisory Commission.  
 RES.R05-2874 Carried

**SURREY PUBLIC LIBRARY BOARD**

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Councillor Steele be appointed to the  
 Surrey Public Library Board.  
 RES.R05-2875 Carried

**F. COUNCILLORS' REPORTS****1. Lieutenant Governor Safety Awards**

Councillor Hunt reported that on December 9 Lieutenant Governor Iona Campagnola had presented the Lieutenant Governor's Public Safety Awards and that in the Organization and Projects Category, awards had been presented to Chief Len Garis of the Surrey Fire Department, Dr. Plecas and Chief Glen Sanders of the BC Fire Chief's Association on Eliminating Marijuana Grow Ops – an Alternative Approach. Councillor Hunt complimented the recipients on the award.

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of December 12, 2005, were considered and dealt with as follows:

**Item No. R267** Exchange of a Portion of City Parkland Located at 13860 -  
 84 Avenue for an Equal Portion of Privately-Owned Land  
 Located at 8361 - 140 Street  
 File: 0870-20/364

The General Manager, Engineering submitted a report concerning an exchange of a portion of City parkland for an equal portion of privately owned land.

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That Council approve the exchange of a  
 714.2 m<sup>2</sup> portion of the City-owned property described as PID No. 024-531-898  
 (13860 - 84 Avenue) for an equal portion of the privately-owned land described  
 as PID No. 009-254-153 (8361 - 140 Street).  
 RES.R05-2876 Carried

**Item No. R268** Lane Closure at 101A Avenue Between 152A Street and  
 153 Street  
 File: 7805-0287; 0910-30

The General Manager, Engineering submitted a report concerning a lane closure  
 at 101A Avenue between 152A Street and 153 Street.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Council authorize the City Clerk to  
 bring forward a By-law for consideration by Council to close and remove the  
 dedication as highway of a ±1,200 ft.<sup>2</sup> (±111.5 m<sup>2</sup>) unopened portion of lane at  
 101A Avenue between 152A Street and 153 Street.  
 RES.R05-2877 Carried

Councillor Higginbotham left the meeting due to a conflict of interest as her husband  
 has a contract with B & B contracting.

**Item No. R269** Contract Award - MS 1705-006-21: B&B Contracting Ltd.  
 File: 1705-006/21; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of  
 contract MS 1705-006-21. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>	<i>Corrected Value</i>
1. B&B Contracting Ltd.	\$6,166,600.00	
2. TAG Construction Ltd.	\$6,510,366.85	
3. Matcon Civil Constructors Inc.	\$6,565,520.00	
4. B. Cusano Contracting Inc.	\$6,839,158.59	\$6,839,928.99
5. TNL Construction Services Ltd.	\$6,848,000.00	
6. Gemco Construction Ltd.	\$7,112,932.00	

The Engineer's pre-tender estimate was \$6.6 million 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 Steele  
 That

1. Council set the expenditure authorization for Contract MS 1705-006-21 at \$6,500,000.00; and
2. Contract MS 1705-006-21 be awarded to B&B Contracting Ltd. in the amount of \$6,166,600.00, including GST.

RES.R05-2878

Carried

Councillor Higginbotham returned to the meeting.

**Item No. R270** Lease of City Land at 6330 - 152 Street (Fraser Valley Heritage Railway Society)  
 File: 0930-30

The General Manager, Engineering, and the General Manager Parks, Recreation and Culture submitted a report concerning the lease of City land at 6330 - 152 Street.

The General Manager, Engineering, 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 Villeneuve  
 That Council approve the modification of  
 the lease of City land at 6330 - 152 Street to the Fraser Valley Heritage Railway Society to increase the renewal term from two years to five years.

RES.R05-2879

Carried

**Item No. R271** Lease of Office Space in the South Surrey Arena at 2199 - 148 Street  
 File: 0930-30/291

The General Manager, Engineering, and the General Manager Parks, Recreation and Culture submitted a report concerning the lease of office space in the South Surrey Arena at 2199 - 148 Street.

The General Manager, Engineering, 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 Villeneuve  
That Council approve the lease of  $\pm 230$  ft.<sup>2</sup>  
of office space within the South Surrey Arena to the Surrey Eagles Hockey Club  
for a two year term with three, 1 year renewals.

RES.R05-2880

Carried

**Item No. R272** Animal Protection, Care, Control and Licensing  
File: 2320-20-02/#2

The City Solicitor submitted a report to seek Council approval for the provision of animal protection, care and control services in the City under contract with the SPCA.

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

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

1. Receive this report as information.
2. Approve and authorize staff to extend the current contract with the Society for the Prevention of Cruelty to Animals (the "SPCA") for an additional two years.

RES.R05-2881

Carried

**Item No. R273** Proposed Amendments to the Duplex Residential Zone (RM-D) and Other Housekeeping Amendments to Zoning By-law, 1993, No. 12000  
File: 3900-30

The General Manager, Planning & Development submitted a report to provide Council with information about the Duplex Residential (RM-D) Zone and to recommend text amendments to the "Zoning By-law" to provide a cap on the floor area of buildings, the width of driveways and the location of parking on any lot in the RM-D Zone. An amendment to the definition of "driveway", as contained in the Zoning By-law is also being recommended.

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

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

1. Receive this report as information;
2. Approve text amendments to Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law"), in the Duplex Residential (RM-D) Zone by adding a maximum floor area limit, driveway area restrictions and parking restrictions, and in the definitions section to the definition of "driveway", all as documented in Appendix I of this report; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

RES.R05-2882

Carried**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15886"

7905-0042-00 - Newton Hotels Ltd., 7272 KG Capital Inc.  
 c/o Urban Design Group Architects Ltd. (Paul Chiu)

C-8 (BL 12000) and C-R(1) (BL 5942) to CD (BL 12000) - 7272 and 7300 King George Highway, Portion of King George Highway - to permit the development of a commercial shopping centre comprising of a super market, a drug store, a drive-through restaurant and retail stores with a total floor area of 7,838.9 m<sup>2</sup> (84,380 sq. ft.).

Approved by Council: November 28, 2005

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15886" pass its third reading.

RES.R05-2883

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15889"

7903-0477-00 - Mohinder Sanghera, Joginder Hayer, c/o Aplin & Martin  
 Consultants Ltd. (Michael Sanderson)

RA to RF (BL 12000) - 6193 - 126 Street - to allow subdivision into four single family residential lots.

Approved by Council: November 28, 2005

**Note:** See Development Variance Permit 7903-0477-00 under Clerk's Report, Item I.1(a).

It was  
RES.R05-2884

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15889" pass its third reading.  
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15887"

7905-0089-00 - Jagdish Mann and Mohinder Mann, c/o Neville Graham and Associates Inc. (John Curran)

RA to RF (BL 12000) - 18975 - 64 Avenue - to allow subdivision into approximately 9 single family residential lots and a remainder lot.

Approved by Council: November 28, 2005

It was  
RES.R05-2885

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15887" pass its third reading.  
Carried

4. "Surrey Land Use Contract No. 476, Authorization By-law, 1978, No. 5502, Discharge By-law, 2005, No. 15885"

7905-0228-00 - Botco Properties Ltd., 29 Ande. Holding Company Ltd., J. Cullen Limited, Spalding Properties Ltd. c/o Detroit Diesel Allison BC

To discharge Land Use Contract No. 476 from the property located at 9300 - 192 Street to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site and to permit the development of an employee parking lot and truck sales and display area.

Approved by Council: November 28, 2005



It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 476,  
Authorization By-law, 1978, No. 5502, Discharge By-law, 2005, No. 15885" pass  
its third reading.  
RES.R05-2886 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15888"

7905-0229-00 - Leona Furlong, c/o Kewal Athwal

RA to RF (BL 12000) - 15955 - 80 Avenue - to allow subdivision into  
approximately five single family lots and to retain an existing single  
family dwelling.

Approved by Council: November 28, 2005

**Note:** See Development Variance Permit 7905-0229-00 under Clerk's Report,  
Item I.1(b).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15888" pass its third reading.  
RES.R05-2887 Carried

#### FINAL ADOPTIONS

6. "Surrey Justice Centre Land Leasing By-law, 1987, No. 9242, Amendment  
By-law, 2005, No. 15882"

3900-20-15882 - Council Initiative

To amend "Surrey Justice Centre Land Leasing By-law, 1987, No. 9242" in order  
to endorse a previous amendment to the Lease of the Justice Centre and Remand  
Centre lands located at 14323 and 14340 - 57 Avenue, whereby the Pondsides land  
was deleted from the leased lands.

Approved by Council: June 20, 2005  
Corporate Report Item R149

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Justice Centre Land Leasing  
By-law, 1987, No. 9242, Amendment By law, 2005, No. 15882" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-2888 Carried

7. "Surrey Close and Remove the Dedication of Highway of a Portion of 131 Street  
at 96 Avenue By-law, 2005, No. 15883"

3900-20-15883/0910-30/28 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of  
210.6 square metres of 131 Street at 96 Avenue. This closure is intended to  
facilitate the development of a single family residential lot. In accordance with  
the *Community Charter*, SBC 2003, c.26, disposition of the road will be  
considered by City Council at a later date.

Approved by Council: July 19, 2004  
Corporate Report Item No. R175

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of 131 Street at 96 Avenue By-law, 2005,  
No. 15883" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.  
RES.R05-2889 Carried

8. "Surrey Close and Remove the Dedication of Highway of a Portion of 136 Street  
at 20 Avenue and Portions of Chantrell Park Drive By-law, 2005, No. 15884"

3900-20-15884/7805-0007 (0910-30) - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of  
0.303 hectares of unopened 136 Street at 20 Avenue and 70 m<sup>2</sup>, 184 m<sup>2</sup>, 41 m<sup>2</sup>  
and 0.137 hectares of Chantrell Park Drive. This closure is intended to facilitate  
the development of a 24-lot residential subdivision. In accordance with the  
*Community Charter*, SBC 2003, c.26, disposition of the road will be considered  
by City Council at a later date.

Approved by Council: November 7, 2005  
Corporate Report Item No. R244

There was correspondence on table opposing By-law 15884 from:

Catherine Wolf  
Darryl and Traci Carracher  
George J. Pasek  
Residents of 13848 – 19A Avenue  
Glenn and Alison Vernon  
Ross and Debra Forman  
Paul Szelberz  
Bill and Jane Finley

There was correspondence on table in support of By-law 15884 from:

William and Adina Hartin – in support

The following Inter-Office memorandums from the General Manager, Engineering, were on table:

December 9, 2005, Engineering Issues  
December 12, 2005 - background information.

Helen Domas 2061 – 139 Avenue was in attendance and commented that she represented several residents who will be affected by this closure and that it will result in increased east/west traffic in the subdivision along 20A Avenue. She noted that it is likely in the near future that 136 Street that this road will need to be completed to deal with the expected increase in traffic flow from the new subdivision. Ms. Domas continued by reviewing traffic circulation in the area.

Barbara Sam – 1639 – 138A Street was in attendance and commented that she represented some of the residents on 20A Avenue and that they are opposed to this by-law. Ms. Sam referred to Corporate Reports, the efficiency of the road system and that residents have been waiting for 136 Street to open. She expressed concern for the children who walk to school and that they will be walking through a park rather than a through road.

Jane Finley 13702 – 22B Avenue was in attendance and commented that she represents a large contingent of residents and park users in favour of the by-law; that residents and park users are not in favour of a road that will increase traffic to a quiet residential area and potentially harm Chantrell Creek. Ms. Finley continued that individuals enjoy the 12 block linear park system and that a road will dissect a popular walking and biking trail. Ms. Finley concluded by noting previous work of the residents and Corporate Reports on the matter.

Bernie Service 13562 – 20<sup>th</sup> Avenue was in attendance and commented that they support the road closure and hope that it will provide traffic calming; that most

housing in the area utilizes the cul-de-sac layout and the residents wish to maintain the green space that has made their area so special.

Bill Hartin 1968 136 Avenue was in attendance and commented that he supports the bylaw; that there has been a 300% increase in vehicular traffic and to open another street would be unwise and unsafe. Mr. Harten noted that it is possible opening the road would create another high accident intersection and expressed concern for the elementary school children who attend Ray Shepherd Elementary.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Close and Remove the Dedication of Highway of a Portion of 136 Street at 20 Avenue and Portions of Chantrell Park Drive By-law, 2005, No. 15884" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2890 Carried

INTRODUCTIONS

- 9. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15896"

3900-20-15896 - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Part 1 Definitions and in Part 18 Duplex Residential Zone (RM-D). These amendments are necessary to add a maximum floor area limit, driveway area restrictions and parking restrictions, and amend the definition of "driveway".

Approved by Council: To be approved  
Corporate Report Item No. R273

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. R273 of this Agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15896" pass its first reading.

RES.R05-2891 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2005, No. 15896" pass its second reading.  
RES.R05-2892 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15896" be held at  
the City Hall on January 9, 2006, at 7:00 p.m.  
RES.R05-2893 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. 7903-0477-00**  
**Mohinder Sanghera and Joginder Hayer**  
**c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)**  
6193 - 126 Street

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for Lot 1;
- (b) To reduce the side yard setback on the flanking street from 3.6 metres (12 ft.) to 3.0 metres (10 ft.) for Lot 1;
- (c) To reduce the front yard setback from 7.5 metres (25 ft.) to 3.25 metres (10.6 ft.) for the existing dwelling on Lot 2.

To allow subdivision into four (4) single family residential lots.

**Note:** See By-law 15889 under Item H.2.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Variance Permit  
No. 7903-0477-00 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.R05-2894

Carried

- (b) **Development Variance Permit No. 7905-0229-00**  
**Leona Furlong**  
**c/o Kewal Athwal**  
15955 - 80 Avenue

To reduce the rear yard setback requirement from 7.5 metres (25 ft.) to  
5.0 metres (16.4 ft.) for proposed Lot 5, to allow subdivision into  
approximately five single family lots and retain an existing single family  
dwelling.

**Note:** See By-law 15888 under Item H.5.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Variance Permit  
No. 7905-0229-00 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.R05-2895

Carried

- (c) **Development Variance Permit No. 7905-0196-00**  
**Botco Properties Ltd., 29 Ande. Holding Company Ltd.,**  
**J. Cullen Limited, Spalding Properties Ltd., MDR Holdings Ltd.**  
**c/o Krahn Engineering and Dr. J.B. Wallace**  
Panhandle Portion of 9300 - 192 Street and 9277 - 194 Street

To reduce the minimum north side yard setback requirement from  
7.5 metres (25 ft.) to 0 metre (0 ft.), to permit consolidation of the two  
sites and development of an industrial 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 Higginbotham  
 That Development Variance Permit  
 No. 7905-0196-00 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.R05-2896

Carried

- (d) **Development Variance Permit No. 7905-0278-00**  
**Central City U-lock Ltd., c/o Knight Signs (Llewellyn Fonseca)**  
 10350 - 138A Street

To increase the permitted sign area requirement from 18.0 square metres  
 (194 sq. ft.) to 41.7 square metres (448.9 sq. ft.), and to increase the  
 maximum number of fascia signs from 1 to 2, to allow two new fascia  
 signs and signage on the west elevation awning of the existing mini-  
 storage warehouse building.

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

**Note:** See Development Permit 7905-0278-00 under Clerk's Report,  
 Item I.6(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Development Variance Permit  
 No. 7905-0278-00 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.R05-2897

Carried

- (e) **Development Variance Permit No. 7905-0268-00**  
**585656 B.C. Ltd.**  
**c/o Urban Design Group Architects (Richard Kolodziej)**  
 Portion of 3033 - 152 Street  
 (also shown as 3059 to 3099 - 152 Street)

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law  
 No. 13712", Part 2, Section F, as follows:

- (a) To reduce the minimum setbacks as follows:

- i. For Building "A", from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99, and from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) along 32 Avenue;
- ii. For Building "B" from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) along 32 Avenue Diversion and from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99;
- iii. For Building "C" from 7.5 metres (25 ft.) to 6 metres (20 ft.) along 32 Avenue Diversion; and
- iv. For Building "D" from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) along 32 Avenue.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27 (2)(a), as follows:

- (a) To increase the number of fascia signs permitted for each premise or lot frontage from one (1) to three (3) and to permit signage on the building wall oriented to Hwy 99 for the restaurant (Building "A").

To permit the development of four (4) commercial buildings (three retail and one restaurant) with a total floor area of 3,103 square metres (33,406 sq. ft.) as per attached Schedule A Site Plan and Schedule B Signage.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Variance Permit

No. 7905-0268-00 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.R05-2898

Carried

## 2. Delegation Requests

- (a) **Mike Proudfoot, Executive Project Director**  
**Gateway Program**  
**Ministry of Transportation**  
File: 0410-20; 0550-20-10

Requesting to appear before Council to present a summary of the Ministry of Transportation's Gateway Program Definition Report and an overview



of the proposed Port Mann/Highway 1 Project, which includes twinning the Port Mann Bridge, upgrading interchanges and improving access and safety along the highway from Vancouver to Langley, and to update Council with respect to plans for the pre-design community consultation for this Project.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Mike Proudfoot, Executive Project Director, Gateway Program, Ministry of Transportation be heard as a delegation at Council in Committee.

RES.R05-2899

Carried

- (b) **Katrina McKeown, Head Organizer**  
**ACORN Canada**  
File: 0250-20- 0550-20-10

Requesting to appear before Council to discuss safety matters in the ACORN Guildford chapter and ACORN Cedar Hills communities.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Katrina McKeown, Head Organizer, ACORN Canada be heard as a delegation at Council in Committee

The motion was withdrawn.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the request from Katrina McKeown, Head Organizer, ACORN Canada be referred to staff for a report at the first meeting of Council in January, 2006.

RES.R05-2900

Carried

**3. Council Meeting Schedule - 2006**  
File: 0550-20-01

Memorandum from the City Clerk recommending that the Council meeting schedule for 2006 be adopted:

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Council meeting schedule for 2006 be adopted with the circulated changes to January and February.

RES.R05-2901

Carried

**4. Judicial Recount**

File: 4200-01

Memorandum from the City Clerk recommending that the information be received.

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council receive the Judicial Recount

information.

RES.R05-2902

Carried

**5. Ballot Account Report Required Under Section 148(2) of the Local Government Act**

File: 4200-01

Memorandum from the City Clerk recommending that the information be received.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council receive the Ballot Account

Report required under Section 148(2) of the Local Government Act.

RES.R05-2903

Carried

**6. Formal Approval of Development Permits**

- (a) **Development Permit No. 7905-0278-00**  
**Llewellyn Fonseca, Knight Signs/Central City U-Lock Ltd.**  
10350 - 138A Street

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

"That Development Permit No. 7905-0278-00 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 7905-0278-00 under Clerk's Report, Item I.1(d).

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit

No. 7905-0278-00 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.R05-2904

Carried**J. CORRESPONDENCE**

## ACTION ITEMS

1. Letter dated October 27, 2005 from **Rick Sair, President, Surrey Tourism & Convention Association**, requesting Council set aside \$200,000 from the UBCM funding to make an investment in Surrey's future and ensure completion of the new Visitor Info Centre project at 176 Street & 8 Avenue.  
 File: 1850-20

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the letter dated October 27, 2005 from Rick Sair, President, Surrey Tourism & Convention Association be referred to the Tourism Advisory Committee.

RES.R05-2905

Carried

2. Letter dated November 10, 2005 from **Dave Perkins, 2005-06 National President, KIN Canada**, requesting Council help the Club serve the community by placing a "Message-of-Support" in the KIN Magazine. Deadline for returning the order is December 15, 2005.  
 File: 0250-20

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the letter dated November 10, 2005 from Dave Perkins, 2005-06 National President, KIN Canada be received.

RES.R05-2906

Carried

3. Letter dated December 1, 2005 from **Gary Brush, Vice President, Finance & Administration, Fraser River Port Authority**, advising that Helen Sparkes' term as a Director of the Fraser River Port Authority will expire on April 30, 2006, and request information on who the City's appointment will be after the expiration of the present term.  
 File: 5650-20

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the letter dated December 1, 2005 from  
 Gary Brush, Vice President, Finance & Administration, Fraser River Port  
 Authority be referred to the Mayor.

RES.R05-2907

Carried

4. Letter dated December 2, 2005 from **Gladys M. Utendale, Vice President, Canadian Federation of University Women (CFUW) White Rock/Surrey**, advising that the BC Council passed the following resolution at their Annual General Meeting and urge Council to support the position taken in the resolution:

"THAT the Canadian Federation of University Women, BC Council, urge municipal governments, through the Union of British Columbia Municipalities, to ensure that women prisoners in municipal detention centres are guarded by women, and that if women prisoners are monitored by closed-circuit video equipment, that the monitors be viewed only by female guards."  
 File: 0250-20

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the letter dated December 2, 2005 from  
 Gladys M. Utendale, Vice President, Canadian Federation of University Women  
 (CFUW) White Rock/Surrey be referred to the Police Committee.

RES.R05-2908

Carried

5. Letter dated November 4, 2005 from **Lesley Tannen, Executive Director, Whalley Business Improvement Association**, requesting the City's participation in the initial cost of the street banner project by offsetting the installation costs (approximately \$25,000).  
 File: 6280-01; 1850-20

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That \$25,000 be allocated from the Council  
 Initiative Fund to assist with installation costs for the Whalley Street Banner  
 project.

RES.R05-2909

Carried

## K. NOTICE OF MOTION

**L. ANY OTHER BUSINESS**

**1. Mayors Task Force on Homelessness and Housing**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Bose  
That Council re-establish a Social Planning  
Committee to deal specifically with the issue of housing and the homeless.

The motion was withdrawn

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That a Mayor's Task Force on  
Homelessness and Housing be established.

RES.R05-2910

Carried

**2. Sidewalks and Traffic Calming – Ocean Park**

Councillor Higginbotham commented on sidewalks and traffic calming in Ocean Park.

**3. Highway 10/King George Highway Improvements – Public Notification**

Councillor Villeneuve commented on public notification on the traffic improvements being undertaken at Highway 10 and King George Highway.

Councillor Higginbotham commented on safety issues at the intersection.

**4. Christmas Wishes**

The Mayor advised that this is the last public council meeting until the Christmas Break and wished residents, Council and staff a very Merry Christmas.

**M. ADJOURNMENT**

It was  
  
meeting do now adjourn.  
RES.R05-2911

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

The Regular Council- Public Hearing adjourned at 8:30 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor