



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 30, 2006  
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:**

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

**A. ADOPTION OF MINUTES**

**1. Special (Regular) Council - October 16, 2006**

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the minutes of the Special (Regular)  
Council meeting held on October 16, 2006, be adopted.

RES.R06-2500

Carried

**2. Council-in-Committee - October 16, 2006**

(a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the minutes of the  
Council-in-Committee meeting held on October 16, 2006, be received.

RES.R06-2501

Carried

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

**Item No. C019**      Redevelopment of the Cloverdale Fairgrounds -  
Concept Plan Options  
File: 0850-20 (Cloverdale Fairgrounds)

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

1.      Receive this report as information; and
  
2.      Authorize staff to present the Concept Plan Options, attached as Appendix I to this report, at a public open house in order to receive comments from the public and stakeholders on the options, prior to the preparation of a Final Concept Plan for Council's consideration.

RES.R06-2502                                      Carried

**3.      Regular Council - Land Use - October 16, 2006**

It was                                      Moved by Councillor Higginbotham  
  Seconded by Councillor Hunt  
  That the minutes of the Regular Council –  
Land Use meeting held on October 16, 2006, be adopted.

RES.R06-2503                                      Carried

**4.      Regular Council - Public Hearing - October 16, 2006**

It was                                      Moved by Councillor Higginbotham  
  Seconded by Councillor Hunt  
  That the minutes of the Regular Council -  
Public Hearing meeting held on October 16, 2006, be adopted.

RES.R06-2504                                      Carried

**B.      DELEGATION - PRESENTATION**

1.      **Janette Milburn, Poppy Chair  
Poppy Fund Committee  
Royal Canadian Legion Branch #6  
File: 0320-05; 0550-20-10**

Janette Milburn, Poppy Chair, Poppy Fund Committee, Royal Canadian Legion Branch #6 was in attendance to present each Council member with a poppy and display a Wreath at the meeting.

Mayor Watts thanked the color guard for their presentation of poppies and wreath to Council members.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That the agenda order be varied in order to  
deal with Corporate Report R228 – “Proposed ‘Commemorative Street Naming  
Policy & Request to Rename 107A Avenue to ‘Veterans Way’”.

RES.R06-2505

Carried

**Item No. R228** Proposed "Commemorative Street Naming Policy &  
Request to Rename 107A Avenue to "Veterans Way"  
File: 5400-80-10600; 5400-01

The Acting General Manager, Planning & Development submitted a report to summarize existing policies, practices and issues related to street naming, recommend an approach for addressing requests for special street names and respond to a request from the Whalley Branch of the Royal Canadian Legion for the renaming of 107A Avenue to Veterans Way.

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

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

1. Approve the proposed policy attached as Appendix I, referred to as the "Commemorative Street Naming" policy, which will provide for supplementary designations for City streets, on a case by case basis; and
2. Consistent with the proposed policy, accord the commemorative street name of "Veterans Way" to the section of 106 Avenue (instead of 107A Avenue, as requested) between King George Highway and City Parkway, in recognition of Surrey veterans and the role of the Whalley Branch of the Royal Canadian Legion in the community.

RES.R06-2506

Carried

The delegation thanked Council for assistance received during the process and the successful achieving of their objective in the renaming of a section of 106 Avenue to “Veterans Way”.

The Mayor noted that Council members would be in attendance at a number of legions at Remembrance Day ceremonies on November 11, 2006.

The original agenda order then resumed.

## B. DELEGATIONS - PUBLIC HEARING

### 1. Surrey Official Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006, No. 16073

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16074**

**Rezoning Application: 7906-0137-00**

CIVIC ADDRESS: 15705, 15707, 15745, 15759, 15779, 15818, 15827, 15831,  
15843 - Croydon Drive, 15817, 15879, 15891,  
15909 - 24 Avenue, 2430 and 2477 - 158 Street (also  
shown as 15771 and 15789 - 24 Avenue) and Portion of  
158 Street

APPLICANT: Croydon Crossing Development Corporation  
c/o Art Phillips & Associates Inc. (Art Phillips)  
521 Bridgeman Road  
Gibsons, B.C. V0N 1V1

PROPOSAL: **BY-LAW NO. 16073**  
To authorize the redesignation of the site from Suburban  
(SUB) to Commercial (COM).

**BY-LAW NO. 16074**  
To rezone the site from "One-Acre Residential Zone (RA)"  
to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and the rezoning is to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 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 was correspondence on table from I. George, L. and J. Walker, D. Bouchard, L. Bittner, P. Burdon, N. Devereaux, A. Coleman, B. Hadden, H. Boldt, H. Turner, J. and D. Francis, B. Houston, T. and C. Jacobsen, M. Florio, R. Baker, J. Sinclair, N. Hinch, R. and M. Smitherman, and I. and G. Ashall expressing support for the proposed development. There was also correspondence on table from Amacon, Equitas Development and Polygon

Homes; from Home Depot; Loblaw Properties; and Smart Centres expressing concerns relative to traffic. A 172-signature petition submitted by J. Bosman expressed traffic concerns as well as parking, speeding vehicles, and the provision of a pedestrian crossing and traffic lights.

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

NAME	FOR	AGAINST	UNDECIDED
M. Florio	X		
P. Burdon	X		
R. G. Ashall	X		
M. Smitherman	X		
G. F. Haas	X		
B. Hadden	X		
J. Ward	X		
A. Raine-Ellerker	X		
J. Fons	X		
R.J. Smitherman	X		
N. Hinch	X		
S.G. Larson	X		
T. Jacobsen	X		
H. Turner	X		
S. Turner	X		
L. Bittner	X		
B. Houston	X		

Rosemary Zelinka, 12 – 14065 Nico Wynd Place, was in attendance and commented that she is a community planner by profession, and now semi-retired. She noted that she spoke on her own behalf, not as a planning consultant or as a member of a community association. She stated that she observed in the planning report that she was mentioned as attending a Park Royal village tour and supporting the proposal, but did not. Ms. Zelinka stated that she did not support the proposal as she had a number of concerns. She added that the proposal is on a poor site, due to the location of the hydro right-of-way; and that the market analyses and competition plan is geared to other centres. She stated that, on the positive side, the proponent had done their best in working around the existing hydro lines and offered congratulations to their public relations expert on the selling of the concept and visits to the Park Royal project, which included lunch.

She stated that her concern was relative to the OCP, and the fact that the City Planner felt that all that was necessary was the OCP amendment to commercial for the site, but she felt there was more needed. She noted the effect this would have on the hierarchy of other applications, similar to Grandview Corners in this regard, through effects on the hierarchy of commercial centres, as set out in the OCP. She added that she specifically believed, and indeed, the planners of the GVRD, supported the Grandview Corners application.

She stated that the OCP was supported by the GVRD as having just one town centre for each of Surrey's five town centres. She noted that it states this in the OCP that the South Surrey Town Centre is the area of Semiahmoo Mall on 152 Street. She advised that the OCP also requires shopping centers to be sited in those town centres and that the Semiahmoo Mall – 152 Street area was designed as the municipal town center in the GVRD Liveable Regional Strategic Plan.

She noted that when the Grandview Corners project was approved, the OCP was put in conflict with itself and is the same with this application. She suggested that no further permission for commercial development by Council or shopping centres be approved until integrated planning for commercial development has been approved by Council to include the definition of a new town center for South Surrey, seeing as the previous Council members paid no attention to the effect this commercial development would have on the existing town centre. In regard to market analyses, she was not comforted by assertions of the marketing consultant that it would have little impact on existing retailing and servicing in the Peninsula area. No figures were provided to these conclusions. In her experience, even the best of market analysts are liable to considerable error due to the number of huge assumptions that they make. These forecasts could be out as much as 25% to 50% out over a ten-year period.

She stated that in this particular case, the consultants forecast of building a shopping centre of 80,000 sq.ft. is within this margin of error, so Council should be very careful in permitting this without checking with additional market consultants. The consultant seems to be dismissing the role of the existing Town Centre. As he described in his report, the Semiahmoo Mall was repositioned to support the discount market. She wondered whether Council members were aware of that, as the summary does not mention that. Why did he reach this conclusion, why not four years ago, when the same consultant did the Grandview Corners analysis, and again said there would be no impact on the town centre. Here he is four years later accepting the repositioning and discounting of it. She asked is this what we want for that area? Is it, under these circumstances, any wonder that City of White Rock expressed concern over the impact of this proposal, and seeking confirmation that Surrey is going work with them on the long term viability and vibrancy of the South Surrey-White Rock commercial municipal town centre as approved in the GVRD Liveable Regional Strategic Plan? She noted that efforts are being made to rescue the commercial area in the existing town centre by encouraging higher density residential development, which will provide more population to use commercial facilities. She asked is this good planning or backward planning? She suggested that the City hire a new market analyst to provide a fresh perspective on commercial needs for the South Surrey area before committing additional commercial floor space, however desirable the form and quality it may be.

She stated that there has also been much talk of finding uses that will complement existing commercial uses. She advised that there is nothing in the proposed CD zone to ensure new uses complement rather than compete with existing uses. South Surrey may suffer from something of an embarrassment of riches in terms of lifestyle centers. The northeast corner of Grandview Corners was redesigned

with the help of herself and local residents and also thanks to Mayor Watts at the time. She stated that she reorganized and redesigned the lifestyle center with a curved street, with what we were saying as something to the Park Royal village, which they were eventually going to give us in northeast corner.

She noted that the proposal hardly mentioned in its normal market analysis, described as serving local population to the east when it comes, therefore no competition to this site. In her opinion, without further controls there could be direct competition or it may well be survival of fittest. As a result, three lifestyle villages are in the works, such as the Grosvenor project which has also looked at the possibility of a lifestyle village at 152 Street and 32 Avenue in the northwest corner (the proponents have conducted a preliminary sounding out of people), and the big box development on three corners at 160 Street and 24 Avenue. She noted that a huge amount of development going forward could well be in competition with each lifestyle centre in regard to movie theatres. She stated that the south end of the southwest corner of Grandview Corners includes a proposed movie complex. Now there is the Morgan Crossing movie complex at the south end of their project. She spoke to the Morgan Creek proponent on the viability and the indication was that they thought that if they got in first, they would be the ones to get the movie complex and the others would not proceed. This reinforces the recommendation that community policies for South Surrey be reviewed to ensure uses are complementary rather than in competition with each other, and that greater use of zoning should be used to implement these.

Traffic engineers are saying that it is okay to have an entrance to a major shopping centre yards from the northwest and southwest Grandview Corner site. She noted that that stretch of 24 Avenue, even though widened, is a recipe for congestion. She noted that the Engineering Department has acknowledged this by suggesting preserving land for a third through lane. She asked who would pay for this through lane? She noted that she was surprised that such a concentration of commercial uses located in this area would be without direct access to a major highway such as Highway 99. She added that the Engineering Department reports undertaking a transportation study for the South Surrey area to be considered in the long term. She recommended that no permission for a commercial centre be given until Council hears the information on the South Surrey Transportation Study.

She noted that the proponents of the Grandview Corners project had to pay for the widening of the bridge over Highway 99. She suggested that the proponents for the Morgan Crossing project should pay for the access road to Highway 99 from their site.

She noted that in respect to residential uses, the general thing is to encourage having residential as part of the mixed use, but development has to be in a suitable location for residential development. She added that experts agree that living close to high voltage lines may contribute to cancer. She continued that she believes it does and that the proposed apartments are close to these lines. She pointed out that the third and fourth storeys of the apartment would be at the same level as those high voltage lines and suggested that the City be cautious about this

and consider three dimensional minimum distances from such lines to be included in the Zoning By-law.

She discussed the northeast corner of the project, which is separated from the rest of the project by a huge parking lot and noted that the Parks, Recreation & Culture Department and the Advisory Design Panel had suggested that some standing trees in existence be preserved. She stated that this is not being done because there is a lot of residential use there, a podium and office space. She continued that this site is so divided from the rest of it, and questioned whether it would be a good idea to have commercial there also. She asked why not concentrate commercial into the actual village part and look at in terms of whether that corner should not be completely residential and not need a podium. She added that stands of trees could then be preserved and provide sustainability.

She noted that the proponent has done a good job relative to storm water management systems and green building features for the project. Sustainability is more than that, however, and should include the use of environmental, social and economic resources in such a manner as to allow future generations to do the same. She stated that it is necessary to prevent urban sprawl, encourage pedestrian traffic and non-vehicle means of transportation. She continued that building small apartments over the retail area on the main street does not address sustainability. The Surrey OCP described strategies for sustainability, but the City has done little to implement this.

She commented that when she served on the Environmental Advisory Committee, she had suggested recommending the City use a checklist for applications as issued in other cities in the lower mainland (New Westminster, Port Coquitlam, and Delta). She noted that this suggestion was ignored.

She advised that she hoped the new Council would take a more proactive role to encourage sustainable development and that she was heartened to discover when she read the reports that the City was considering a Sustainability Charter. She hoped that Council would be involving the community in this and, as the coordinator of the Surrey Association of Sustainable Communities, she hoped that they could help in this area. She added that the Surrey Association of Sustainable Communities has been working on a grant application to hold a workshop on sustainability and wondered whether they should proceed or not. She asked if staff would talk to her following this meeting to discuss this issue.

In conclusion, she stated that the burgeoning commercial development in South Surrey is not being planned in an integrated manner, following some sort of sustainable town centre, and in effect, is it going to be needed in light of what is happening in the existing town centre. She recommended that before permitting any more commercial areas that a study be done, including urban planners and a different marketing consultant, to produce a better planned area with further commercial areas being complementary rather than in competition with each other and using all applicable sustainability measures.



Nan Devereaux, 15823 Essex Place, was in attendance and commented that she had attended the public open meeting held at the Aston Pacific Hotel and was impressed with the presentation. She noted that she had travelled to the Park Royal village site to view the lifestyle centre and was impressed with the attractive range of stores and restaurants, which would be even larger at the South Surrey development site. She advised that she was interested in mobility issues for seniors, as she uses a scooter herself and after seeing the plans for the Morgan Crossing site, was very confident that she would be able to use her scooter and enjoy all the amenities the site would offer. She recommended Council approve the proposal.

Allen Aubert, 1045 – 165 Street, was in attendance and commented that this development has come forward featuring most items and wishes of community. He stated that he was speaking as an individual, noting that he was treated with incredible courtesy, directness, and frankness by the developer. He continued that the developer had a model of the development with the successfully completed Park Royal village. He stated that as they move toward sustainable development, having mixed use and residential areas, as well as shopping, development starts to resemble the old type of “Main Street”, which went into decline when major shopping centres arrived. He noted that many recognize that having a main street with mixed use and done well in such a way would stand the test of time as the preferred direction.

He noted that this particular project had gone through two reiterations at the Advisory Design Panel and that he did not oppose the project. He stated that, as an architect, he would like to comment on the deliberations as the developer has been caught between aspirations of the City and the aspirations of the community and that he is now being asked to redesign this project. He added that the community made the pilgrimage to the Park Royal village site and were under the impression that this was the model they would be getting, however the current design is not the village urban street; there are four storeys either side of the street. He noted that this design was not the Park Royal village, but modelled after that theme.

He advised that he had talked to the design architects and found they were not on the same page; that this project was not in the public realm. He liked the concept of the main street, not a big, open parking lot. He advised that he had been ensured that the project was in tune with what is necessary to make a successful public realm and that it has to be a pedestrian-friendly place.

Michael Proskow, 2696 Country Woods Drive, was in attendance and commented that he had participated in the planning process. He stated that he wanted a planned development, and a safe and thriving community for young people. He continued that he supported the application and pointed out that he was speaking as an individual, not on behalf of his community association.

He noted there is an emerging conflict between community expectations and Surrey’s professional staff as it relates to process. He stated that this particular proponent sought out and actively included opponents and stakeholders in a very

open and transparent manner. He said that the Park Royal Village standard is a well-known shopping centre of high-level standard of construction and has proved successful for West Vancouver. He noted it was reassuring to know the same designers were working on a similar theme for Surrey.

He continued that Morgan Crossing distinguishes itself from the Park Royal village as a mixed-use development, which will be home for families and include businesses. He noted that the infill project does achieve the goals of the land area as the Croydon Site is in close proximity to the commercial corridor. He added that the ADP had taken a contrary view of the design theme and stressed the intent of identifying and working from historical reference in the form of a grain silo and barn. He related that the ADP denied this suggestion as their concern was that its role could have an impact on the main design and fall short of Council's and the proponent's intentions. He asked if Council required that the ADP conclude their process prior to final reading, especially with respect to technical specification to elevation. He added that there were major distinctions in elevations from the Park Royal village site. He stated that he supported the proposal and advised that the project would enhance the immediate area to a level of prestige, which would benefit Surrey and its residents.

Don Davison, #94, 1840 – 160 Street, was in attendance and commented that the project would provide housing and a selection of shopping opportunities for the immediate and surrounding area residents. He added that those persons living in the Morgan Crossing area would not have to use their cars for shopping which would be a benefit not only to the residents but also for the environment. He urged Council support the proposal.

Vivienne Ward, #41, 1840 – 160 Street, was in attendance and commented that the area needs shopping such as described in the Morgan Crossing proposal. She added that the project has the potential to keep dollars circulating within their own community and would provide attractive architectural features and increased selection of merchants. She noted that there could be an increase in customers from the Blaine and Bellingham areas, which would result in a significant boost to the local economy. She added that other benefits would be increased residential density, lower energy consumption by vehicles used to travel to shopping and savings in fuel costs. She urged Council to approve the proposal.

Heidi Boldt, 2627 – 160 Street, was in attendance and commented that she supported the proposal and advised that Morgan Crossing development was needed in the neighbourhood. She noted that there is nothing else in the area providing such benefits. She added that she supported the quality, diversity and size of the proposed project and trips to Vancouver shops would be cut down, resulting in less pollution and time-consuming vehicle trips. She noted that local residents would benefit from the increased competition such as an upscale grocery store and that the building style would enhance the architectural landscape of the area. She stated that the project should be viewed as an investment in the economy with the provision of jobs and could attract American shoppers and visiting tourists. She summarized that the development at Morgan Crossing offered potential and urged that the project move forward.

Shawn Fujiki, 201 – 11120 Horshoe Way, Richmond, B.C., was in attendance and commented that he represented the South Surrey shopping centres. He stated that his firm owned properties to the east of the proposed development at 24 Avenue and 160 Street, adjacent to the subject site. He continued that the property is part of the Grandview Corridor core shopping district; that he does not oppose the development as documented in prior correspondence. He added that he did have concerns regarding transportation and stormwater management.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That the letter as submitted by Shawn Fujiki

be received.

RES.R06-2507

Carried

He continued that he, along with Loblaws, opposed the proposed storm water management asking that there be improved protection of storm water management. He stated that South Surrey shopping Centres had invested \$14M in road improvements to create sufficient traffic capacity and adherence to certain standards. He added that he was surprised to read that this was not in keeping with this standard with their rezoning and the traffic failures identified were not satisfied. He stated that the City does not support planned congestion and that he does not want to witness failing roads after they had improved them. He hoped that a review would be available to the public to comment. He stated that he welcomed the Highway 99 Corridor proposal and asked that Morgan Crossing have the same standards that they had created.

Albert Svab, 2678 – 156 Street, was in attendance and commented that he has interest in three properties close to the proposed project, located at 2660 Croydon Drive, 2671 – 186 Street, and 15650 – 28 Avenue. He noted that he and his family had lived in the area since 1970 and had seen a lot of development. He added that he spoke in favour of the project, noting that it would give the South Surrey/Grandview Heights shopping area a fully rounded, all-encompassing service centre. He noted that there is still a group of people who are travelling distances to buy in higher-class areas and that this project would provide the more expensive shopping options. He added that the project design would be an asset to the South Surrey/Grandview Heights shopping area and urged Council to approve the proposal.

Claude Jacobsen, #105, 15300 – 17 Avenue, in attendance and commented that he had lived in the area for 19 years, and had witnessed the city in its infancy and growing in the right direction. He added that he supported the proposed Morgan Crossing project and that he had viewed the Park Royal village project. He added that the project would provide an array of benefits to its users with its village style design and main street complement enhancing the visible appeal of the neighbourhood. He noted that the project included greenery, a pleasant and central meeting place for local residents and shopping. He added that he is fond of the location of the main movie theatre at the entrance of the project, which would allow customers to avoid travelling through the shopping centre.

Anna Luczynski, 16279 – 30B Avenue, was in attendance and commented that she has lived in South Surrey for 20 years and had been involved in public debate about the future development of the area. She noted that she represented the Grandview Heights Residents -rt for the proposal. She stated that in response to a survey circulated in the area, the residents had indicated a desire for a high quality village concept, similar to the Park Royal village. She added that she was happy to see this process move forward and that she fully supported the proposal as did the neighbourhood.

Barton Chambers, 1147 Watkins Drive, Pasadena, California, was in attendance and commented that he is the lead architect for the project. He advised that their mission statement is to provide the opportunity to do something as good as the Park Royal village, except that this project has three levels of housing. He noted that they had drawn upon the heritage architecture of the region and designed the massing to appear as if it had happened over time and not built a new shopping centre in six months. He noted that the economy of mixing residential and commercial use resulted in increased density. He added that there are 459 residential units proposed and that the ADP process would ensure that what was designed would be delivered.

Art Phillips, 300 Park Royal, West Vancouver, B.C., was in attendance and commented that the ADP had asked for a more urban design setting, and with timelines and phasing they should be breaking ground in the spring of 2007. He added that all of Council were invited to attend the grand opening in the spring of 2009. He advised that the total build out of the project would be completed in two years; that their team was assembled and contractors hired. He added that the plan was to close the main street area and hold a large reception. He continued that there would be a number of smaller retail uses introduced, as well as trellises leading to the public areas. He noted that he had met with Public Art consultants and teams working on introducing public art throughout the development. He noted that the hydro right-of-way covers one third of the site and they are limited to a total of 10 feet in height relative to tree species to be planted. He added that they would be introducing a covered, trellis system in the parking areas as well, to break up the asphalt area.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That the new drawings as submitted by

Art Phillips be received.

RES.R06-2508

Carried

2. **Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 68 Amendment By-law, 2006, No. 16124**

**Rezoning Application: 7906-0230-00**

CIVIC ADDRESS: 12052 - 102 Avenue

APPLICANT: Gurmel S. and Rajinder K. Chohan  
c/o Harinder Chohan  
9221 - 137A Street  
Surrey, B.C. V3V 5W7

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 20 "Truck Parking" to allow a temporary truck parking facility for a period not to exceed two years.

The purpose of the amendment is to allow vehicles exceeding 5,000 Kg. [11,023 lbs.] gross vehicle weight parking on a temporary basis.

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 M. Crookston, S. Chan, JHF Enterprises, and C. Bellian expressing concerns relative to noise, odours, dust, road damage, and traffic congestion with respect to the proposed development. There was also correspondence on table from K. Khan and I. Patro expressing opposition to the proposal.

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

NAME	FOR	AGAINST	UNDECIDED
G. Grewal	X		
S. Sidhu	X		
T. Rattan	X		
A. S. Sahota	X		
S. S. Has	X		
S. Bains	X		
G. Chohan	X		

Habib Khan, 10192 – 121 Street, was in attendance and commented that he opposed the proposal. He noted that he had lived in the area for more than 10 years and the truck parking facility has affected their lives. He continued that he no longer feels safe for children as they cannot ride their bikes or walk due to the

large trucks in the neighbourhood. He commented that the streets are narrow; that residents have been intimidated and frightened by trucks that are dangerous and harmful to residents.

He continued that 121 Street was not meant for truck traffic; that both sides of the street have ditches; that trucks block traffic, are noisy and add to pollution. He noted they have difficulty sleeping as some truckers start their trucks as early as 5:00 a.m. and return to the lot as late as 10:00 p.m. He added that his family is subjected to loud music and abusive language; that his property has been devalued; and that they should be protected from this noise. He stated that the roads in his neighbourhood have not been paved for the last ten years, and respectfully stated that this is not his problem as he has been paying property tax for the last ten years and deserves a safe and well-maintained neighbourhood. He requested Council to refuse the proposal and move the trucks from the area.

Robert Ethier, 12171 – 101B Avenue, was in attendance and commented that he supported the truck parking area. He continued that the truck parking lot is kept up, is fenced, contains a washroom facility, and provides increased safety for children walking in the area. He added that operators do not work on their trucks on site; they start their trucks in the morning around 7:00 a.m., taking approximately 20 minutes and come back around 5:00 p.m. He continued that if the truck parking lot were moved, there would be increased pollution as truckers would have to drive further to the container industries such as the Surrey Docks. He noted that the trucking industry supplies food, clothing, and other supplies for the residents.

Gus Berkelaar, 12077 – 101A Avenue, was in attendance and commented that his property is located south of the truck parking lot and that he has lived at this address for 27 years. He added that since the truck parking lot started, there has been no problem with noise as he has a treed buffer area at the back of his property. He noted that the area has improved since the truck parking has started as the property was deserted and infiltrated by transients and homeless people. He reiterated that he had no problems with the temporary truck parking.

Balwant Mann, 13381 – 79 Avenue, was in attendance and commented on behalf of the owners of Superstar Trucking. He noted that the owner purchased the property in 2004, which was zoned for commercial and truck parking. He added that the owner keeps the property clean and looking nice; that there had been no complaints for the last two years. He stated that the owner would like to continue the truck parking lot and noted that train traffic nearby contributes to noise pollution. He added that a survey held in the area indicated that 34 people supported the current use of the property and 3 people were opposed.

It was received.  
 RES.R06-2509

Moved by Councillor Villeneuve  
 Seconded by Councillor Hepner  
 That the survey as submitted by B. Mann be  
Carried

**3. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2006, No. 16130**

**Rezoning Application: 7906-0303-00**

CIVIC ADDRESS: 9010 to 9050 - 158 Street, 9060, 9062, 9068,  
 9080 - 158 Street, 8987 to 9005 - 160 Street, 9031 to  
 9075 - 160 Street and 9055 - 160 Street

APPLICANT: Elim Housing Society  
 c/o Field & Marten (Marten Van Huizen)  
 200 - 17619 - 96 Avenue  
 Surrey, B.C. V4N 4A9

PROPOSAL: To rezone the property from "Comprehensive Development  
 Zone (CD) (By-law No. 15492)" to "Comprehensive  
 Development Zone (CD)".

The purpose of the rezoning is to permit the development  
 of a three-storey care facility that forms part of the  
 Elim Housing Society seniors-oriented housing complex in  
 Fleetwood.

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 B. Reid had expressed support for the proposal and not  
 wishing to speak.

Rick Hart, 8475 – 166 Street, was in attendance and commented that he had been  
 involved in the subject project since its inception ten years earlier. He noted that  
 he supported the project and that the Elim Society project features ranchers, walk-  
 ups and a 3 storey care facility. He added that he hoped that support would be  
 given to the project; that it was a long time in arriving due to challenges with  
 other levels of government. He noted the project would be a great asset to the  
 community.

Marten Van Huizen, CEO, Elim Housing, 9565 – 160 Street, was in attendance  
 and commented that the proposal culminates the vision for Elim Housing to  
 provide housing for all levels of care in their "Aging in Place" village. He added  
 that he is proud of their working relationship with the City of Surrey, which began  
 ten years earlier. He noted that the project would be a full care facility with a

largely residential component. He advised that an open house was held a year ago and that there is a large demand for this unique and very necessary kind of housing.

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16131**

**Rezoning Application: 7905-0255-00**

CIVIC ADDRESS: 8672 and 8688 - 158 Street

APPLICANT: CSM-Link I I I Developments Ltd.  
c/o Focus Architecture Inc. (Carson Nofle)  
109 - 1528 McCallum Road  
Abbotsford, B.C. V2S 8A3

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

The purpose of the rezoning is to allow the construction of approximately 41 townhouse units.

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

Rick Hart, 8475 – 166 Street, was in attendance and commented that he supported the proposed rezoning application, stating that the project would help with the town centre.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16123**

**Rezoning Application: 7905-0104-00**

CIVIC ADDRESS: 13190 - 80 Avenue and 7977 - 132 Street (shown as  
7969 - 132 Street)

APPLICANT: Parkash K. Hans and 686012 B.C. Ltd.  
c/o Mainland Engineering Corporation (Avnash Banwait)  
206 - 8363 - 128 Street  
Surrey, B.C. V3W 4G1

PROPOSAL: To rezone the property at 13190 - 80 Avenue from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".



**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000" as amended, Part 48, Section E, as follows:

- (a) To reduce the minimum rear yard (south) setback from 7.5 metres (25 ft) to metres 0 metre (0 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a two-storey, multi-tenant industrial building, with a total floor area of 1,148.3m<sup>2</sup> (12,360 sq. ft.) - with the adjacent IL zoned lot at 7977 - 132 Street (shown as 7969 - 132 Street).

**Note:** See Development Variance Permit No. 7905-0104-00 under Clerk's Report, Item I.1(a) of this agenda.

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 I. Hans, A. Banwait, R. Hans had expressed support for the proposal and that K. Hans was undecided with respect to the proposed development and not wishing to speak.

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

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16132**

**Rezoning Application: 7905-0154-00**

CIVIC ADDRESS: 6231 and 6273 - 142 Street

APPLICANT: 0711653 B.C. Ltd.  
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)  
13160 - 88 Avenue  
Surrey, B.C. V3W 3K3

PROPOSAL: **Block A**  
To rezone a portion of 6231 and 6273 - 142 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

**Block B**  
To rezone a portion of 6231 and 6273 - 142 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)".

**Block C**

To rezone a portion of 6231 - 142 Street from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

**Block D**

To rezone a portion of 6231 - 142 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section H, as follows:

- (a) To permit driveway access from the front of the lot on Lots abutting a lane, for Lots 19 to 22.

The purpose of the rezoning and development variance permit is to allow subdivision into 60 single family small lots and 1 remainder lot (Block C) designated for future mixed commercial/residential townhouses.

**Note:** See Development Variance Permit No. 7905-0154-00 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 rezoning application.

7. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16133**

**Rezoning Application: 7906-0290-00**

CIVIC ADDRESS: 14932 - 72 Avenue

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

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

The purpose of the rezoning is to allow subdivision into eight (8) 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 rezoning application.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16134**

**Rezoning Application: 7904-0253-00**

CIVIC ADDRESS: 14914 - 72 Avenue

APPLICANT: Makhan S. and Gurdial K. Johal  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: **Block A**  
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

**Block B**  
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into eight (8) 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 rezoning application.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16135**

**Rezoning Application: 7904-0206-00**

CIVIC ADDRESS: 6789 - King George Highway

APPLICANT: Roby Agencies Ltd.  
c/o Roby Agencies (Dale Toor)  
8529 - 134 Street  
Surrey, B.C. V3W 6Y6

PROPOSAL: To rezone the property from "Special Care Housing 2 Zone (RMS-2)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into five (5) single family 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 was correspondence on table from J. Mayes, President, Key Masonry Inc. expressing opposition to the proposed rezoning application, and concerns relative to increased traffic, pollution and noise.

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

**10. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 146 Amendment By-law, 2006, No. 16125**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16126**

**Rezoning Application: 7906-0227-00**

CIVIC ADDRESS: 7284, 7296 and 7312 - 192 Street

APPLICANT: Verve Developments Inc., Leona Gamache, Donald and  
Marlene Horkey, Surrinder S. and Avninder K. Braich  
c/o Stronghold Development Inc. (Bill Jones)  
6138 McCleary Street  
Vancouver, B.C. V6N 1G4

PROPOSAL: **By-law 16125**  
To authorize the redesignation of the properties from  
Suburban (SUB) to Urban (URB).

**By-law 16126**

**Block A**

To rezone a portion of the properties from "One-Acre  
Residential Zone (RA)" to "Semi Detached Residential  
Zone (RF-SD)".

**Block B**

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

The purpose of the redesignation and rezoning is to allow subdivision into approximately 36 small lots (12 RF-SD and 24 RF-9C) in East Clayton, North Extension.

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

Pam Burns, 6097 – 171A Street, as in attendance and commented that she had concerns regarding high density in the area. She requested information regarding preservation of trees at the site.

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16127**

**Rezoning Application: 7906-0116-00**

CIVIC ADDRESS: 6720 - 192 Street

APPLICANT: S-384 Holdings Ltd.  
c/o Coastland Engineering & Surveying Ltd.  
(Michael Helle)  
101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to allow subdivision into approximately 16 small single family lots with coach houses in East Clayton.

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

James Stump, 6663 – 193 Street, was in attendance and commented that he had concerns regarding plans for the lane and 193 Street running north and south.

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16128**

**Rezoning Application: 7906-0077-00**

Councillor Bose left the meeting at 8:47 p.m. as his family has property holdings in the area.

CIVIC ADDRESS: 16417 Bell Road

APPLICANT: IKA Investments Ltd.  
c/o Pacific Land Group (Bruce McWilliam)  
101 - 7485 - 130 Street  
Surrey, B.C. V3W 1H8

PROPOSAL: **Block A**  
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

**Block B**  
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into two (2) small single family lots and five (5) standard 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 B. Cameron and S. Chaitram expressing opposition to the proposed rezoning application.

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

Councillor Bose returned to the meeting at 8:48 p.m.

**13. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16129**

**Rezoning Application: 7905-0374-00**

CIVIC ADDRESS: 18550 Fraser Highway

APPLICANT: Ben Thomas  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2

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

To purpose of the rezoning is to allow subdivision into five (5) 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 rezoning application.

**C. COMMITTEE REPORTS**

**1. Environmental Advisory Committee - September 20, 2006**

RES.R06-2510	It was Advisory Committee meeting held on September 20, 2006, be received.	Moved by Councillor Bose Seconded by Councillor Hunt That the minutes of the Environmental Advisory Committee meeting held on September 20, 2006, be received. <u>Carried</u>
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**2. Environmental Advisory Committee - October 18, 2006**

RES.R06-2511	(a) It was Advisory Committee meeting held on October 18, 2006, be received.	Moved by Councillor Bose Seconded by Councillor Hunt That the minutes of the Environmental Advisory Committee meeting held on October 18, 2006, be received. <u>Carried</u>
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(b) The recommendations of these minutes were considered and dealt with as follows:

**City of Surrey Tree By-Law**

RES.R06-2512	It was regarding the Tree By-Law with a view to seeking legislative amendments to accommodate higher fines and penalties to appropriate levels, when appropriate.	Moved by Councillor Bose Seconded by Councillor Hunt That Council review the penalty schedules regarding the Tree By-Law with a view to seeking legislative amendments to accommodate higher fines and penalties to appropriate levels, when appropriate. <u>Carried</u>
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**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - September 28, 2006**

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the minutes of the Board of Variance  
meeting held on September 28, 2006, be received.

RES.R06-2513

Carried

**E. MAYOR'S REPORT**

**1. Surrey Homelessness Fund Interim Advisory Committee**

Mayor Watts noted the following individuals had been appointed to the City of Surrey Homelessness Fund Interim Advisory Committee:

D.C. Watkins  
Steve Kurrein  
Sandy McLeod  
Peter Simpson  
John Mckendry  
Kevin Shoemaker  
Gary Friend  
Jake Friesen

**2. Proclamations**

Mayor Watts read the following proclamations:

(a) CRIME PREVENTION WEEK  
November 1 - 7, 2006

WHEREAS the week of November 1 to 7, 2006, 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 2006 is recognized as "Working Together for Community Safety";

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 1 to 7, 2006 as "CRIME PREVENTION WEEK" in the City of Surrey.

Dianne L. Watts  
Mayor

(b) ELEVATOR ESCALATOR SAFETY AWARENESS WEEK  
November 12 - 18, 2006

WHEREAS the 2nd full week of November commencing November 12 - 18, 2006 has been declared Elevator Escalator Safety Awareness Week; and

WHEREAS the purpose of this week is to increase public awareness of the safe and proper use of elevators, escalators and moving walkways; and

WHEREAS the goal of this week is to reduce, through education and awareness, avoidable accidents; and

WHEREAS this endeavour is worthy of support and cooperation to benefit the citizens, the general public and the short-range vertical transportation industry;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 12 - 18, 2006 as "ELEVATOR ESCALATOR SAFETY AWARENESS WEEK" in the City of Surrey, and urge all citizens in Surrey to participate fully in this observance to improve our quality of life.

Dianne L. Watts  
Mayor

(c) YMCA WORLD PEACE WEEK  
November 18 - 25, 2006

WHEREAS the responsibility for peace begins with each person; and

WHEREAS the responsibility extends to our relationship with family and friends; community and national activities; and

WHEREAS for 188 years the YMCA of Greater Vancouver has worked for peace internationally, at home and within its diverse communities; and

WHEREAS YMCAs around the world will join to commemorate YMCA World Peace Week together from November 18 to 25, 2006; and

WHEREAS this is an important event that contributes to our citizens' awareness of their role in creating a peaceful world;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 18 - 25, 2006 as "YMCA WORLD PEACE WEEK" in the City of Surrey.

Dianne L. Watts  
Mayor

## F. COUNCILLORS' REPORTS

## G. CORPORATE REPORTS

1. The following Corporate Reports to be considered:

**Item No. R213** Lane Closure at 18 Avenue & 140 Street  
File: 0910-30/92

The General Manager, Engineering submitted a report concerning a lane closure at 18 Avenue and 140 Street.

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 Council authorize the City Clerk to  
 bring forward a By-law for consideration by Council to close and remove the  
 dedication as highway a ± 3,714 ft<sup>2</sup> (± 345m<sup>2</sup>) portion of redundant lane located at  
 18 Avenue and 140 Street.

RES.R06-2514 Carried

**Item No. R214** Road Closure at 76 Avenue & 144 Street  
 File: 7802-0206; 0910-30

The General Manager, Engineering submitted a report concerning a road closure  
 at 76 Avenue and 144 Street.

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 Council authorize the sale of the  
 ±2,491 ft.<sup>2</sup> (±231 m<sup>2</sup>) unopened portion of 76 Avenue at 144 Street, under the  
 previously approved terms for this closure, as outlined in the attached Corporate  
 Report R 221.

RES.R06-2515 Carried

**Item No. R215** Amendment - Sewerage Area Boundary  
 File: 5340-30 (FSA)

The General Manager, Engineering submitted a report regarding the alignment of  
 the Fraser Sewerage Area (FSA) with the City's Official Community Plan (OCP).

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Council approve and recommend to the  
 Greater Vancouver Sewerage and Drainage District (GVS&DD) Board the  
 inclusion of the following properties in to the GVS&DD Fraser Sewerage Area:

1. **5434 - 164 Street:** A Portion of Lot 2, Section 1, Township 2, Plan  
 LMP28677, NWD Part NE1/4, Except Plan BCP6567, as shown in  
 Exhibit 1;





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

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

1. Authorize the City Clerk to bring forward for the required readings the proposed Erosion and Sediment Control By-law (the "By-law");
2. Authorize the City Clerk to introduce a By-law to amend the Municipal Ticket Information Utilization By-law, No. 12508 to allow 'tickets' to be issued for certain infractions of the proposed Erosion and Sediment Control By-law;
3. Authorize the City Clerk to introduce a By-law to amend the Surrey Fee Setting By-law, No. 14577 to include the new fee for an Erosion and Sediment Control Permit; and
4. Instruct the City Clerk to forward the Erosion and Sediment Control By-law along with a copy of this report to the Minister of Community Services for approval, after the By-law has been given three readings.

RES.R06-2519

Carried

**Note:** See By-law Nos. 16138, 16139 & 16140 under Item Nos. H.24, H.25 & H.26.

**Item No. R219** Road Closure at 158 Street between 24 Avenue &  
26 Avenue  
File: 7806-0137; 0910-30

The General Manager, Engineering submitted a report concerning the road closure at 158 Street, between 24 Avenue and 26 Avenue.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council authorize the City Clerk to  
bring forward a By-law for First, Second, and Third Readings by Council to close  
and remove the dedication as highway of two portions of redundant 158 Street  
containing  $\pm 36,914 \text{ ft.}^2$  ( $\pm 3,429 \text{ m}^2$ ) located between 24 Avenue and 26 Avenue.

RES.R06-2520

Carried

**Note:** See By-law No. 16136 under Item H.22.

**Item No. R220** Semiahmoo Peninsula Citizens for Public Safety (SPCPS)  
(Relocation of BNSF Tracks)  
File: 8710-20 (BNR); 8710-01

The General Manager, Engineering, and the Fire Chief submitted a report to respond to the delegation, Mr. Paul LeMay of SPCPS regarding the relocation of the Burlington Northern Santa Fe (BNSF) tracks from White Rock, Ocean Park, and Crescent Beach area.

The General Manager, Engineering, and the Fire Chief were recommending approval of the recommendations outlined in their report.

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

1. Support, in principle, the concept of the relocation of the tracks away from the oceanfront provided it is entirely funded by others and subject to appropriate public consultation; and
2. Authorize the City Clerk to forward a copy of this report to Mr. Paul LeMay, who appeared before Council on behalf of SPCPS.

RES.R06-2521

Carried

**Item No. R221** 2006 Nature Matters Program Update  
File: 4806-912; 5280-01

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture submitted a report to apprise Council of:

- The progress of the Nature Matters program since its inception early in 2006; and
- The intended direction of the Nature Matters program for the winter of 2006/2007.

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture were recommending approval of the recommendations outlined in their report.

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

1. Receive this report for information; and

2. Authorize the City Clerk to forward a copy of this report to Surrey's MLAs, MPs, the Ministry of Environment (MoE), the Surrey School District, and the GVRD Environmental Committee.

RES.R06-2522

Carried

**Item No. R222** Land Acquisition for Park: 16246 - 82 Avenue  
File: 8380-284/A; 0870-20

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture submitted a report concerning the acquisition of land for a park at 16246 – 82 Avenue.

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture were recommending approval of the recommendations outlined in their report.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council authorize the acquisition of

PID 012-703-753 (16246 - 82 Avenue) in the amount of \$1,050,000 for park/open space as set out in the Fleetwood Town Centre Land Use Plan.

RES.R06-2523

Carried

**Item No. R223** Land Acquisition for the Holland Park Expansion:  
13451 - 98B Avenue  
File: 0870-20/328/P

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture submitted a report concerning the acquisition of land for the Holland Park expansion.

The General Manager, of Engineering, and the General Manager, Parks, Recreation & Culture were recommending approval of the recommendations outlined in their report.

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That Council authorize the acquisition of

13451 – 98B Avenue (PID No. 010-009-825) in the amount of \$415,000 for future parkland as an addition to Holland Park.

RES.R06-2524

Carried



**Item No. R224** Computer Network Upgrade  
File: 1070-01/1075-01

The General Manager, Finance, Technology & Human Resources submitted a report concerning a computer network upgrade.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council approve the purchase of  
computer network hardware, software and technical consulting with a total cost of  
\$510,000, plus GST and PST from Bell Canada.

RES.R06-2525

Carried

**Item No. R225** Quarterly Financial Report  
File: 1880-20

The General Manager, Finance, Technology & Human Resources submitted a report to provide Council with an update of the City's financial activity for the third quarter, as compared to the 2006 Financial Plan, which includes a financial projection to the end of the year.

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

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

1. Receive this report as information, and
2. Approve the allocation of the 2006 operating surplus, to capital needs in the 2007 Financial Plan.

RES.R06-2526

Carried

**Item No. R226** Delegation to Wuxi, China - Councillor Higginbotham  
File: 0390-20

The City Manager submitted a report concerning a delegation to Wuxi, China.

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

It was Moved by Councillor Bose  
 Seconded by Councillor Hunt  
 That a letter of regret be forwarded to the  
 Wuxi Educational Internationalization Forum under the Mayor's signature.  
 RES.R06-2527 Carried

The request was then made that staff provide a report on the status of the City of Surrey's Sister Cities to Council.

**Item No. R227** Development of a Sustainability Charter  
 File: 6950-30; 6950-01

The Acting General Manager, Planning & Development, the General Manager, Engineering, and the General Manager, Parks, Recreation & Culture submitted a report to:

1. Summarize the City's current sustainability policies and initiatives;
2. Provide an overview of sustainability in the municipal context;
3. Outline alternative approaches to the promotion of sustainability policies;
4. Identify the potential role for a Sustainability Charter as a framework to guide the City in the implementation of its sustainability policies; and
5. Recommend a process to develop a Sustainability Charter and implementation strategy.

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

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

1. Receive this report as information; and
2. Direct staff, in conjunction with the Environmental Advisory Committee to undertake a three-phase process outlined in this report to develop a Sustainability Charter and an implementation strategy.

RES.R06-2528 Carried

**Item No. R228** Proposed "Commemorative Street Naming Policy & Request to Rename 107A Avenue to "Veterans Way"  
File: 5400-80-10600; 5400-01

This item was dealt with earlier in the meeting.

## H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006, No. 16073"

7906-0137-00 - Croydon Crossing Development Corporation,  
c/o Art Phillips & Associates Inc. (Attention: Art Phillips)

To authorize the redesignation of the sites located at 15705, 15707, 15745, 15759, 15779, 15818, 15827, 15831, 15843 Croydon Drive, 15817, 15879, 15891, 15909 - 24 Avenue, 2430, 2477 - 158 Street, and Portion of 158 Street from Suburban (SUB) to Commercial (COM).

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16074.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006, No. 16073" pass  
its third reading.

RES.R06-2529

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074"

7906-0137-00 - Croydon Crossing Development Corporation,  
c/o Art Phillips & Associates Inc. (Attention: Art Phillips)

RA to CD (BL 12000) - 15705, 15707, 15745, 15759, 15779, 15818, 15827, 15831, 15843 Croydon Drive, 15817, 15879, 15891, 15909 - 24 Avenue, 2430, 2477 - 158 Street and Portion of 158 Street - to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq. ft.).

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16073.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16074" pass its third reading.  
 RES.R06-2530 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 68  
 Amendment By-law, 2006, No. 16124"

7906-0230-00 - Gurmel and Rajinder Chohan, c/o Harinder Chohan

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No 20 "Truck Parking" to allow a temporary truck parking facility located at 12052 - 102 Avenue for a period not to exceed two years. The purpose of the amendment is to allow vehicles exceeding 5,000 kg. [11,023 lbs] gross vehicle weight parking on a temporary basis.

Approved by Council: October 16, 2006

**Note:** See Temporary Industrial Use Permit No. 7906-0230-00 under Clerk's Report, Item I.2(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 68 Amendment By-law, 2006, No. 16124"  
 pass its third reading.  
 RES.R06-2531 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130"

7906-0303-00 - Elim Housing Society, c/o Field & Marten (Marten Van Huizen)

CD (BL 15492) to CD (BL 12000) - 9010, 9060 and 9080 - 158 Street, 8987 and 9055 - 160 Street - to permit the development of a three-storey care facility that forms part of the Elim Housing Society seniors-oriented housing complex in Fleetwood.

Approved by Council: October 16, 2006

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16130" pass its third reading.  
RES.R06-2532 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16131"  
7905-0255-00 - CSM-LINK III Developments Ltd., c/o Focus Architecture Inc.  
(Carson Nofle)

RF to CD (BL 12000) - 8672 and 8688 - 158 Street - to allow the  
construction of approximately 41 townhouse units.

Approved by Council: October 16, 2006

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16131" pass its third reading.  
RES.R06-2533 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16123"  
7905-0104-00 - Parkash Hans, c/o Mainland Engineering Corporation  
(Avnash Banwait)

RA to IL (BL 12000) - 13190 - 80 Avenue - to permit the development of  
a two-storey multi-tenant industrial building, with a total floor area of  
1,148.3 m<sup>2</sup> (12,360 sq. ft.) with the adjacent IL zoned lot at  
7977 - 132 Street.

Approved by Council: October 16, 2006

**Note:** See Development Variance Permit No. 7905-0104-00 under Clerk's  
Report, Item I.1(a).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16123" pass its third reading.  
RES.R06-2534 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16132"

7905-0154-00 - 0711653 B.C. Ltd., c/o McElhanney Consulting Services Ltd.  
(Dwight Heintz)

RA to RF-12, RF-9C and RH (BL 12000) - 6231 and 6273 - 142 Street -  
to allow subdivision into 60 single family small lots and 1 remainder lot  
designated for future mixed commercial/residential townhouses.

Approved by Council: October 16, 2006

**Note:** See Development Variance Permit No. 7905-0154-00 under Clerk's  
Report, Item I.1(b).

It was	Moved by Councillor Higginbotham
	Seconded by Councillor Hunt
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16132" pass its third reading.
RES.R06-2535	<u>Carried</u>

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16133"

7906-0290-00 - Sukhvinder Aujla, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF-12 (BL 12000) - 14932 - 72 Avenue - to allow subdivision into  
eight (8) single family residential small lots.

Approved by Council: October 16, 2006

It was	Moved by Councillor Higginbotham
	Seconded by Councillor Hunt
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16133" pass its third reading.
RES.R06-2536	<u>Carried</u>

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16134"

7904-0253-00 - Makhan and Gurdial Johal, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF-9 and RF-12 (BL 12000) - 14914 - 72 Avenue - to allow  
subdivision into eight (8) single family residential small lots.

Approved by Council: October 16, 2006



"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16126"

7906-0227-00 - Verve Developments Inc., Leona Gamache, Donald and  
Marlene Horkey, Surrinder and Avninder Braich,  
c/o Stronghold Development Inc. (Bill Jones)

RA to RF-SD and RF-9C (BL 12000) - Portions of 7284, 7296 and  
7312 - 192 Street - to allow subdivision into approximately 36 small lots  
(12 RF-SD and 24 RF-9C) in East Clayton, North Extension.

Approved by Council: October 16, 2006

This by-law is proceeding in conjunction with By-law 16125.

It was	Moved by Councillor Higginbotham
	Seconded by Councillor Hunt
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16126" pass its third reading.
RES.R06-2540	<u>Carried</u>

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16127"

7906-0116-00 - S-384 Holdings Ltd., c/o Coastland Engineering & Surveying Ltd.  
(Michael Helle)

RA to RF-9C (BL 12000) - 6720 - 192 Street - to allow subdivision into  
approximately 16 small single family lots with coach houses in East  
Clayton.

Approved by Council: October 16, 2006

It was	Moved by Councillor Higginbotham
	Seconded by Councillor Hunt
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16127" pass its third reading.
RES.R06-2541	<u>Carried</u>

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16128"

7906-0077-00 - IKA Investments Ltd., c/o Pacific Land Group  
(Bruce McWilliam)

Councillor Bose left the meeting at 9:20 p.m. due to a potential conflict of interest as his family has property holdings in the area.



RA to RF and RF-12 (BL 12000) - 16417 Bell Road - to allow subdivision into two (2) small single family lots and five (5) standard single family lots.

Approved by Council: October 16, 2006

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16128" pass its third reading.  
RES.R06-2542 Carried

Councillor Bose returned to the meeting at 9:21 p.m.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16129"

7905-0374-00 - Ben Thomas, c/o Coastland Engineering & Surveying Ltd.  
(Mike Helle)

RA to RF-12 (BL 12000) - 18550 Fraser Highway - to allow subdivision into five (5) small single family lots.

Approved by Council: October 16, 2006

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16129" pass its third reading.  
RES.R06-2543 Carried

#### FINAL ADOPTIONS

14. "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law, 2006, No. 16104"

3900-20-16104/1970-04- 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: September 25, 2006  
Corporate Report Item No. R196

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Section 220 and 224 (2) (f) and (h)  
Tax Exemption By-law, 2006, No. 16104" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R06-2544 Carried

15. "Section 224 Tax Exemption By-law, 2006, No. 16105"

3900-20-16105/1970-04- 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: September 25, 2006  
Corporate Report Item No. R197

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Section 224 Tax Exemption By-law,  
2006, No. 16105" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.  
RES.R06-2545 Carried

16. "Section 224 (2) (g) Tax Exemption By-law, 2006, No. 16106"

3900-20-16106/1970-04- 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: September 25, 2006  
Corporate Report Item No. R198

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Section 224 (2) (g) Tax Exemption  
By-law, 2006, No. 16106" be finally adopted, signed by the Mayor and Clerk, and  
sealed with the Corporate Seal.  
RES.R06-2546 Carried

17. "Section 225 Tax Exemption By-law, 2006, No. 16107"

3900-20-16107/1970-04- 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: September 25, 2006  
Corporate Report Item No. R199

It was  
2006, No. 16107" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Section 225 Tax Exemption By-law,

RES.R06-2547

Carried

18. "Surrey Fire Service By-law, 1990, No. 10771, Amendment By-law, 2006, No. 16119"

3900-20-16119 - Regulatory Bylaw Text Amendment

"Surrey Fire Service By-law, 1990, No. 10771" as amended, is further amended in Section 1 by adding new definitions "Building Code" and "Fire Protection Equipment"; and adding new Section 38-Inspection, Testing and Maintenance. These amendments are necessary to provide reasonable assurance that life and safety systems are being maintained, inspected and tested to a standard intended by the British Columbia Fire Code.

Approved by Council: July 10, 2006  
Corporate Report Item No. R143

It was  
No. 10771, Amendment By law, 2006, No. 16119" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Fire Service By-law, 1990,

RES.R06-2548

Carried

19. "Surrey City Centre Revitalization Tax Incentive By-law, 2006, No. 16120"

3900-20-16120 - Council Initiative

A by-law to establish a revitalization tax exemption program for Surrey City Centre for a two-year period on a pilot basis.

Approved by Council: July 24, 2006

Corporate Report Item No. R165

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey City Centre Revitalization Tax  
Incentive By-law, 2006, No. 16120" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R06-2549 Carried

20. "Road Dedication By-law, 2006, No. 16121"

3900-20-16121/5683-358 - Council Initiative

A by-law to authorize the dedication of City land for road purposes. This  
dedication is intended to facilitate the future construction of 156 Street.

Approved by Council: October 16, 2006

**Note:** Council is advised that pursuant to Section 30 of the "*Community  
Charter*", By-law 16121 may only be adopted by an affirmative vote of at  
least 2/3 of all the members of Council.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Road Dedication By-law, 2006,  
No. 16121" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R06-2550 Carried

21. "Additional Hotel Room Tax By-law, 2006, No. 16122"

3900-20-16122 - Council Initiative

A By-law to request the imposition of an additional accommodation tax under the  
Provisions of the Hotel Room Tax Act.

Approved by Council: October 16, 2006  
Corporate Report Item No. R208

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Additional Hotel Room Tax By law,  
2006, No. 16122" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.

RES.R06-2551 Carried

## INTRODUCTIONS

22. "Surrey Close and Remove the Dedication of Highway of a Portion of 158 Street between 24 Avenue and 26 Avenue By-law, 2006, No. 16136"

3900-20-16136 - Council Initiative

A by-law to authorize the closure and removal of dedication of 0.251 hectares and 919.5 square metres of 158 Street between 24 Avenue and 26 Avenue. This closure is intended to facilitate a mixed use, high quality development comprised of retail, office and residential units. 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: To be approved.  
Corporate Report Item No. R219

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R219.

In addition, Council is advised that the area of road to be closed, as shown in Corporate Report No. R219 of this agenda, was based on a preliminary survey. The final survey indicates an increase in the total area of road to be closed from 3,429m<sup>2</sup> to 3,429.5 m<sup>2</sup>.

It was	Moved by Councillor Hunt
	Seconded by Councillor Martin
	That "Surrey Close and Remove the
	Dedication of Highway of a Portion of 158 Street between 24 Avenue and
	26 Avenue By-law, 2006, No. 16136" pass its first reading.
RES.R06-2552	<u>Carried</u>

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

It was	Moved by Councillor Hunt
	Seconded by Councillor Martin
	That "Surrey Close and Remove the
	Dedication of Highway of a Portion of 158 Street between 24 Avenue and
	26 Avenue By-law, 2006, No. 16136" pass its second reading.
RES.R06-2553	<u>Carried</u>

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of 158 Street between 24 Avenue and  
 26 Avenue By-law, 2006, No. 16136" pass its third reading.  
 RES.R06-2554 Carried

23. "Surrey Close and Remove the Dedication of Highway of a Portion of 184 Street  
 at 96 Avenue By-law, 2006, No. 16137"

3900-20-16137 - Council Initiative

A by-law to authorize the closure and removal of dedication of 0.144 hectares and  
 4.2 square metres of 184 Street at 96 Avenue. This closure is intended to  
 facilitate the consolidation of the road with the westerly property at  
 18386 - 96 Avenue. 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: March 27, 2006  
 Corporate Report Item No. R049

**Note:** Council is advised that the area of road to be closed, as shown in  
 Corporate Report No. R049, was based on a preliminary survey. The final  
 survey indicates an increase in the total area of road to be closed from  
 3,429m<sup>2</sup> to 3,429.5 m<sup>2</sup>.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of 184 Street at 96 Avenue By-law, 2006,  
 No. 16137" pass its first reading.  
 RES.R06-2555 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of 184 Street at 96 Avenue By-law, 2006,  
 No. 16137" pass its second reading.  
 RES.R06-2556 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of 184 Street at 96 Avenue By-law, 2006,  
No. 16137" pass its third reading.  
RES.R06-2557 Carried

24. "Erosion and Sediment Control By-law, 2006, No. 16138"

3900-20-16138 - New Regulatory By-law

The By-law is to ensure that adequate protection of the City of Surrey drainage system is taken during any construction, by the implementation of erosion and sediment control measures.

Approved by Council: To be approved.  
Corporate Report Item No. R218

This by-law is proceeding in conjunction with Bylaws 16139 and 16140.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Erosion and Sediment Control  
By-law, 2006, No. 16138" pass its first reading.  
RES.R06-2558 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Erosion and Sediment Control  
By-law, 2006, No. 16138" pass its second reading.  
RES.R06-2559 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Erosion and Sediment Control  
By-law, 2006, No. 16138" pass its third reading.  
RES.R06-2560 Carried

25. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2006, No. 16139"

3900-20-16139 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended, is further amended in Section 3 and 4; Schedule 1 is amended by adding a new Section 24; and adding a new Schedule 25. These amendments are necessary to allow tickets to be issued for certain infractions of the Erosion and Sediment Control By-law No. 16138.

Approved by Council: To be approved.  
Corporate Report Item No. R218

This by-law is proceeding in conjunction with bylaws 16138 and 16140.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2006, No. 16139" pass its first reading.

RES.R06-2561 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2006, No. 16139" pass its second reading.

RES.R06-2562 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2006, No. 16139" pass its third reading.

RES.R06-2563 Carried



26. "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment By-law, 2006, No. 16140"

3900-20-16140 - Regulatory By-law Text Amendment

"Surrey Fee-Setting By-law, 2001, No. 14577" as amended, is further amended in Schedule D by adding a new section 8. "ESC Permit" to reflect a new fee for the Erosion and Sediment Control Permit.

Approved by Council: To be approved.  
Corporate Report Item No. R218

This by-law is proceeding in conjunction with bylaws 16138 and 16139.

It was  
RES.R06-2564

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Fee-Setting By-law, 2001,  
No. 14577, Amendment By-law, 2006, No. 16140" pass its first reading.  
Carried

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

It was  
RES.R06-2565

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Fee-Setting By-law, 2001,  
No. 14577, Amendment By-law, 2006, No. 16140" pass its second reading.  
Carried

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

It was  
RES.R06-2566

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Fee-Setting By-law, 2001,  
No. 14577, Amendment By-law, 2006, No. 16140" pass its third reading.  
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. 7905-0104-00**  
**Parkash K. Hans and 686012 B.C. Ltd.**  
**c/o Mainland Engineering Corporation (Avnash Banwait)**  
13190 - 80 Avenue and 7977 - 132 Street (shown as 7969 - 132 Street)

To reduce the minimum rear yard (south) setback requirement from 7.5 metres (25 ft) to metres 0 metre (0 ft.), to permit the development of a two-storey, multi-tenant industrial building, with a total floor area of 1,148.3m<sup>2</sup> (12,360 sq. ft.), with the adjacent IL zoned lot at 7977 - 132 Street (shown as 7969 - 132 Street).

**Note:** See By-law 16123 under Item H.5.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Development Variance Permit  
No. 7905-0104-00 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.R06-2567

Carried

- (b) **Development Variance Permit No. 7905-0154-00**  
**0711653 B.C. Ltd.**  
**c/o McElhanney Consulting Services Ltd. (Dwight Heintz)**  
6231 and 6273 - 142 Street

To relax the off-street parking requirement to allow driveway access from the front of the lot on lots abutting a lane for Lots 19 to 22, to permit subdivision into 60 single family small lots and 1 remainder lot (Block C) designated for future mixed commercial/residential townhouses.

**Note:** See By-law 16132 under Item H.6.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Development Variance Permit  
No. 7905-0154-00 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.R06-2568

Carried

- (c) **Development Variance Permit No. 7906-0373-00**  
**Nordel Crossing Shopping Centre Ltd.**  
**c/o Shakespeare Signs Ltd. (Susan Gregerson)**  
12040 Nordel Way (also shown as 12020 to 12130 Nordel Way)

To increase the number of fascia signs permitted from 2 (two) to 3 (three), to permit one (1) additional fascia sign for the Scotia Bank on the south elevation of Building A.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Development Variance Permit  
No. 7906-0373-00 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.R06-2569

Carried

- (d) **Development Variance Permit No. 7906-0023-00**  
**Northwest Mattress Products Ltd.**  
**c/o Wireless Development Services Ltd. (Morrie Finn)**  
19095 - 24 Avenue

To vary the maximum building height requirement from 6 metres (20 ft.) to 42.7 metres (140 ft.), to permit the development of a 42.7 metres (140 ft.) cellular communication tower.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Development Variance Permit  
No. 7906-0023-00 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.R06-2570

Carried

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

- (a) **Temporary Industrial Use Permit No. 7906-0230-00**  
**Gurmel S. and Rajinder K. Chohan**  
**c/o Harinder Chohan**  
12052 - 102 Avenue

To allow for a temporary truck parking facility for storage of vehicles including those over 5,000 kilograms (11,023 lbs.) GVW, for a period not to exceed two years.

**Note:** See By-law 16124 under Item H.2.

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

**Note:** Council is requested to refer Temporary Industrial Use Permit No. 7906-0230-00 back to Planning & Development to ensure all outstanding issues have been dealt with.

It was  
Permit No. 7906-0230-00 back to Planning & Development to ensure all outstanding issues have been dealt with.

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council refer Temporary Industrial Use  
Permit No. 7906-0230-00 back to Planning & Development to ensure all outstanding issues have been dealt with.  
Carried

RES.R06-2571

**3. Delegation Requests**

- (a) **Bruno Zappone, President**  
**The Friends of the Surrey Museum & Archives Society**  
File: 0250-20; 0550-20-10

Requesting to appear before Council to provide a brief update on their fundraising achievements in reading and exceeding their capital campaign goals.

It was  
of the Surrey Museum & Archives Society be heard at  
Council-in-Committee.

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Bruno Zappone, President, The Friends  
of the Surrey Museum & Archives Society be heard at  
Council-in-Committee.

RES.R06-2572

Carried

(b) **Angus English**  
**Manager, Water/Wastewater**  
**EarthTech Inc.**  
File: 0220-05; 0550-20-10

Requesting to appear before Council to present the Centenary Plaque in celebration of their 100th year of operation in Canada.

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Angus English, Manager,  
Water/Wastewater, Earth Tech Inc. be heard as a delegation at Council-in-Committee.

RES.R06-2573

Carried

(c) **John Leckman**  
**TELUS Director of Customer Solutions Delivery**  
File: 5500-01; 0550-20-10

Requesting to appear before Council to provide an update on the status of their work on a variety of construction projects in the City of Surrey, and to propose an informal meeting with Council and senior staff to introduce their local senior management team to discuss the following:

- the tremendous transformation TELUS has undergone in recent year;
- their significant presence in both the Lower Mainland in general, and in Surrey, in particular; and
- their current and future plans for the City of Surrey.

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That John Leckman, TELUS Director of  
Customer Solutions Delivery be heard as a delegation at  
Council-in-Committee.

RES.R06-2574

Carried

- (d) **Gary Oliver/Kathleen Summerfield**  
**Gateway ACORN Chapter**  
**Katrina McKeown, Head Organizer**  
**BC ACORN**  
 File: 5080-01; 0550-20-10

Requesting to appear before Council to discuss their frustration with respect to the Gateway Corridor (between King George Highway & East Whalley Ring Road), and to provide suggestions in making this area a safer place for the community.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Gary Oliver and Kathleen Summerfield, Gateway ACORN Chapter, and Katrina McKeown, Head Organizer, BC ACORN be heard as a delegation at Council-in-Committee.

RES.R06-2575 Carried

- 4. **2007 Council Meeting Schedule**  
 File: 0550-20-01

Memorandum from the City Clerk recommending that Council adopt the Council meetings schedule for 2007.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Council meetings schedule for 2007  
 be adopted.

RES.R06-2576 Carried

**J. CORRESPONDENCE**

INFORMATION ITEMS

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the following correspondence item be  
 received.

RES.R06-2577 Carried

- 1. Letter dated October 20, 2006 from **Mayor Derek R. Corrigan, City of Burnaby**, advising that on October 16, 2006, the City of Burnaby Council adopted the following recommendations regarding Polybrominated Diphenyl Ethers (PBDE's):

THAT Council write to the Federal Minister of Environment in support of a Federal Private Member Bill M-38 calling for legislation to completely phase out the production and importation of products containing Polybrominated Diphenyl Ethers (PBDE's);

THAT a copy of the letter to the Federal Minister of the Environment in support of Federal Private Member Bill M-38 be sent to the Provincial Minister of the Environment and FCM; and

THAT a copy of this report be sent to Mr. Peter Julian, MP, Burnaby-New Westminster.  
File: 0480-20

## ACTION ITEMS

2. Letter dated October 16, 2006 from **Deborah Bourque, National President, Canadian Union of Postal Workers (CUPW)**, advising that the Federal government announced it would continue the moratorium on post office closures in rural and small towns; and are requesting Council consider passing the following "Canada Post: A Public Corporation" resolution:

"WHEREAS Canada Post is a Crown corporation that is mandated by law to provide basic customary postal service while operating on a financially self-sustaining basis; and

WHEREAS Crown corporations like Canada Post have both public and commercial activities, but are distinct from commercial enterprises in that they are designed to serve the public interest, not maximize profit; and

WHEREAS the Federal government has asked Canada Post to act like a commercial enterprise that generates commercial profits and dividends; and

WHEREAS Canada Post has responded by stating that it is a commercial enterprise with a business mandate and that it must focus on its major customers; and

WHEREAS millions of dollars that people pay in postage are now directed towards providing Canada Post with commercial profits (\$199 million in 2005) and the federal government with lucrative dividends (\$59 million in 2005) instead of being used to improve public postal service; and

WHEREAS the goal of commercial profits and dividends is at odds with the corporation's legislative mandate to provide public postal service and its public policy objective, as a Crown corporation, to serve the public interest; and

BE IT RESOLVED THAT the City of Surrey write to Lawrence Cannon, the Minister Responsible for Canada Post and request that the Federal government:

1. Change the financial and policy framework it uses to set targets for Canada Post so that the corporation does not have to provide commercial profits and dividends;
2. Instruct Canada Post to act like a public service, not a commercial enterprise, by using more of its profits on public postal services, including maintaining and expanding home mail delivery in rural and urban areas."

File: 2710-01

It was

Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That Council endorse the resolution

proposed by Deborah Bourque, National President, Canadian Union of Postal Workers (CUPW).

RES.R06-2578

Carried with Councillors Hunt and Higginbotham against.

**K. NOTICE OF MOTION**

**L. ANY OTHER BUSINESS**

**M. ADJOURNMENT**

It was

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

meeting do now adjourn.

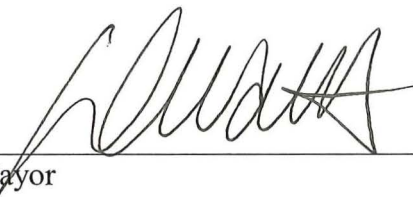
RES.R06-2579

Carried

The Regular Council - Public Hearing adjourned at 9:27 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor