



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JULY 9, 2007  
Time: 7:00 p.m.

#### Present:

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

#### Absent:

Councillor Gill

#### Staff Present:

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

#### Councillors Entering Meeting as Indicated:

## A. ADOPTION OF MINUTES

### 1. Special (Regular) Council - June 25, 2007

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Special (Regular)

Council meeting held on June 25, 2007, be adopted.

RES.R07-2166

Carried

### 2. Council-in-Committee - June 25, 2007

(a) It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the

Council-in-Committee meeting held on June 25, 2007, be received.

RES.R07-2167

Carried

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

**Item No. C015** Cloverdale Fairgrounds - Final Concept Plan  
File: 0850-20 (Cloverdale Fairgrounds)

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

1. Receive this report as information; and
2. Endorse, in principle, the "Cloverdale Fairgrounds Concept Plan", prepared by Downs Archambault & Partners, which is attached as Appendix I to this report, as the basis for land use and urban design decisions related to the redevelopment of the Cloverdale Fairgrounds (the "Fairgrounds").

Subject to further review of the location of the youth park and the pedestrian walkway adjacent to the parking lot.

RES.R07-2168 Carried

**3. Regular Council - Land Use - June 25, 2007**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council –  
Land Use meeting held on June 25, 2007, be adopted.

RES.R07-2169 Carried

**4. Regular Council - Public Hearing - June 25, 2007**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on June 25, 2007, be adopted.

RES.R07-2170 Carried

**5. Regular Council - June 26, 2007**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council  
meeting held on June 26, 2007, be adopted.

RES.R07-2171 Carried

**B. DELEGATION - PRESENTATION**

1. **2007 Honey Hooser Scholarship Award**  
**Lynne Russell, President**  
**Peace Arch Weavers and Spinners Guild**  
**Hooser Weaving Centre**  
File: 0290-20 HH; 0550-20-10

The Mayor and Council presented the cheque to the Peace Arch Weavers and Spinners Guild.

The Mayor then noted the many accomplishments of Julian Nalli prior to the presentation by Mayor and Council.

**B. DELEGATIONS - PUBLIC HEARING**

1. **Surrey Official Community Plan By-law, 1996, No. 12900,**  
**Text No.73, Amendment By-law, 2007, No. 16413**

**Surrey Zoning By-law, 1993, No. 12000,**  
**Amendment By-law, 2007, No. 16414**

**Application: 7907-0028-00**

**CIVIC ADDRESS:** Portions of 15650 – 28 Avenue, 2678 – 156 Street and  
2660 Croydon Drive

**APPLICANT:** Albert Svab, Norma Svab, Colin Svab, Christine Svab,  
Darren Svab, and Croydon Ventures Inc.  
c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)  
12448 – 82 Avenue  
Surrey, B.C. V3W 3E9

**PROPOSAL:** **By-law 16413**  
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. 22 "Soil  
Processing Operation"

**By-law 16414**

**Block A**

To rezone a portion of 15650 – 28 Avenue from "Intensive  
Agriculture Zone (A-2)" to "One-Acre Residential Zone  
(RA)".

**Block B**

To rezone a portion of 2678 – 156 Street from "Intensive Agriculture Zone (A-2)" to "One-Acre Residential Zone (RA)".

**Block C**

To rezone a portion of 2660 Croydon Drive "One-Acre Residential Zone (RA)" to "Intensive Agriculture Zone (A-2)".

The purpose of the official community plan amendment and rezoning is to allow a lot line adjustment and to permit an existing soil screening operation to continue for a period not exceeding two (2) years.

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

Kris Thomasson, 19065 – 52 Avenue, was in attendance and commented that she is opposed to this rezoning as it will result in a net loss in intensive agricultural land in Surrey, a net loss of farmland.

2. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No.185, Amendment By-law, 2007, No. 16415**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16416**

**Application: 7906-0311-00**

CIVIC ADDRESS: 16238 – 28 Avenue

APPLICANT: 0749006 B.C. Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)  
#101 – 19292 – 60 Avenue  
Surrey, B.C. V3S 3M2

PROPOSAL: **By-law 16415**  
To authorize the redesignation of the property from "Suburban (SUB)" to "Urban (URB)".

**By-law 16416**

**Block A**

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

**Block B**

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

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section D.2 (b)ii and F.1, Part 1, as follows:

- (a) To vary the requirement of the 80% offsets of the second storey level from either the front or side walls, to the front, side or rear walls;
- (b) To allow the reduced setback to the front yard to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single car garage is proposed and where a front porch or veranda entry feature is provided including landscape; and
- (c) To permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) front wall extension of stone or brick wall into side yard and to exceed 50% width of the principal building for the purpose of architectural detailing only.

The purpose of the redesignation, rezoning and development variance permit is to allow subdivision into 7 lots (2 RF and 5 RF-12). The development variance applies to the 5 RF-12 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 G. & F. Sewell supporting the application and from B. Ketcheson in opposition to the proposed rezoning.

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

NAME	FOR	AGAINST	UNDECIDED
G. Scott	X		
B. Thind	X		
S. Thind	X		
R. Thind	X		
P. Quinn	X		
F. Sewell	X		
B. Hughs	X		

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16417**

**Application: 7907-0006-00**

CIVIC ADDRESS: Portion of 9750 – 140 Street

APPLICANT: The Province of British Columbia  
c/o IBI, Tony Gill  
700 – 1285 W. Pender  
Vancouver, B.C. V6E 4B1

PROPOSAL: To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of an outpatient facility for the Fraser Health Authority.

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 W. Lehman suggesting changes in relation to Green Timbers Forest.

Wady Lehman, 10462 Fraserglen Drive was present and commented that this is a complex proposal, the main purpose to rezone to CD is obvious and he has no conflict with the main purpose or the concept of a outpatient facility. He noted that there are three items that he is requesting clarification on:

1. Requesting clarification on the borders around the arboretum, concern for the mapping of the arboretum starting at Quibble Creek bed and do not want any tree around the arboretum to be removed.
2. The historical hedge along 140 Street has been sacrificed and to maximize the landscaping to offset the loss of the hedge, landscaping to enhance the entrance at the west side and along the boulevard.
3. The list of 15 trees detailed in his submission that border Green Timbers way along the north edge of the facilities be preserved. Most of these trees would be difficult to move, we are concerned for how many of those trees may be impacted.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council received the submission from

the delegation.

RES.R07-2172

Carried

Peter Maarsman, #39, 6380 – 121 Street, President of the Green Timbers Heritage Society, was present and commented that the Society has worked with Fraser Health and it was stated in discussions that Fraser Health would install a lot of trees. The Society has concerns that a 70-year-old hedge will be taken down for the expansion for the highway, and hope that Engineering will work with the Society to put new landscaping along the highway.

Sue Knight, #106, 9821 – 140 Street, was present and commented that she was upset that the notice was sent out only to the local area, and that she is concerned for the beautiful forest that will be removed especially with current environmental issues, and commented that she expected that the City would protect the land more actively.

Tony Gill, IBI, Representative for the applicant, was in attendance and reviewed the conceptual layout of the facility, noting that there is a dedication of land to protect trees. Trees are being proposed along 140 Street as a way of dealing with tree loss of many years ago. Along the northern part of Green Timbers Way an arborist report was done and there will be nine trees removed and replanted elsewhere on the site, there will also be planting of two further additional trees for every tree removed. We have given up a significant portion of land to the City. The facility is not an overnight facility. There is an opportunity to pull the building further away from the southwest corner of the property.

Marco Buccini, Applicant, Fraser Health Authority, was in attendance and commented that the road realignment is a City Engineering initiative. The Fraser Health Authority did hold an open house in January and an invitation was sent out to all residents. The successful proponent will do further requests for public input. Fraser Health wants to work with the City and the neighbourhood; and have had no issues with the Green Timbers Society from the beginning of planning the facility. This area was short listed as it is adjacent to the hospital, the size met the criteria requirements. Fraser Health will try to minimize the footprint of the building on the property. The first phase is expected to be no more than 4 storeys, the main building will be 3 to 4 storeys and a smaller building maybe 6 storeys. To call for a P3 proposal you have to identify the land, and we have announced our RFP on July 9<sup>th</sup>.

## C. COMMITTEE REPORTS

### 1. Joint Family Court Committee - June 5, 2007

It was

Moved by Councillor Steele

Seconded by Councillor Hepner

That the minutes of the Joint Family Court

Committee meeting held on June 5, 2007, be received.

RES.R07-2173

Carried





**Item No. F015** Late Grant Applications  
File: 1850-20

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

1. Reallocate the unallocated funds (1,000) specified for High School Dry Grads to unallocated One-Time Grants;
2. Approve a grant of \$1,000 to the Semiahmoo Homeless Round Table for the Semiahmoo Peninsula 2007 Homeless Study; and
3. Approve a grant of \$500 to the 2812 Seaforth Highlanders Army Cadets for their 2007 Scottish Exchange Program.

RES.R07-2178

Carried

**5. Intergovernmental Affairs Committee - June 29, 2007**

- (a) It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Intergovernmental Affairs Committee meeting held on June, 29, 2007, be received.

RES.R07-2179

Carried

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

**Contribution to Tsunami Relief**

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the \$10,000 that Council allocated for Tsunami relief, more particularly, for local infrastructure rehabilitation be forwarded to the FCM, the agency that has been mandated with the responsibility of coordinating assistance from Canadian municipalities, for allocation toward local infrastructure rehabilitation in the Tsunami stricken areas.

RES.R07-2180

Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - May 17, 2007**

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the minutes of the Board of Variance

meeting held on May 17, 2007, be received.

RES.R07-2181

Carried

**E. MAYOR'S REPORT**

**1. Police Committee - Name Change**

File: 0540-20 (PC)

The Mayor announced that in order to incorporate Fire Services, By-law Enforcement and other safety issues, the Police Committee will be renamed "Public Safety Committee", effective immediately.

**F. COUNCILLORS' REPORTS**

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of July 9, 2007, were considered and dealt with as follows:

**Item No. R159**

Partial Land Acquisition for Fraser Highway Upgrading Project Between 148 Street & 151 Street: 14876 Fraser Highway  
File: 1706-055; R-06-0111

The General Manager, Engineering submitted a report concerning the partial acquisition of land for Fraser Highway upgrading.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council authorize the partial  
 acquisition of ±4,441 ft.<sup>2</sup> from PID No. 010-517-022 (14876 Fraser Highway) for  
 sidewalk and road construction on Fraser Highway near 148 Street for a total of  
 \$113,246.

RES.R07-2182

Carried

**Item No. R160** Land Acquisition for Future 109 Avenue: 10906 - 132  
 Street  
 File: 1799-9600; R-07-0062

The General Manager, Engineering submitted a report concerning the acquisition  
 of land for future 109 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 acquisition of  
 PID No. 011-080-825 (10906 - 132 Street) for the future 109 Avenue “connector”  
 road between 132 Street and 132A Street for a total of \$345,000.

RES.R07-2183

Carried

**Item No. R161** Contract Award - MS 1707-004-11: Imperial Paving Ltd.  
 File: 1707-004/11

The General Manager, Engineering submitted a report concerning the award for  
 Contract MS 1707-004-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. Imperial Paving Ltd.	\$1,093,228.88
2. Sandpiper Contracting LLP.	\$1,154,573.20
3. B&B Contracting Ltd.	\$1,168,032.00
4. J. Cote & Son Excavating Ltd.	\$1,219,570.00
5. TAG Construction Ltd.	\$1,221,586.40

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:

1. Award Contract M.S. 1707-004-11 to Imperial Paving Ltd. in the amount of \$1,093,228.88 including 6% GST.
2. Set the expenditure authorization for Contract M.S. 1707-004-11 at \$1,202,000.00 including 6% GST.

RES.R07-2184

Carried

**Item No. R162** Contract Award - MS 1701-001-51:  
GCL Contracting & Engineering Inc.  
File: 1701-001/51

The General Manager, Engineering submitted a report concerning the award of Contract MS 1701-001-51. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. GCL Contracting & Engineering Inc.	\$2,570,434.81
2. Double M Excavating Ltd.	\$2,764,815.54

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:

1. Award Contract M.S. 1701-001-51 to GCL Contracting & Engineering Inc. in the amount of \$2,570,434.81 including 6% GST.
2. Set the expenditure authorization for Contract M.S. 1701-001-51 at \$2,827,000.00 including 6% GST.

RES.R07-2185

Carried

**Item No. R163** Contract Award MS 4807-011-11 in Council's Absence  
File: 4807-001-11

The General Manager, Engineering submitted a report concerning the award of Contract MS 4807-011-11 in Council's absence.

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 during Council's August recess, the  
 City Manager be authorized to make a decision on the award of Contract  
 M.S. 4807-011-11, as outlined in this report, provided that:

1. Tenders are received in an open public tender; and
2. Award is to the lowest tender.

RES.R07-2186

Carried

**Item No. R164** Contract Award MS 4705-455/31: Merletti Construction  
 (1999) Ltd.  
 File: 4705-455/31

The General Manager, Engineering submitted a report concerning the award of  
 Contract MS 4705-455/31. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>	<i>Corrected Amount with GST</i>
1. Merletti Construction (1999) Ltd.	828,920.00	No Change
2. Mitchell Installations Ltd.	\$1,052,490.00	\$ 1,052,492.00
3. Westport Construction Group Inc.	1,133,140.00	No Change

The Engineer's pre-tender estimate was \$1,295,461.00 including GST.

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

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

1. Award Contract M.S. 4705-455/31 to Merletti Construction (1999) Ltd. in  
 the amount of \$828,920.00 including 6% GST.
2. Set the expenditure authorization for Contract MS 4705-455/31 at  
 \$871,000.00 including 6% GST.

RES.R07-2187

Carried



Council approval for the purchase of Microsoft desktop software from a Microsoft Large Account Reseller.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council authorize staff to complete negotiations and purchase Microsoft desktop software licensing from Acrodex Inc., a Microsoft authorized Large Account Reseller (LAR), for a total cost of up to \$1,500,000 plus GST and PST.

RES.R07-2190

Carried

**H. BY-LAWS**

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 73, Amendment By-law, 2007, No. 16413"

7907-0028-00 - Albert and Norma Svab, Colin and Christine Svab, Darren Svab and Croydon Ventures Inc., c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)

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. 22 "Soil Processing Operation" to allow the existing soil screening operation to continue for a period not exceeding two (2) years on Portions of 15650 - 28 Avenue, 2678 - 156 Street and 2660 Croydon Drive.

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16414.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 73, Amendment By-law, 2007, No. 16413" pass its third reading.

RES.R07-2191

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16414"

7907-0028-00 - Albert and Norma Svab, Colin and Christine Svab, Darren Svab and Croydon Ventures Inc., c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)

A-2 and RA to RA and A-2 (BL 12000) - Portions of 15650 - 28 Avenue, 2678 - 156 Street and 2660 Croydon Drive - to allow a lot line adjustment.

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16413.

**Note:** See Temporary Industrial Use Permit No. 7907-0028-00 under Clerk's Report, Item I.2(a).

It was  
RES.R07-2192

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16414" pass its third reading.  
Carried with Councillor Villeneuve against

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 185 Amendment By-law, 2007, No. 16415"

7906-0311-00 - 0749006 B.C. Ltd., c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

To authorize the redesignation of the property located at 16238 - 28 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16416.

It was  
RES.R07-2193

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 185 Amendment By law, 2007, No. 16415" pass its  
third reading.  
Carried



"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16416"

7906-0311-00 - 0749006 B.C. Ltd., c/o Coastland Engineering & Surveying Ltd.  
(Greg Sewell)

RA to RF and RF-12 - 16238 - 28 Avenue - to allow subdivision into  
2 single family RF lots and 5 small RF-12 lots.

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16415.

**Note:** See Development Variance Permit No. 7906-0311-00 under  
Clerk's Report, Item I.1(a).

It was	Moved by Councillor Hunt
	Seconded by Councillor Steele
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16416" pass its third reading.
RES.R07-2194	<u>Carried</u>

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16417"

7907-0006-00 - The Province of British Columbia, c/o IBI (Tony Gill)

RA to CD - Portion of 9750 - 140 Street - to permit the development of an  
outpatient facility for the Fraser Health Authority.

Approved by Council: June 25, 2007

It was	Moved by Councillor Hunt
	Seconded by Councillor Steele
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16417" pass its third reading (with the stipulation that the three points raised by the Green Timbers Heritage Society be addressed).
RES.R07-2195	<u>Carried</u> with Councillor Higginbotham opposed.

## FINAL ADOPTIONS

4. "Surrey Fire Service By-law, 1990, No. 10771, Amendment By-law, 2007, No. 16418"

3900-20-16418 - Regulatory Bylaw Text Amendment

"Surrey Fire Service By-law, 1990, No. 10771" as amended, is further amended by revising definitions "Building Code" and "Code"; inserting new sections for "Inspection of Premises", "Recovery of Costs and Expenses for Taxes", "Remedial Orders", "Fire Safety Plan", and "Code"; by revising Section "Inspection Fees" and other housekeeping revisions. These amendments are intended to increase the ability of the Surrey Fire Service to motivate every building owner to comply with his or her responsibilities for fire safety in relation to the buildings that they own and to more effectively and efficiently enforce those requirements when necessary.

Approved by Council: June 25, 2007  
Corporate Report Item No. R154

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Fire Service By-law, 1990, No. 10771, Amendment By-law, 2007, No. 16418" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2196

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. 7906-0311-00  
0749006 B.C. Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)  
16238 - 28 Avenue**

To relax requirements as follows:

- (a) To vary the requirement of the 80% offsets of the second storey level from either the front or side walls, to the front, side or rear walls;
- (b) To allow the reduced setback to the front yard to exceed the 50% width of the dwelling only for an alternative house type where a

tandem parking arrangement with a single car garage is proposed and where a front porch or veranda entry feature is provided including landscape; and

- (c) To permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) front wall extension of stone or brick wall into side yard and to exceed 50% width of the principal building for the purpose of architectural detailing only.

To allow subdivision into 7 lots (2 RF and 5 RF-12).

**Note:** See By-law No. 16416 under H.2.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7906-0311-00 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.R07-2197

Carried

- (b) **Development Variance Permit No. 7907-0155-00**  
**Peter and Hilary Otten**  
3032 McBride Avenue

To vary "Surrey Zoning By-law, 1979, No. 5942", Part VIII, as follows:

- (a) Section A(4) to be deleted.
- (b) Section C(1)(b) to be amended to require a floodproofing elevation as determined as that elevation 0.3 metres (1.0 ft.) above the centreline of the road.

To construct a new single family dwelling.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7907-0155-00 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.R07-2198

Carried

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

- (a) **Temporary Industrial Use Permit No. 7907-0028-00**  
**Albert Svab, Norma Svab, Colin Svab, Christine Svab, Darren Svab,**  
**and Croydon Ventures Inc.**  
**c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)**  
 Portions of 2678 - 156 Street and 2660 Croydon Drive

To allow an existing soil screening operation for a period not exceeding two (2) years on portions of the two lots.

**Note:** Council is requested to refer Temporary Industrial Use Permit No. 7907-0028-00 back to Planning & Development to ensure all outstanding issues have been dealt with.

**Note:** See By-law No. 16414 under H.1.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council refer Temporary Industrial Use  
 Permit No. 7907-0028-00 back to Planning & Development to ensure all  
 outstanding issues have been dealt with.

RES.R07-2199

Carried

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

- (a) **Liquor Primary License Amendment Application No. 7907-0083-00**  
**Scottsdale Lanes Ltd.**  
 12033 - 84 Avenue

To expand the liquor primary licensed area to include the 237 square metre (2,551 sq. ft.) concourse area of the bowling centre and to increase the indoor person capacity from 60 to 200.

**Note:** See separate correspondence in the binder flap regarding this Liquor Primary License Amendment Application.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That after taking into account the following  
 criteria outlined in the Planning Report dated June 11, 2007:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification which concluded on July 9, 2007 to gather the views of area residents and businesses with respect to the proposed liquor license amendment application, Surrey City Council recommends the issuance of the license subject to the following condition:

1. a maximum capacity of 200 total persons (lounge and concourse area combined)."

RES.R07-2200

Carried with Councillors Bose and Hunt against.

#### 4. Delegation Requests

- (a) **Jason Jordan, Charlotte Austin,  
Jordan MacBain, Ray Eagle, Directors  
Rainforest Reptile Refuge**  
File: 0250-20; 0550-20-10

Requesting to appear before Council regarding the problems facing the facility and to seek assistance in ensuring its continuity as the only accredited refuge in Canada for abandoned reptiles and amphibians.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Jason Jordan, Charlotte Austin,  
Jordan MacBain, Ray Eagle, Directors, Rainforest Reptile Refuge be heard as a delegation at Council-in-Committee.

RES.R07-2201

Carried

- (b) **Louis J. Berube  
On Behalf of the Owners/Residents of the  
Woodgrove Townhouse Complex**  
File: 7907-0071-00

Requesting to appear before Council to discuss a proposed rezoning application for a high-density development on the neighbouring 2.1 acre property located at 2567 King George Highway.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Louis J. Berube, on behalf of the owners/residents of the Woodgrove Townhouse Complex be referred to staff.

RES.R07-2202

Carried

**5. SFU Surrey Advisory Council  
Annual President's Gala Dinner - October 19, 2007  
File: 0330-20**

Council is requested to pass a resolution authorizing all members of Council to attend the SFU Annual President's Gala Dinner, to be held October 19, 2007, and that all expenses be paid in accordance with Council policy, with the funding to come from the Council Initiative fund.

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That all members of Council be authorized  
to attend the SFU Annual President's Gala Dinner, to be held October 19, 2007,  
and that all expenses be paid in accordance with Council policy, with the funding  
to come from the Council Initiative fund.

RES.R07-2203

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**1. Motion to Include Character Design Guidelines and Floor Space Ratios in Development Approval Process**

At the June 25, 2007 Regular Council - Public Hearing, Councillor Gill submitted the following Notice of Motion:

"THAT the City of Surrey review the development permit process using the City of Vancouver's model, to deal with infill housing redevelopment and review the merits of such an approach. The possible solution should include the form, character, massing and density of a new home versus addressing the issue only from a density perspective.

THAT staff review and report back to Council on the viability and practicality of creating a formal building design guideline process as a further tool to address re-development of infill lots to reflect the character of our many individual communities."

File: 3760-20

Councillor Bose requested that staff review the current legislation to determine whether the character design guideline and floor space ratios can be considered in the development approval process prior to Council consideration of the above Notice of Motion.

Council deferred consideration of the above motion as Councillor Gill was not in attendance.

## 2. Application of Place-Making Principles to Land Use Plans

At the July 9, 2007 Regular Council - Public Hearing, Mayor Watts submitted the following Notice of Motion:

"THAT Council request that staff in consultation with the Projects for Public Spaces consultants (Fred Kent) revisit the Grandview Heights General Land Use Plan and related policies with a view to establishing, at the community level, a community town centre and community gathering place or places and, at the neighbourhood level, centres/gathering places in each NCP area within the Plan that reflect the full application of "place-making" principles at both the neighbourhood and the community level of planning and that appropriate amendments to the General Land Use Plan be brought before Council for consideration prior to commencing the planning of any further NCPs in Grandview Heights; and further

THAT staff, as part of the Stage 2 planning component for NCP Area #2 in Grandview and in consultation with the Projects for Public Spaces consultants (Fred Kent), establish a series of "place-making" guidelines that are to be applied to each development in that NCP at the Development Permit and/or subdivision stage and to the design of public parks and open spaces and to public facilities in that NCP; and further

THAT all future planning of NCPs within the City include the full application of "place-making" principles in the development of the land use plan and related urban design guidelines for the NCP area"

File: 6520-20 GH

## L. ANY OTHER BUSINESS

### 1. Low Flying Planes

That staff provide to Council the contact information to address the concerns raised by residents in the South Surrey area regarding low flying air traffic.

## M. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Regular Council – Public Hearing

meeting do now adjourn.


RES.R07-2204

Carried

The Regular Council - -Public Hearing adjourned at 8:23 p.m.

Certified correct:

  
\_\_\_\_\_  
Marg Jones, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts