



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 11, 2008
Time: 7:00 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
Acting City Clerk
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
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

1. Special (Regular) Council - January 28, 2008

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the Special (Regular)
Council meeting held on January 28, 2008, be adopted.
RES.R08-294 Carried

2. Council-in-Committee - January 28, 2008

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the
Council-in-Committee meeting held on January 28, 2008, be received.
RES.R08-295 Carried

3. Regular Council - Land Use - January 28, 2008

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the Regular Council –
Land Use meeting held on January 28, 2008, be adopted.
RES.R08-296 Carried

4. Regular Council - Public Hearing - January 28, 2008

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That the minutes of the Regular Council -

Public Hearing meeting held on January 28, 2008, be adopted.

RES.R08-297

Carried**B. DELEGATIONS - PRESENTATIONS**

The General Manager of Parks Recreation and Culture provided a video presentation from staff showcasing the strong programming for the coming year and the strong support that Surrey has provided to the development of Culture and the Arts over the last number of the years and the video will showcase some of the events and programming that resulted in the City winning the award of Cultural Capital of Canada.

1. Lower Mainland South Coast Region**BC Hydro**

File: 5500-04-01; 0550-20-10

Ken McKillop, Snr Field Manager, Field Operations, Bob Saunders, Snr Engineer, Distribution Engineering, Victoria Smith, Manager, Outage Communication Initiative, Gregg Hallaway, Manager, and John Monk, of Vegetation Management, and Arlene Shwetz, Manager, Community Relations, Lower Mainland South Coast Region, BC Hydro were in attendance to present strategies for addressing power outages that occur as a result of windstorms in Surrey and any enhancements to these strategies that are being considered to eliminate the number of outages and to expedite the repairs to re-establish hydro service more quickly. Following are comments provided:

- There is a requirement by the BC Utilities Commission that requires us to review what had happened during the 06/07 storm and what BC Hydro can do better.
- BC Hydro has held meetings with over 41 communities across BC and there has been positive feedback from the stakeholders.
- During the storm of last year there were 240,000 customers without power is a unprecedented number of outages during the storm that started in November and lasted through to January.
- Public and worker safety if the primary responsibility of BC Hydro. BC Hydro first tries to restore power in generation and transmission facilities that are necessary to supply customers. The following are the next priorities: Communication facilities for civil authorities; Hospitals; Critical customers which include: police, fire, ambulance, and municipal emergency centres; facilities as directed by municipal, provincial and federal authorities; utility facilities, gas, sewer, water, telephone, cellular; designated emergency

- reception centres (schools, civic centres); identified special needs customers; general commercial, industrial, residential customers.
- BC Hydro measures reliability in terms of the number of interruptions a customer experiences and the duration of those interruptions. While we plan for maintenance and operation of our power lines and other infrastructure, there is always the reality of unpredictable factors that lead to unplanned power interruptions.
 - Surrey is served by nine substations and 71 distribution line feeders: Cloverdale (CDL); Scott (SCT); Harvie Road (HRD); Strawberry Hill (SYH); McLellan (MLN); Surrey (SRY); Nicomekl (NKL); Whalley (WHY); White Rock (WRK). BC Hydro serves 142,251 customers in Surrey.
 - The customer hours lost by cause are mostly due to adverse weather; other causes would be trees, there are also MVA and equipment failure.
 - Improvements to the Surrey Circuit System include:
 - Installation new Strawberry Hills standby feeder (\$630K)
 - Installed bird protection in the Nicomekl are of 40 Avenue west of King George Highway (\$50K)
 - Installed Hendrix cable in Whalley area near Green Timbers Urban Forest along 96 Avenue (\$180K)
 - Extended the Whalley standby feeder as backup near W. Whalley Ring Road (\$100K).
 - Installed Hendrix cable at 20th Avenue and 128 Street (\$80K).
 - In Strawberry Hill area installed bird protection (\$50K)
 - Installed Hendrix cable at 128 Street and Marine Drive (\$70K)
 - Replace switchgear at Morgan Creek (\$80K)
 - Installed Hendrix cable at Nicomekl and White Rock (\$1610K)
 - Installing switchgear at Central City Mall in Whalley (\$80K)
 - McLellan: tie and recloser (automatically restores the network) work at Campbell Heights Business Park and Cloverdale Residential area.
 - Install two reclosers in the Harvie Road area.
 - On average we spend \$800,000 per year on BC Hydro improvements.
 - The vegetation program in Surrey consists of two parts there is the pruning program and the hazard trees removal program. Pruning is done on a 3-year cycle so some portion of Surrey is worked every year, the central portion south of 88 Avenue, east of 120 Street, west of 152 Street and north of 16 Avenue will be done in 2007/08. \$1.3 million has been spent on pruning the last 4 years. Hazard tree removal is done annually. \$428K has been spent on hazard tree removal in the past 4 years.
 - Tree failure analysis of the Nov/Dec 2006 storm: BC Hydro analysed 376 tree failures which struck the power lines in 9 communities on Vancouver Island and 13 communities in the Lower Mainland. Two thirds of the trees that failed showed no signs of disease or structural flaws; they were healthy trees. Wind gusts combined with saturated soils caused the majority of the tree failures. Wind gusts at Race Rocks south of Victoria were 158 km/hour compared to Typhoon Frieda in 1962 had top winds gusts of 128 km/hour.
 - Hydro poles are not our poles; we have a joint use agreement with Telus.
 - The cost is increased 10 times to put the wiring underground, 2000 dollars a meter to go underground.

B. DELEGATIONS - PUBLIC HEARING

- 1. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560**

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16561

Application: 7907-0338-00

CIVIC ADDRESS: 15955 Fraser Highway

APPLICANT: Fleetwood Business Park Ltd.
c/o Colliers International (Gordon Easton)
#1910 - 200 Granville Street
Vancouver, BC V6C 2R6

PROPOSAL: **By-law 16560**
To amend "Comprehensive Development Zone (CD) By-law 11151", as amended, to remove 15955 Fraser Highway (originally known as 8585 - 160 Street).

By-law 16561
To rezone the property from "Comprehensive Development Zone (CD) By-law 11151", as amended, to "Comprehensive Development Zone (CD) By-law 16561".

The purpose of the rezoning is allow for general office and retail uses in an existing commercial building.

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 no one present to speak to this bylaw.

- 2. Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562**

Application: 7907-0237-01

CIVIC ADDRESS: 7127 King George Highway

APPLICANT: Arzoo Enterprises Ltd.
c/o Baldev Nijjer
61 East 50th Avenue
Vancouver, BC V5X 1A1

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary Commercial Use Permit Area No. 18 - Temporary Automotive Repair Shop and/or Tire Retail Store".

This amendment will allow for temporary automotive repair, tire retail, car detailing and car wash uses on the site.

Note: See Temporary Commercial Use Permit No. 7906-0237-01 under Clerk's Report, Item I.2(a).

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

There was no one present to speak to this bylaw.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008 No. 16563**

Application: 7907-0180-00

CIVIC ADDRESS: 19024 - 70 Avenue

APPLICANT: Jacob Dekens
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, BC V3L 5P5

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

The purpose of the rezoning is to allow subdivision into 6 small single family lots.

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

There was correspondence on table from M. Spankie and R. Gallagher expressing concern regarding with coach house suites.

The Mayor noted that T. Wilson had expressed opposition to the proposed rezoning application and not wishing to speak.

Kelly Wightman, 6982 – 190 Street, was in attendance and commented that she is representing residents of the neighbourhood; she stated concerns as privacy, traffic and loss of quietness in the neighbourhood. We do not want the potential new road to connect to the existing lane. We are concerned that there will be coach homes in the area.

Mike Carmichael, 19031 – 69 Avenue, was in attendance and requested clarification of the rezoning. He was advised that there would be no coach homes however there may be secondary suites.

**4. Surrey Official Community Plan By-law, 1996, No. 12900, No. 201
Amendment By-law, 2008, No. 16565**

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16566

Application: 7907-0338-00

CIVIC ADDRESS: 15535 - 28 Avenue and 2909 - 156 Street

APPLICANT: West Chester Grandview Properties Ltd.
c/o Pelman Architecture Inc. (Neil Pelman)
4250 Blenheim Street
Vancouver, BC V6C 2Z4

PROPOSAL: **By-law 16565**
To authorize the redesignation of the site from "Suburban (SUB)" to "Multiple Residential (RM)".

By-law 16566
To rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

The purpose of the redesignation and rezoning is to permit the development of 62 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.

There was correspondence on table from C. McGillivray expressing concern regarding with neighbourhood density and supporting infrastructure.

There was no one present to speak to this bylaw.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16572**

Application: 7907-0137-00

CIVIC ADDRESS: 2297, 2301, 2315 - King George Highway

APPLICANT: Astral Development Corp.
c/o Cameron Land Surveying (Ken Schuurman)
#206 - 16055 Fraser Highway
Surrey, BC V4N 0G2

PROPOSAL: To rezone portion of the site (Block B) from "Highway Commercial Industrial Zone (CHI)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into six (6) single family lots. The remainder of the site (Block A) will be consolidated for future commercial development.

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

Gerry Naran, 2280 Madrona Place, was in attendance and commented that he is favour of the bylaw. He has had many branches hit his house from the subject site and favours having residents adjacent to his property.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16564**

Application: 7906-0327-00

CIVIC ADDRESS: 10177 - 176 Street

APPLICANT: Sukhjot S. and Surrinder K. Binning
c/o H. Y. Engineering Ltd. (Richard Brooks)
#200 - 9128 - 152 Street
Surrey, BC V3R 4E7

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 4, Section E.8(a)(ii), as follows:

- (a) To increase the maximum height of a residential fence located in the landscape buffer within the side yard on a flanking street from 1.2 metres (4 ft.) to 2.4 metres (8 ft.) for proposed Lot 1.

The purpose of the rezoning is to allow subdivision into five (5) half-acre residential lots. The development variance permit is to increase the height of a sound attenuation fence.

Note: See Development Variance Permit No. 7906-0327-00 under Clerk's Report, Item I.1(a).

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

There was no one present to speak to this bylaw.

C. COMMITTEE REPORTS

1. Agricultural Advisory Committee - January 10, 2008

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the minutes of the Agricultural
Advisory Committee meeting held on January 10, 2008, be received.

RES.R08-298

Carried

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission - December 13, 2007

(a) It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That the minutes of the Surrey Heritage
Advisory Commission meeting held on December 13, 2007, be received.

RES.R08-299

Carried

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

Financial Assistance By-law

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Council recommend that the General
Manager of Planning and Development prepare a Corporate Report that
the by-law for heritage assistance for heritage buildings be amended to
stipulate that each building associated with a heritage designation on a lot
is entitled to its own financial assistance.

RES.R08-300

Carried

F. COUNCILLORS' REPORTS**1. Heritage Events**

Councillor Higginbotham announced February 17 – 24 will be Heritage Week and further that on Saturday, February 23 there will be three events held: (1) at 10:00 o'clock in Guildford at the Fraser Heights Recreation Centre there will be an unveiling of a storyboard and then (2) at 12 noon at the Newton Senior Centre there will also be another unveiling of a storyboard; and then (3) at 2 o'clock there will be a celebration of the grand opening of the Wired Monk located within the heritage house known as the Boothroyd House at 60th Avenue and 168th Street. The website has further information.

E. MAYOR'S REPORT**1. Proclamations**

Mayor Watts read the following proclamations:

- (a) **HERITAGE WEEK**
February 17 - 24, 2008

WHEREAS the Province of British Columbia annually recognizes the importance of protecting and conserving our rich and diverse heritage; and

WHEREAS Heritage BC has identified the theme of the 2008 Heritage Week as "Taking Care of Business", and

WHEREAS trade, commerce and business are an important part of the history and development of every BC community; and

WHEREAS Surrey's history includes heritage resources such as family businesses, shops, store fronts and signs, commercial streets and districts, and community business associations; and

WHEREAS the Surrey Heritage Advisory Commission and the community will celebrate Heritage Week 2008 with the unveiling of new community heritage storyboards and the recognition of Friends of Heritage; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to enact Order in Council 903 on October 11, 2002; and

NOW, THEREFORE, BE IT RESOLVED in acknowledging the history of Canada, this province, and the particular aspects of the City of Surrey that contribute to the provincial and national context of shared heritage, I, Dianne L. Watts, do hereby declare the week of February 17 - 24, 2008 as "HERITAGE WEEK" in the City of Surrey.

Dianne L. Watts
Mayor

(b) INTERNATIONAL MOTHER LANGUAGE DAY
February 21, 2008

WHEREAS languages are an essential part of the cultural diversity of our planet; and it is at the heart of family life, work, school, politics, the media, justice and science work; and

WHEREAS there are almost 6,700 distinct languages spoken amongst our planet's population, and at least 3,000 mother languages that are endangered, seriously endangered or dying in many parts of the world, and according to some estimates, we may be losing a language every two weeks; and

WHEREAS At the 30th General Conference of UNESCO in Paris held on November 17, 1999, it was unanimously agreed to observe February 21 as "International Mother Language Day" to promote linguistic and cultural diversity and multilingualism; and

WHEREAS the City of Surrey recognizes the great importance of safeguarding the linguistic and cultural heritage of humanity and extending the influence of each of the languages of which that heritage is composed;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 21, 2008 as "INTERNATIONAL MOTHER LANGUAGE DAY" in the City of Surrey.

Dianne L. Watts
Mayor

(c) BC Stop Bullying Day
February 27, 2008

WHEREAS reducing and eventually eliminating bullying in our Province is a priority of our City; and

WHEREAS the Government, in partnership with school boards, parents, educators and the community provide information, training, and resources to help schools and communities enhance awareness; and

WHEREAS a partnership of youth, parents, educators and other school employees, police, youth-serving organizations and community members have a role to play in highlighting the dangers of bullying; and

WHEREAS it is important that we encourage everyone throughout our Province to be caring and respectful to one another so that all students can learn in a safe environment; and

WHEREAS our Administrator, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in Council in that behalf that a proclamation be issued designating February 27, 2008, as "BC Stop Bullying Day";

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 27, 2008 as "BC STOP BULLYING DAY" in the City of Surrey.

Dianne L. Watts
Mayor

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of February 11, 2008, were considered and dealt with as follows:

Item No. R012 Implementation Date for the New Development Cost Charges (DCCs)
File: 3150-01

The General Manager, Engineering submitted a report advising that as a result of the continuing escalation in construction costs, it is expected that the City will be faced with making annual adjustments to the rates contained within the Development Cost Charge (DCC) By-laws. In an effort to provide the development industry with a period of notice in advance of DCC increases, staff have determined that it would be reasonable to establish a specific date when DCC by-law amendments and associated rate changes will take effect in future years.

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

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

1. Rescind third reading of By-law No. 16494;
2. Amend By-law No. 16494 as documented in Appendix 1, which will provide for the DCC rates contained in that By-law to take effect on March 15, 2008;
3. Grant third reading to By-law No. 16494, as amended; and
4. Authorize staff to forward the amended By-law to the Province for approval.

RES.R08-301 Carried

Note: See By-law No. 16494 under Item H.8.

Item No. R013 2008 Salmon Habitat and Restoration Program: "SHaRP"
File: 4808-901

The General Manager, Engineering submitted a report to advise Council of the SHaRP program for 2008 including the activities to be undertaken by the students hired under the 2008 SHaRP program.

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

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

1. Receive this report for information.
2. Authorize staff to award the contract related to managing the SHaRP program to Dillon Consulting Ltd., in the amount of \$81,000.

RES.R08-302 Carried

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Council refer Corporate Report R013
regarding 2008 Salmon Habitat and Restoration Program: "SHaRP" to the
Environmental Advisory Committee.
RES.R08-303 Carried

Item No. R014 Status Update on Relocation of Utility Poles on City Roads
File: 5500-10

The General Manager, Engineering submitted a report to advise council of the progress made to date with Utility companies regarding the relocation of utility poles on City roads.

The General Manager, Engineering was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Corporate Report No. R014 be
received for information.
RES.R08-304 Carried

Item No. R015 Local Area Service: King George Highway at Trites Road
- Left-Turn Lane Project [Project #5006-101]
File: 5006-101

The General Manager, Engineering, and the General Manager, Finance & Technology submitted a report concerning the King George Highway at Trites Road left-turn lane project.

The General Manager, Engineering and the General Manager, Finance & Technology were recommending approval of the recommendations outlined in their report.

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

1. Receive the submission of certified statement setting out the final cost of the Works; and

2. Direct the City Clerk to amend Local Area Service: King George Highway at Trites Road Left-Turn Lane [Project #5006-101] By-law, 2007, No. 16355, to reflect the final costs and apportionment thereof.

RES.R08-305 Carried

Note: See By-law No. 16573 under Item H.7.

Item No. R016 Lodge Building on the Park Site Formerly Known as Camp Kwomais
File: 6140-20/K

The General Manager, Parks, Recreation & Culture submitted a report to advise Council of the findings of a preliminary heritage assessment of the Lodge (Dining Hall) building on the Kwomais Park lands, and to recommend a course of action in respect to determining the merits in retaining the Lodge building over the long term as part of the master park plan for the site and to recommend that the heritage value of the park site be documented in the form of a Statement of Significance.

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

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

1. Receive this report as information;
2. Authorize staff to retain the Lodge (Dining Hall) Building on the Camp Kwomais park site while the park master plan is being developed, which will establish whether there is an adaptive re-use for the building that is complementary to the park site and whether the benefits of such adaptive reuse of the building are sufficient to justify the costs of restoration of the building; and
3. As part of the master planning process, authorize staff to document the heritage values of site through the development of a Statement of Significance.

RES.R08-306 Carried

Item No. R017 Review of the Grandview Heights General Land Use Plan Related to the Application of Place-Making Principles and the Status of Further Neighbourhood Concept Plans within Grandview Heights
File: 6520-20 (Grandview Heights)

The General Manager, Planning & Development submitted a report to obtain Council's authorization to proceed with:

- initiating preliminary studies leading to the beginning of a Stage 1 NCP process for each of Grandview Heights NCP areas #3, #4, #5 and #5a; and
- the process of incorporating place making principles into the Grandview Heights General Land Use Plan and into all future NCPs.

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

There was a division of the motion:

- | | |
|--|---|
| It was | Moved by Councillor Martin
Seconded by Councillor Steele
That Council receive this report as |
| information. | <u>Carried</u> |
| RES.R08-307 | |
| It was | Moved by Councillor Gill
Seconded by Councillor Steele
That Council direct staff to initiate |
| information gathering for the Neighbourhood Concept Plan (NCP) process related to Grandview Heights neighbourhoods #3, #4, #5 and #5a in tandem with the place making exercise for Grandview Heights that is currently underway. | <u>Carried</u> with Councillor Bose opposed. |
| RES.R08-308 | |
| It was | Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council endorse the process for the |
| incorporation of place making principles into each of the new NCPs in Grandview Heights, as described in this report. | <u>Carried</u> |
| RES.R08-309 | |

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council direct staff to report back to
 Council, following the conclusion of the Grandview Heights place making
 exercise and the information gathering stage, with a recommendation on the
 phasing of the Stage 1 components for each of NCP areas #3, #4, #5 and #5a
 respectively.

RES.R08-310

Carried with Councillor Higginbotham
opposed.

H. BY-LAWS

- "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560"

7907-0338-00 - Fleetwood Business Park Ltd., c/o Colliers International
 (Gordon Easton)

To amend CD By-law 11151, as amended, to remove 15955 Fraser Highway.

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16561.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001,
 No. 14423, Amendment By-law, 2008, No. 16560" pass its third reading.

RES.R08-311

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001,
 No. 14423, Amendment By-law, 2008, No. 16560" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-312

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16561"

7907-0338-00 - Fleetwood Business Park Ltd., c/o Colliers International
 (Gordon Easton)

CD (BL 11151) to CD (BL 12000) - 15955 Fraser Highway - to allow for
general office and retail uses in an existing commercial building.

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16560.

RES.R08-313

It was	Moved by Councillor Hunt
	Seconded by Councillor Steele
	That "Surrey Zoning By-law, 1993,
	No. 12000, Amendment By-law, 2008, No. 16561" pass its third reading.
	<u>Carried</u>

RES.R08-314

It was	Moved by Councillor Hunt
	Seconded by Councillor Gill
	That "Surrey Zoning By-law, 1993,
	No. 12000, Amendment By-law, 2008, No. 16561" be finally adopted, signed by
	the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562"

7907-0237-01 - Arzoo Enterprises Ltd., c/o Baldev Nijjer

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary Commercial Use Permit Area No. 18 - Temporary Automotive Repair Shop and/or Tire Retail Store". This application will allow for temporary automotive repair, tire retail, car detailing and car wash uses on the site located at 7127 King George Highway.

Note: See Temporary Commercial Use Permit No. 7906-0237-01 under Clerk's Report, Item I.2(a).

Approved by Council: January 28, 2008

RES.R08-315

It was	Moved by Councillor Gill
	Seconded by Councillor Steele
	That "Surrey Official Community Plan
	By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562" pass its third reading.
	<u>Carried</u>

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16563"

7907-0180-00 - Jacob Dekens, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RF to RF-9C (BL 12000) - 19024 - 70 Avenue - to allow subdivision into
6 small single family lots.

Approved by Council: January 28, 2008

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008 No. 16563" pass its third reading.

RES.R08-316

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 201 Amendment
By-law, 2008, No. 16565"

7907-0113-00 - West Chester Grandview Properties Ltd.,
c/o Pelman Architecture Inc. (Neil Pelman)

To authorize the redesignation of the site located at 15535 - 28 Avenue and
2909 - 156 Street from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16566.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 201 Amendment By-law, 2008, No. 16565" pass
its third reading.

RES.R08-317

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16566"

7907-0113-00 - West Chester Grandview Properties Ltd.,
c/o Pelman Architecture Inc. (Neil Pelman)

RA to RM-30 (BL 12000) - 15535 - 28 Avenue, 2909 - 156 Street - to
permit the development of 62 townhouse units.

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16565.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16566" pass its third reading.
RES.R08-318 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16572"

7907-0137-00 - Astral Development Corp., c/o Cameron Land Surveying
(Ken Schuurman)

CHI to RF (BL 12000) - Portions of 2297, 2301 and 2315 King George
Highway - to allow subdivision into six (6) single family lots and one (1)
consolidated commercial lot for future development.

Approved by Council: January 28, 2008

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16572" pass its third reading.
RES.R08-319 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16564"

7906-0327-00 - Sukhjit and Surrinder Binning, c/o H.Y. Engineering Ltd.
(Richard Brooks)

RA to RH (BL 12000) - 10177 - 176 Street - to allow subdivision into five
(5) half-acre residential lots.

Approved by Council: January 28, 2008

Note: See Development Variance Permit No. 7906-0327-00 under
Clerk's Report, Item I.1(a).

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008 No. 16564" pass its third reading.
RES.R08-320 Carried with Councillor Bose opposed.

INTRODUCTION

- 7. "Local Area Service King George Highway at Trites Road Left-Turn Lane [Project # 5006-101] By-law, 2007, No. 16355, Amendment By-law 2008, No. 16573"

3900-20-16573 - Council Initiative

To amend "Local Area Service King George Highway at Trites Road Left-Turn Lane [Project # 5006-101] By-law, 2007, No. 16355" by replacing Schedule B to reflect the final costs and apportionment thereof for the left-turn lane on King George Highway at Trites Road.

Approved by Council: To be approved.
Corporate Report Item No. R015

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R015.

It was
RES.R08-321
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Local Area Service King George Highway at Trites Road Left-Turn Lane [Project # 5006-101] By-law, 2007, No. 16355, Amendment By-law 2008, No. 16573" pass its first reading.
Carried

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

It was
RES.R08-322
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Local Area Service King George Highway at Trites Road Left-Turn Lane [Project # 5006-101] By-law, 2007, No. 16355, Amendment By-law 2008, No. 16573" pass its second reading.
Carried

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

It was
RES.R08-323
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Local Area Service King George Highway at Trites Road Left-Turn Lane [Project # 5006-101] By-law, 2007, No. 16355, Amendment By-law 2008, No. 16573" pass its third reading.
Carried

MISCELLANEOUS

- 8. "Surrey Development Cost Charge By-law, 2007, No. 16494"

3900-20-16494/3150-01 - New Regulatory By-law

"Surrey Development Cost Charge By-law, 2007, No. 16494" is a By-law of the City to impose development cost charges

Approved by Council: To be approved.
Corporate Report Item No. C023

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. R012.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council rescind Resolution R07-2996
of the November 19, 2007 Regular Council Minutes passing Third Reading of
"Surrey Development Cost Charge By-law, 2007, No. 16494".

RES.R08-324

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend "Surrey Development
Cost Charge By-law, 2007, No. 16494" as shown in Appendix I of Corporate
Report R012 and shown in underline on revised by-law in by-law backup.

RES.R08-325

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Development Cost Charge
By-law, 2007, No. 16494" pass its third reading, as amended.

RES.R08-326

Carried

INTRODUCTIONS (Cont'd.)

- 9. "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment By-law, 2008, No. 16579"

3900-20-16579 - Regulatory Bylaw Text Amendment

A by-law to amend the provisions of "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337" by replacing Schedule B and C. This amendment is necessary to incorporate the 2008 Utility Rates as part of the approved 2008 - 2012 Financial Plan.

Approved by Council: To be approved.

Note: Council is advised that By-law 16518 adopted by Council on January 14, 2008 to reflect fee increases to the Waterworks Regulation By-law referenced a by-law that has been repealed. It is therefore necessary for Council to consider amendment to the current Waterworks Regulation By-law.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment By-law, 2008, No. 16579" pass
its first reading.
RES.R08-327 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment By-law, 2008, No. 16579" pass
its second reading.
RES.R08-328 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment By-law, 2008, No. 16579" pass
its third reading.
RES.R08-329 Carried

10. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2007, No. 16518, Repeal By-law, 2008, No. 16580"

3900-20-16580 - Council Initiative

A by-law to repeal "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2007, No. 16518". It is necessary to repeal this by-law as it recommends amendment to Surrey Waterworks Regulation By-law 2932 that was repealed in May, 2007. This resulted in the by-law amendment being brought forward in error.

Approved by Council: To be approved.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Waterworks Regulation
 By-law, 1969, No. 2932, Amendment By-law, 2007, No. 16518, Repeal By-law,
 2008, No. 16580" pass its first reading.
 RES.R08-330 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Waterworks Regulation
 By-law, 1969, No. 2932, Amendment By-law, 2007, No. 16518, Repeal By-law,
 2008, No. 16580" pass its second reading.
 RES.R08-331 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Waterworks Regulation
 By-law, 1969, No. 2932, Amendment By-law, 2007, No. 16518, Repeal By-law,
 2008, No. 16580" pass its third reading.
 RES.R08-332 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. 7906-0327-00**
Sukhjit S. and Surrinder K. Binning
c/o H. Y. Engineering Ltd. (Richard Brooks)
 10177 - 176 Street

To increase the maximum height requirement of a residential fence located in the landscape buffer within the side yard on a flanking street from 1.2 metres (4 ft.) to 2.4 metres (8 ft.) for proposed Lot 1, to allow subdivision into five (5) half-acre residential lots.

Note: See By-law 16564 under Item H.6.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7906-0327-00 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.R08-333

Carried with Councillor Bose opposed.

- (b) **Development Variance Permit No. 7908-0009-00**
Wallmark Homes (Morgan Heights) Ltd., 0715460 B.C. Ltd.,
Benchmark Homes (Willoughby) Ltd., Rellim Management Ltd.,
Benchmark Management Ltd.
c/o Aplin and Martin Consultants Ltd.
 2552, 2557, 2558 - 162A Street, 2553, 2554, 2593, 2594 - 163 Street,
 2543, 2544, 2555, 2556, 2595, 2596 - 163A Street

To relax requirements as follows:

- (a) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lots 94, 96, 97 and 129;
- (b) To reduce the minimum front and rear yard setbacks from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 99, 112, 117, 130 and 135; and
- (c) To permit double car garages on Type 1 corner lots consisting of Lots 88, 105, 106 and 123.

To achieve useable floor plans on 9 lots and double car garages on four corner lots.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7908-0009-00 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.R08-334

Carried

- (c) **Development Variance Permit No. 7907-0305-00**
Qualico Developments (Vancouver) Inc.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 6057 - 164 Street

To allow driveway access from the fronting street rather than the adjoining lane to permit the development of a single family dwelling.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Variance Permit

No. 7907-0305-00 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.R08-335

Carried

- (d) **Development Variance Permit No. 7906-0225-01**
Young In Development (Sky Towers) Inc.
c/o Patrick Cotter Architect (Patrick Cotter)
 13698, 13748, 13770 - 100 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13301", Part 2, Section F, as follows:

- (a) To reduce the minimum northern (100 Avenue) yard setback from 7.5 metres (25 ft.) to 0.0 metre for the building, balcony projections, canopy projection, roof projections and patios more than 600 mm (2 ft.) above grade; and
- (b) To reduce the minimum southern yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the face of the building and to 3.0 metres (10 ft.) for balcony projections.

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 4, Sub-section E.17(b), as follows:

- (a) To allow stairs of more than 3 risers to encroach into the northern yard setback.

To revise the setback requirements for a twin-tower apartment proposal.

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

It was Moved by Councillor Steele
Seconded by Councillor Gill
That Development Variance Permit
No. 7906-0225-01 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R08-336

Carried

- (e) **Development Variance Permit No. 7907-0242-00**
551001 B.C. Ltd., Patrick and Claire Embley
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
12623 - 16 Avenue and 1630 Ocean Park Road

To reduce the minimum front yard setback requirement from 7.5 metres
(25 ft.) to 5.2 metres (17 ft.) for the existing dwelling on proposed Lot 3 to
facilitate subdivision of the two properties into 3 lots.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7907-0242-00 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.R08-337

Carried with Councillor Bose opposed.

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7907-0237-01**
Arzoo Enterprises Ltd.
c/o Baldev Nijjer
7127 King George Highway

To allow for a temporary automotive repair, tire retail, car detailing and
car wash uses on the site not to exceed a period of two years.

Note: Council is requested to refer Temporary Commercial Use Permit
No. 7907-0237-01 back to Planning & Development to ensure all
outstanding issues have been dealt with.

Note: See By-law No. 16562 under Item No. H.2.

RES.R08-338

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council refer Temporary Commercial
Use Permit No. 7907-0237-01 back to Planning & Development to ensure
all outstanding issues have been dealt with.
Carried

3. Delegation Requests

(a) **Mr. Goldy Pataria**
File: 5400-80; 0550-20-10

Requesting to appear before Council regarding truck parking problems at
15086 - 48 Avenue.

RES.R08-339

It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That Mr. Goldy Pataria be heard as a
delegation at Council in Committee.
Carried

(b) **Liz Walker**
File: 7907-0129-00; 0550-20-10

Requesting to appear before Council regarding the Welcome Home
housing proposal at 68 Avenue and King George Highway under
Application No. 7907-0129-00.

RES.R08-340

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Liz Walker be heard as a delegation at
Council in Committee with a proviso that the delegation speak on a
broader issue and not application specific.
Carried

(c) **Deb Campbell**
British Columbia Government & Service Employees' Union (BCGEU)
File: 0550-20-10; 0630-02

Requesting to appear before Council regarding Community Social
Services Awareness Month in March.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Deb Campbell, British Columbia
Government & Service Employees' Union be heard as a delegation at
Council in Committee.
RES.R08-341 Carried

(d) **Bonnie Burnside, President**
Whalley Community Association
File: 0250-20; 0550-20-10

Requesting to appear before Council to provide an update with respect to
the reinstatement of the Farmers' Market in City Centre.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Bonnie Burnside, President, Whalley
Community Association be heard as a delegation at Council in Committee.
RES.R08-342 Carried

(e) **George Zaklan**
File: 1950-01; 0550-20-10

Requesting to appear before Council regarding taxation of farms.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That George Zaklan be heard as a delegation
at Council in Committee.
RES.R08-343 Carried

4. British Columbia Hospice Palliative Care Association
Annual Breakfast Meeting - February 14, 2008
File: 0390-20

Council is requested to pass a resolution authorizing Councillor Martin, Chair,
Mayor's Task Force On Health Care to attend the British Columbia Hospice
Palliative Care Association's Annual Breakfast Meeting to be held
February 14, 2008, in Victoria, and that all expenses be paid in accordance with
Council policy.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Councillor Martin, Chair, Mayor's Task
Force On Health Care be authorized to attend the British Columbia Hospice
Palliative Care Association's Annual Breakfast Meeting to be held
February 14, 2008, in Victoria, and that all expenses be paid in accordance with
Council policy.

RES.R08-344

Carried

J. CORRESPONDENCE

ACTION ITEMS

1. Letter dated January 24, 2008 from **Mayor Lois Jackson, Chair, Metro Vancouver**, requesting the City of Surrey's endorsement of the following resolution with respect to the Engagement Framework which will form the basis for a future regional Charter between the Metro Vancouver port cities and the new Vancouver Fraser Port Authority:

"WHEREAS the amalgamation of Vancouver Port Authority, Fraser River Port Authority and North Fraser Port Authority has resulted in a new organization known as the Vancouver Fraser Port Authority (VFPA); and

WHEREAS several port cities within Metro Vancouver and the VFPA have entered into charters to formalize their relationships; and

WHEREAS the port cities and the VFPA each acknowledge the independence of the other and the obligation of each organization to act in a manner consistent with its enabling legislation and obligations; and

WHEREAS the port cities and the VFPA each acknowledge that their elected and appointed representatives have legal and fiduciary responsibilities to act in the best interest of their respective organizations; and

WHEREAS the port cities and the VFPA wish to foster harmonious relations and meaningful consultation among all parties that have interests and obligations related to marine activity including provincial and federal authorities, the VFPA, port industries, port cities, Metro Vancouver, other cities and stakeholders affected by port operations; and

WHEREAS the port cities and the VFPA wish to continue past practices such as local coordination meetings, attendance by port authority representatives at municipal Council meetings, harbour tours, special projects and interacting in a variety of ways that best suit local priorities; and

WHEREAS the VFPA and port cities wish to formalize their relationship and establish an ongoing liaison framework built on a spirit of cooperation and respect;

The VFPA and Metro Vancouver port cities hereby commit to enter into this preliminary Engagement Framework to guide the relationship between the VFPA and port cities effective the 1st day of January, 2008."

File: 0450-01

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the letter dated January 24, 2008 from
Mayor Lois Jackson, Chair, Metro Vancouver be endorsed.

RES.R08-345

Carried

K. NOTICE OF MOTION

L. ANY OTHER BUSINESS

1. Envision Festival

Councillor Martin extended congratulations to the students of the Grade 12 Jazz Band of Semiahmoo High School as they had won the Envision Festival this past weekend, this is the same band that was in at Central City of the tree lighting.

2. Crosswalk Installation on 16 Avenue

Councillor Martin advised that she has received a request from Peach Arch Hospital and the residents of White Cliff for consideration of a crosswalk and/or push button light across 16 Avenue and right across the the emergency department of Peach Arch Hospital.

3. Truck Parking

Councillor Higginbotham advised that the truck parking area along Highway 91 is full and suggested that the area be monitored for trucks parking longer for more than a day. She further suggested that there be a further review of certain areas along highways that could be utilized for truck parking. Mayor Watts suggested that we engage our Ministry and local MLAs in this regard. The City Manager advised that the Intergovernmental Affairs Committee addressed these issues and that the minutes will be forwarded to Council soon.

M. ADJOURNMENT

It was

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

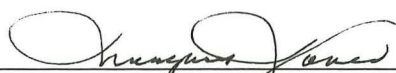
meeting do now adjourn.

RES.R08-346

Carried

The Regular Council - Public Hearing meeting adjourned at 9:04 p.m.

Certified correct:



Margaret Jones, City Clerk



Mayor Dianne Watts