



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 10, 2008
Time: 7:05 p.m.

Present:

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

Absent:

Councillor Gill

**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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the agenda be varied to deal with
Corporate Reports R34 and R35 prior to the public hearing section of the agenda.

RES.R08-561

Carried

A. ADOPTION OF MINUTES

1. Special (Regular) Council - February 25, 2008

It was

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

Council meeting held on February 25, 2008, be adopted.

RES.R08-562

Carried

2. Council-in-Committee - February 25, 2008

(a) It was

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

Council-in-Committee meeting held on February 25, 2008, be received.

RES.R08-563

Carried

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

Item No. C002 Youth Engagement in Community & Social Planning in Surrey - Phase II Project
File: 5080-01

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

1. Receive this report as information; and
2. Authorize one-time funding of \$70,000 from the Social Plan component of the 2008 budget in support of Phase II of the pilot project to Promote Youth Engagement in Community and Social Planning in Surrey.

RES.R08-564

Carried

3. Regular Council - Land Use - February 25, 2008

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That the minutes of the Regular Council –
Land Use meeting held on February 25, 2008, be adopted.

RES.R08-565

Carried

4. Regular Council - Public Hearing - February 25, 2008

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That the minutes of the Regular Council -
Public Hearing meeting held on February 25, 2008, be adopted.

RES.R08-566

Carried

G. CORPORATE REPORTS

1. The Corporate Reports, under date of March 10, 2008, were considered and dealt with as follows:

Item No. R034 Downtown Surrey Business Improvement Area - Renewal
with an Expanded Boundary
File: 6930-20

The Manager, Economic Development submitted a report concerning the Downtown Surrey Business Improvement Area - Renewal with an expanded boundary.

The Manager, Economic Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council grant final adoption to By-law
No. 16534, that will act to establish the renewal of the Downtown Surrey
Business Improvement Area, with an expanded boundary.
RES.R08-567 Carried

Note: See By-law No. 16534 under Item H.17.

Item No. R035 Memorandum of Agreement with Province - Local
Government Twinning Relationships
File: 6750-01; 0410-20

The Manager, Economic Development submitted a report to provide Council with information regarding the Province's offer of technical and financial assistance to further the Surrey's city-twinning initiatives and to gain approval for the Mayor to sign a Memorandum of Agreement with the Province on Local Government Twinning Relationships.

The Manager, Economic Development was recommending approval of the recommendations outlined in her report.

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

1. Receive this report as information; and
2. Authorize the Mayor to sign the attached Memorandum of Agreement on behalf of the City and forward the signed document to the Ministry of community Services by March 12, 2008.

RES.R08-568

Carried

The regular agenda resumed.

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002, No. 14852, Amendment By-law, 2008, No. 16590A**

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16590B

Application: 7906-0419-00

CIVIC ADDRESS: 12028 - 99 Avenue

APPLICANT: BJP Enterprises Inc.
c/o Mainland Engineering Corp. (Avnash Banwait)
Unit 206, 8363 - 128 Street
Surrey, BC V3W 4G1

PROPOSAL: By-law 16590A
To amend "Comprehensive Development Zone By-law 12740", as amended, to remove the subject property to allow for rezoning.

By-law 16590B
To rezone the property from "Comprehensive Development Zone By-law No. 12740" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit construction of a single family dwelling.

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

Jai Deo, 9889 – 120A Street, was in attendance and commented that he is in support of a single-family dwelling; he is not in support of a multi residential dwelling. He stated further concerns for drainage and future damage to his property from drainage issues.

Rajesh Nayyer, Owner of three properties located at 9886, 9880, and 9868 – 120 Street, was in attendance and commented that he is concerned for the drainage from the subject site to his plaza site, and he is strongly opposed to this proposal.

**2. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 206 Amendment By-law, 2008, No. 16593**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008 No. 16594**

Application: 7907-0094-00

CIVIC ADDRESS: 11037, 11049, 11057, 11069 Ravine Road and 11054,
11066 and 11080 - 132 Street

APPLICANT: Soraje Capital Inc.
c/o Ionic Architecture Inc. (Sam Chan)
Unit 3, 15243 - 91 Avenue
Surrey, BC V3R 8P8

PROPOSAL: By-law 16593
To redesignate 11054, 11066, and 11080 - 132 Street from
"Urban (URB)" to "Multiple Residential (RM)".

By-law 16594
To rezone 11049 Ravine Road from "Duplex Residential
Zone (RM-D)" to "Multiple Residential 70 Zone (RM-70)";
to rezone 11054 and 11066 - 132 Street from "Duplex
Residential Zone (RM-D)" and "Single Family Residential
Zone (RF)" to "Multiple Residential 70 Zone (RM-70)",
and to rezone 11080 -132 Street and 11037, 11057 and
11069 Ravine Road from "Single Family Residential Zone
(RF)" to "Multiple Residential 70 Zone (RM-70)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as
amended, Part 24, Sections E and F, as follows:

- (a) To increase the maximum lot coverage from 33% to
41%;

- (b) To reduce the minimum front yard setback (Ravine Road) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
- (c) To reduce the minimum front yard setback (132 Street) from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).

The purpose of the redesignation, rezoning and development variance permit is to permit the development of 130 apartment units within two 4-storey buildings.

Note: See Development Variance Permit No. 7907-0094-00 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.

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

NAME	FOR	AGAINST	UNDECIDED
T. Lewis	X		

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16595

Application: 7906-0519-00

CIVIC ADDRESS: 13399, 13409, 13419, 13431 - 103 Avenue and Portion of Lane

APPLICANT: Surrey Campus Residences Corp.
c/o DYS Architecture (Colin Shrubbs)
Unit 200 - 1014 Homer Street
Vancouver, BC V6B 2W9

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Section 4(1) and Section 23(2), as follows:

- (a) To permit fascia signage on a non-building face; and

- (b) To increase the maximum size of identification signage in residential zones from 2.3 square metres (24 sq. ft.) to up to 5 square metres (54 sq. ft.) in sign area.

The purpose of the rezoning and development variance permit is to permit the development of two high-rise residential towers to be operated as residences (dormitories) for Simon Fraser University students.

Note: See Development Variance Permit No. 7906-0519-00 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.

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

NAME	FOR	AGAINST	UNDECIDED
B. Burnside	X		

Lesley Tannen, 1203 – 13383 – 108 Avenue, was in attendance and commented that she is in support of the development, she stated that student housing is important and is another way of providing affordable housing.

Joanne Curry, #250, 13450 – 102 Avenue, Executive Director of Surrey Campus, was in attendance and commented that she is in support of the development as this development is really important to the campus and the student.

Linda McCrossen, 15269 – 104 Avenue, and Eric Towne, Sheraton Hotel, 15269 – 104 Avenue, were in attendance and stated that they are in supported of the project. They stated concerns for one-night stays at the residency and for the size of the 15 m signage, and the 3900 square foot meeting space and they would like to ensure the meeting space will be used only by the school.

Joanne Curry, 13450 – 102 Avenue, Executive Director of Surrey Campus, responded to questions from previous delegation and stated that the meeting space is for student use and will not be used by the public, the residence tower is to be filled by students; there will be short time stays for conferences hosted by the school, and these type of stays would be subject to the hotel tax.

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16596

Application: 7906-0375-00

CIVIC ADDRESS: 13729 - 92 Avenue

APPLICANT: Atira Women's Resource Society
c/o Davidson Yuen Simpson Architects (Richard Stout)
Unit 260, 1770 Burrard Street
Vancouver, BC V6J 3G7

PROPOSAL: To rezone the property from "Comprehensive Development Zone (CD) (By-law 15815)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit a phased development consisting of 36 units of supportive housing, a child care centre for up to 59 children, limited office uses and community services.

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 speakers to this bylaw.

5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16588

Application: 7906-0432-00

CIVIC ADDRESS: 14664 St. Andrews Drive

APPLICANT: Irene Phan and Mily Phan
c/o Mainland Engineering Corp. (Avnash Banwait)
Unit 206, 8363 - 128 Street
Surrey, BC V3W 4G1

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

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

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

There was correspondence on table from Geoffrey Young expressing concerns relative to retaining the aged trees on the property, single house density in the area, and process of communication of the development to the property owners.

There was correspondence on table from Richard and Ana Friedman expressing concerns relative to the increase traffic and congestion in the area and change the development will bring to a quiet, park like character of the cul-de-sac.

Jeffery Ing, 14269 Willingdon Drive, Burnaby, was in attendance and commented that he is opposed to the development, he stated his concerns for tree retention on the site, he stated that the trees on site are more than 100 years old.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16589**

Application: 7906-0313-00

CIVIC ADDRESS: Portion of 5882 - 144 Street

APPLICANT: Rawlins Enterprises Ltd.
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
13160 - 88 Avenue
Surrey, BC V3W 3K3

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

The purpose of the rezoning is to allow subdivision into 3 single-family small lots and a remnant lot for future development.

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 speakers to this bylaw.

**7. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 205 Amendment By-law, 2008, No. 16591**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16592**

Application: 7907-0310-00

CIVIC ADDRESS: 18642 Fraser Highway and Portion of 186 Street

APPLICANT: Hillcrest Crossing Ltd.
c/o PJ Lovick Architect (Peter Lovick)
3707 - 1st Avenue
Burnaby, BC V5C 3V6

PROPOSAL: By-law 16591
 To redesignate the site from "Urban (URB)" to "Commercial (COM)".

By-law 16592
 To rezone the property from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and to rezone a portion of 186 Street from "Comprehensive Development Zone By-law 15044" to "Comprehensive Development Zone (CD)".

DEVELOPMENT VARIANCE PERMIT

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

- (a) To increase the number of fascia signs on proposed Building A from 2 to 7.

The purpose of the redesignation, rezoning and development variance permit is to permit a neighbourhood commercial development consisting of two buildings.

Note: See Development Variance Permit No. 7907-0310-00 under Clerk's Report, Item I.1(c).

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 the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
R. Geoghaw	X		
R. Johnson	X		
G. Farquhason	X		
P. Lovick	X		
R. Roberts	X		

**8. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 202 Amendment By-law, 2008, No. 16567**

**Surrey Zoning By-law, 1979, No. 5942, Amendment By-law 1986, No. 8512,
Amendment By-law, 2008, No. 16568**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16569**

Application: 7906-0122-00

CIVIC ADDRESS: 2124 - 128 Street

APPLICANT: Ocean Park Nurseries Ltd.
c/o Hunter Laird Engineering Ltd.
Unit 300, 65 Richmond Street
New Westminster, BC V3L 5P5

PROPOSAL: By-law 16567
To redesignate the site from "Suburban (SUB)" to "Urban (URB)".

By-law 16568
To amend "Comprehensive Development Zone (CD) By-law 8512" as follows:
(1) Remove a portion of the property at 2124-128 Street (shown as Block B on Schedule B) to allow the land to be rezoned under Zoning Bylaw 16569; and
(2) Append a new Survey Plan that reflects the revised area covered under Bylaw 8512 (shown as Block A on Schedule A).

By-law 16569
To rezone a portion of the site (Block B) from "Comprehensive Development Zone (CD) By-law 8512" to "Comprehensive Development Zone (CD) By-law 16569".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1979, No. 5942, Amendment by-law, 1986, No. 8512, as amended, Part 2, Section H, as follows:

- (a) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) for the existing nursery.

The purpose of the redesignation, rezoning and development variance permit is to allow subdivision into 7 oversized urban lots.

Note: See Development Variance Permit No. 7906-0122-00 under Clerk's Report, Item I.1(d).

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 the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
R. Holford	X		
B. McDowall	X		
L. Davidson	X		
D. Brown	X		
C. Doobewew	X		
S. Barkor	X		
B. Parmar	X		
R. Geoghaw	X		
R. Roberts	X		
G. Farquhason	X		
R. Ravenstein	X		
L. Docolas		X	

Mike Cowan, 2332 – 131 A Street, was in attendance and commented that he is in support of the proposal, the development will connect nicely with the adjacent Genex development, there are many empty nesters that would like to move into smaller homes and this is what the area needs, there is a great combination of older people, younger people, and children, and this development will attract the younger generation.

Matthew Hale, 15069 Marine Drive, was in attendance and commented that he is in favour of the development, as it will attract young urban professionals, it is a well functioning and well designed development.

Teresa Klein, 13544 – 28 Avenue, was in attendance and commented that she is in support of the proposal, the proposal is very community friendly and a portion of the property will be kept as a nursery, and there are a number of mature trees on the property that will be retained. In favour of the continuation through the Genex development and the housing will be affordable to seniors and younger families. The Johnson family has contributed a lot to the community in the past years.

Louise Witt, on behalf of Roy and Carole McCaig, 12916 – 21 B Avenue, was in attendance and read a letter from the McCaigs. Stating that they are opposed to both applications (Johnson and Schussler) in area, the proposed lot sizes are too small, and siting of houses too close, there are traffic concerns, unacceptable interface between the lots, negative impact on neighbourhood, and the incompatibility of the development with the existing community.

Diane Jones, 2648 McBride Avenue, was in attendance and commented that she is in favour and in support for the proposed subdivision; she spoke of the generosity to the community of the property owners of the subject site.

George Docolas, 2151 – 129 Street, was in attendance and commented that he lives directly east of the proposal and that he is opposed to the development. He stated his concerns as the size of the lots and view of the crowded homes, the impact on Ocean Park Terrace, the interface between the existing homes and the proposal. Consideration and direct community input is required from Ocean Park Terrace.

Betty-Jo Gillette, 2203 – 129 A Street, was in attendance and commented that many of the people that have spoken to this application do not live in the direct neighbourhood and are directly impacted by the development. She stated that she is not opposed to development, however she is opposed to the changing of the lot sizes from suburban to urban. The Genex development holds 19 homes where the OCP states the land should have held 8 homes. The proposed lot sizes are much smaller than what exist in the area, we understand the need for densification and additional houses we don't believe that it needs to destroy the character of our Ocean Park Terrace neighbourhood. The homes are selling for \$900,000 and are not affordable as earlier stated.

Linda Docolas, 2151 – 129 Street, was in attendance and commented that she has a neighbour's letter that she would like to submit to Council. She commented that she is not opposed to development; however request that the other interfacing lots (lots 1 and 2) be absorbed into lot 3. The densification needs to be improved and we want an appropriate interface. The developers want to double the density on the subject lot, the developers are proposing 7 lots, a cul-de-sac and a space for an alley space, where there should be 3 to 4 lots. She expressed concern for the map showing support and opposition, she states that there are 5 in support and 23 in opposition. The community is asking for a minimum of an appropriate interface with the existing structures.

It was	Moved by Councillor Hunt
	Seconded by Councillor Steele
	That the letter as submitted by Ms. Ducolas,
	from the family located at 2171 – 129, be received.
RES.R08-569	<u>Carried</u>

It was	Moved by Councillor Villeneuve
	Seconded by Councillor Steele
	That of the map showing support and
	opposition, be received.
RES.R08-570	<u>Carried</u>

Louise Witt, 2135 – 129 Street, was in attendance and commented that she and her family are opposed to this development. Her property directly backs on to the Garden Works property. She stated that they are not opposed to development,

they are hoping for appropriate interface, they are opposed to the size of the lots, it would make sense to remove one of the lots. We have tried to work with the City and the developer however our suggestions have been ignored. The map of opposition /support was provided by the City and there is a misrepresentation on the map, there are members noted on the map as in support however they are opposed. There are additional concerns for the density in the neighbourhood, the increased traffic, and tree retention on the subject site.

Tim Johnson, owner of Ocean Park Nurseries, was in attendance and commented over the past year he has been speaking to the residences in the area and to those opposed to this development. He stated that he has been an active supporter of smaller lots in the area, included the last phase of the Ocean Park Terrace, and the Genex Plan that preceded what was going to be on our property. He provided a map of the surrounding area showing support and opposition of the proposal and advised of the conversations he had with the surrounding neighbours. He stated that he has gone door to door to all properties surrounding the development and found support of the proposal and the current Genex development. Have received 49 letters of support. He advised of the open houses held and that 60 people attended and 58 were in support and only 2 were in opposition. We held another open house last weekend and relayed the intention is to have a garden centre well into the future. We send out 3500 postcards for people to come in and review the development proposal boards at the Garden Centre, and we spoke directly to 20 people and they had no objection to the proposal. We have been consulting with the neighbours since July and have been open with what we are doing. He provided history of the proposal development on the site and expressed that if someone was doing their due diligence they would be aware of the future development. There is a Norway spruce, which is one of the largest trees of it's species in Ocean Park, and we are trying to preserve this tree as we planted this tree, we truly want to save trees, as it is important to us emotionally. We don't believe that homes the size of those in Ocean Park Terrace should be developed within the subject site. We have increased the setback on lot 1 and 2 and changed the massing of those building, and initiated a no build zone to provide appropriate interface with the community.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the 49 letters of support be received.

Carried

RES.R08-571

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that the subdivision started many years ago and that what is before Council today is the last stages are the project. Since 1986 the CD Bylaw has designated the Ocean Park Nursery land and there was never intent for the Ocean Park Nurseries to become a ½ acre gross density. There were several open houses during the history of development and the current development. A review of the interface as proposed with dense landscaping was shown and it was stated that the setback has been increased and the massing of the houses reduced. If half-acre lots there would still be two lots backing onto the one lot and it was further stated that the impact would be greatly reduced.

9. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 203 Amendment By-law, 2008, No. 16570**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008 No. 16571**

Application: 7906-0118-00

CIVIC ADDRESS: 2092 - 128 Street and 2115 - 129 Street

APPLICANT: John and Elsie Schussler
c/o Hunter Laird Engineering Ltd.
300 - 65 Richmond Street
New Westminster, BC V3L 5P5

PROPOSAL: By-law 16570
To redesignate a portion of the site from "Suburban (SUB)"
to "Urban (URB)".

By-law 16571

Block 1

To rezone a portion of the site from "Half-Acre Residential
Gross Density Zone (RH-G)" to "Comprehensive
Development Zone (CD)".

Block 2

To rezone a portion of the site from "Half-Acre Residential
Gross Density Zone (RH-G)" and "One-Acre Residential
Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to allow
subdivision into 9 oversized urban lots and 1 remainder
RH-G lot (shown as **Block 3**).

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

Betty-Jo Gillette, 2203 – 129 A Street, was in attendance and commented that she
is opposed to the development based on her earlier presentation and stated that
there are many home in the Ocean Park Terrace area that are in the 2500 square
foot range on a half acre gross density lot, assuming that because the lot size is
large there will not automatically be large homes on the lot. She then invited
Council to review the rendering that was provided and then come to the area to
review the Genex site.

Linda Docolas, 2151 – 129 Street, was in attendance and requested that the
comments from earlier apply to this application. She stated that 7 years ago she

was told that the OCP was as it was then, when Ron Peterson built his home and our home we were told that it was a continuation of Ocean Park Terrace (all half acre lots), no one said it was an interface. Trees at the back of our property were never replanted and now in the past two years the trees were replanted, these plants were on developers side of the property and this is where are scepticism started. We were told one thing for Genex and something else was developed. Our properties are not the interface, we are asking that the properties abutting us should be given the 9.5 meter setbacks.

Louise Witt, 2135 – 129 Street, was in attendance and commented that her property is directly kitty corner to the subject site and she did do her due diligence at the time of purchasing her home, she stated that lot 6 is directly adjacent to her lot and concern that the house on that lot will be too close to her house. We do not believe that we are the interfacing properties.

Steve Barker, Owner and President of Genex Development, 1899 Ocean Park Road, was in attendance and commented that the homes developed on the Genex site are the homes that were presented. He provided further renderings from what was presented during the development of the Genex site. A small wall with a hedge is what is being proposed along 128 Street.

Clarence Arychuk, Hunter Laird Engineering, was in attendance and commented that the house proposed for lot 1 will line up at 9.5 meter due to the lot line jutting out, the house will be lined up with the houses within the development, and there will be 9.5 meter setback from the back elevation of the house (on lot 1) to the adjacent house.

Tim Johnson, owner of Ocean Park Nurseries, was in attendance and commented that when they did the two interface lots 37 cedar trees were planted and a deal was made with Ron Petersen that he would water the trees as Garden Works was leasing the Ocean Park Nursery site. We are unaware of what has happened to the 6 trees behind one house verses the 31 trees behind the Petersen's house, we can only assume that they were not watered, it was not the responsibility of Ocean Park Nursery to water the trees. We have previously advised Council that we would plant 24-foot tall cedar trees in the gap between the properties and the trees are now in place.

C. COMMITTEE REPORTS

1. Agricultural Advisory Committee - February 7, 2008

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the minutes of the Agricultural
 Advisory Committee meeting held on February 7, 2008, be received.
 RES.R08-572 Carried

2. Public Art Advisory Committee - February 7, 2008

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the minutes of the Public Art Advisory
Committee meeting held on February 7, 2008, be received.

RES.R08-573

Carried**3. Transportation Committee - February 13, 2008**

It was Moved by Councillor Bose
Seconded by Councillor Steele
That the minutes of the Transportation
Committee meeting held on February 13, 2008, be received.

RES.R08-574

Carried**4. Agricultural Advisory Committee - March 6, 2008**

The recommendation from the minutes of the Agricultural Advisory Committee held on March 6, 2008 was considered and dealt with as follows:

L. Other Competent Business**2. 2008 Work Plan**
File: 0540-20 VAR

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council approve the City of Surrey's
AAC to host a joint meeting of the AACs of Surrey, Township of
Langley and Delta, early in April, 2008, to discuss inter-municipal
agricultural issues; and that the issue of housing migrant and
immigrant workers on local farms be forwarded to the next AAC
meeting.

RES.R08-575

Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - January 22, 2008

It was	Moved by Councillor Hunt Seconded by Councillor Steele That the minutes of the Board of Variance meeting held on January 22, 2008, be received.
RES.R08-576	<u>Carried</u>

2. Surrey Heritage Advisory Commission - January 30, 2008

(a) It was	Moved by Councillor Higginbotham Seconded by Councillor Hepner That the minutes of the Surrey Heritage Advisory Commission meeting held on January 30, 2008, be received.
RES.R08-577	<u>Carried</u>

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

Friends of Heritage – Nomination Form Award Program

It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That Council approve the three nominations for the Friends of Heritage Awards put forward to the Commission and that Council present the awards at the Public Hearing meeting of February 25, 2008.
RES.R08-578	<u>Carried</u>

Heritage Inventory Sites

It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That Council approve that a member from the SHAC may liaise on the Environmental Advisory Committee to ensure coordination on environmental and heritage issues.
RES.R08-579	<u>Carried</u>

E. MAYOR’S REPORT

F. COUNCILLORS’ REPORTS

G. CORPORATE REPORTS (continued)

1. The Corporate Reports, under date of March 10, 2008, were considered and dealt with as follows:

Item No. R030 Road Closure at 72 Avenue and 194 Street
File: 7806-0066

The General Manager, Engineering submitted a report concerning the road closure at 72 Avenue and 194 Street.

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

It was Moved by Councillor Bose
Seconded by Councillor Steele
That Council authorize the sale of two portions of road located along 194 Street at 72 Avenue and containing $\pm 257.26 \text{ ft.}^2$ ($\pm 23.9 \text{ m}^2$) and $\pm 263.7 \text{ ft.}^2$ ($\pm 24.5 \text{ m}^2$) for a total area of $\pm 520.96 \text{ ft.}^2$ ($\pm 48.4 \text{ m}^2$) under the previously approved terms for this closure, as outlined in the attached Corporate Report R122.

RES.R08-580

Carried

Item No. R031 Contract Award - MS 1706-015-11:
Aggressive Roadbuilders Limited
File: 1706-015/11

The General Manager, Engineering submitted a report concerning the award of Contract MA 1706-015-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Tender Amount (with GST)</i>
1. Aggressive Roadbuilders Ltd.	\$6,592,125.75	
2. Double M Excavating Ltd.	\$7,794,832.84	
3. B&B Contracting Ltd.	\$7,834,600.00	
4. Imperial Paving Ltd.	\$8,140,185.90	
5. TAG Construction Ltd.	\$8,152,898.25	
6. Tyam Construction Ltd.	\$8,710,802.10	\$8,294,957.00
7. Gemco Construction Ltd.	\$8,670,243.75	

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

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

1. Award Contract M.S. 1706-015-11 to Aggressive Roadbuilders Ltd. in the amount of \$6,592,125.75 (including 5% GST).
2. Set the expenditure authorization for Contract M.S. 1706-009-11 at \$6,920,000 (including 5% GST).

RES.R08-581

Carried

Item No. R032 Proposed Policy to Regulate Development within the
 Serpentine and Nicomekl River Floodplains
 File: 5225-10

The General Manager, Engineering, and the General Manager, Planning & Development submitted a report to bring forward a policy for Council's consideration to restrict development in Serpentine-Nicomekl floodplain areas in order to address the potential cumulative impacts of such development in the City.

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

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

1. Endorse the attached policy (Appendix I) to restrict development within the Nicomekl and Serpentine River floodplain areas in accordance with the approach and evaluation criteria described in the report; and
2. Authorize staff to bring forward further policies and regulations for the Bridgeview, South Westminster, Crescent Beach and Little Campbell River areas to regulate development in floodplain and flood-prone areas based on the direction provided in this report.

RES.R08-582

Carried

Item No. R033 Management of Ongoing Construction in
 Grandview Heights
 File: 6520-20 (GH)

The General Manager, Engineering, and the General Manager, Planning & Development submitted a report to provide a summary of the concerns raised by area residents and motorists regarding the extensive development related construction activity underway in the Grandview Heights neighbourhood, and

documents measures that are being taken by City staff to address the concerns and to manage the impacts that the construction work has created on residents and motorists.

The General Manager, Engineering, and the General Manager, Planning & Development were recommending that the report be received for information.

It was
 Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That Corporate Report No. R033 be
 received for information.

RES.R08-583

Carried

Item No. R034 Downtown Surrey Business Improvement Area - Renewal
 with an Expanded Boundary
 File: 6930-20

This item was dealt with earlier in the meeting.

Item No. R035 Memorandum of Agreement with Province - Local
 Government Twinning Relationships
 File: 6750-01; 0410-20

This item was dealt with earlier in the meeting.

Item No. R036 Location of the New Cloverdale Multi-purpose Centre
 File: 0760-20 (Cloverdale Multi-purpose Centre)

The General Manager, Planning & Development, and the General Manager, Parks, Recreation & Culture submitted a report concerning the location of the new Cloverdale Multi-purpose Centre.

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

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

1. Receive this report as information;
2. Authorize staff to proceed with the design and construction of the Cloverdale Multi-purpose Centre project on the basis that it will be located at the southeast corner of the intersection of 62 Avenue and 176 Street;

- 3. Authorize staff to hold a public open house to seek input from the public about the design of the centre and its location; and
- 4. Request a copy of Corporate Report R036 be forwarded to the Lower Fraser Valley Exhibition Association.

RES.R08-584

Carried

Item No. R037 Statements of Significance for the Canadian Register of Historic Places
 File: 6800-20-203

The General Manager, Planning & Development submitted a report to advise Council of seven additional SOS, drafted with the assistance of Don Luxton and Associates Inc. This report seeks Council's approval to forward the SOS to the Province, for uploading to the Canadian Register of Historic Places ("CRHP").

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

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

- 1. Receive this report as information; and
- 2. Approve the Statements of Significance ("SOS"), related to seven rural schools in Surrey, attached as Appendix I to this report, for uploading to the Canadian Register of Historic Places.

RES.R08-585

Carried

H. BY-LAWS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002, No. 14852, Amendment By-law, 2008, No. 16590A"

7906-0419-00 - BJP Enterprises Inc., c/o Mainland Engineering Corp.
 (Mr. Avnash Banwait)

To amend CD By-law 12740, as amended, to remove 12028 - 99 Avenue.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16590B.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002,
 No. 14852, Amendment By-law, 2008, No. 16590A" pass its third reading.
 RES.R08-586 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
 No. 16590B"

7906-0419-00 - BJP Enterprises Inc., c/o Mainland Engineering Corp.
 (Mr. Avnash Banwait)

CD (BL 12740) to RF (BL 12000) - 12028 - 99 Avenue - to permit the
 construction of a single family dwelling.

Approved by Council: February 25, 2008.

This by-law is proceeding in conjunction with By-law 16590A.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16590B" pass its third reading.
 RES.R08-587 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 206 Amendment
 By-law, 2008, No. 16593"

7907-0094-00 - Soraje Capital Inc., c/o Ionic Architecture Inc. (Mr. Sam Chan)

To authorize the redesignation of the properties located at 11054, 11066 and
 11080 - 132 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16594.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 206 Amendment By-law, 2008, No. 16593" pass
 its third reading.
 RES.R08-588 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16594"

7907-0094-00 - Soraje Capital Inc., c/o Ionic Architecture Inc. (Mr. Sam Chan)

RM-D and RF to RM-70 (BL 12000) - 11037, 11049, 11057,
11069 Ravine Road, 11054, 11066 and 11080 - 132 Street to permit the
development of 130 apartment units within two 4-storey buildings.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16593.

Note: See Development Variance Permit No. 7907-0094-00 under
Clerk's Report, Item I.1(a).

RES.R08-589	It was No. 12000, Amendment By-law, 2008, No. 16594" pass its third reading.	Moved by Councillor Villeneuve Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16594" pass its third reading. <u>Carried</u>
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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16595"

7906-0519-00 - Surrey Campus Residences Corp.,
c/o DYS Architecture (Mr. Colin Shrubbs)

RF to CD (BL 12000) - 13399, 13409, 13419, 13431 - 103 Avenue and
Portion of Lane - to permit the development of two high-rise residential
towers to be operated as residences for Simon Fraser University students
(dormitories).

Approved by Council: February 25, 2008

RES.R08-590	It was No. 12000, Amendment By-law, 2008, No. 16595" pass its third reading.	Moved by Councillor Villeneuve Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16595" pass its third reading. <u>Carried</u>
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Note: See Development Variance Permit No. 7906-0519-00 under
Clerk's Report, Item I.1(b)

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16596"

7906-0375-00 - Atira Women's Resource Society, c/o Davidson Yuen Simpson Architects (Mr. Richard Stout)

CD (BL 15815) to CD (BL 12000) - 13729 - 92 Avenue - to permit a phased development consisting of 36 units of supportive housing, a child care centre for up to 59 children, limited office uses and community services.

Approved by Council: February 25, 2008

It was
RES.R08-591

Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16596" pass its third reading.
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16588"

7906-0432-00 - Irene Phan and Mily Phan, c/o Mainland Engineering Corp. (Avnash Banwait)

RA to RF (BL 12000) - 14664 St. Andrews Drive - to allow subdivision into two (2) single family residential lots.

Approved by Council: February 25, 2008

It was
RES.R08-592

Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16588" pass its third reading.
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16589"

7906-0313-00 - Rawlins Enterprises Ltd., c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA to RF-12 (BL 12000) - Portion of 5882 - 144 Street - to allow subdivision into 3 single family small lots.

Approved by Council: February 25, 2008

It was Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16592" pass its third reading.
 RES.R08-595 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 202 Amendment By-law, 2008, No. 16567"

7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd.

To authorize the redesignation of the property located at 2124 - 128 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16568 & 16569.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 202 Amendment By-law, 2008, No. 16567" pass
 its third reading.
 RES.R08-596 Carried

"Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986,
 No. 8512, Amendment By-law, 2008, No. 16568"

7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd.

To amend CD By-law 8512 to remove a portion of 2124 - 128 Street.

Approved by Council: February 25, 2008.

This by-law is proceeding in conjunction with By-law 16567 & 16569.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Part 1 of Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1986, No. 8512, Amendment By-law, 2008,
 No. 16568" pass its third reading.
 RES.R08-597 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16569"

7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd.

CD (BL 8512) to CD (BL 12000) - Portion of 2124 - 128 Street - to allow subdivision into 7 oversized urban lots.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16567 & 16568.

Note: See Development Variance Permit No. 7906-0122-00 under Clerk's Report, Item I.1(d).

RES.R08-598	<p>It was</p> <p style="padding-left: 40px;">Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16569" pass its third reading.</p> <p style="text-align: center;"><u>Carried</u></p>
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- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 203 Amendment By-law, 2008, No. 16570"

7906-0118-00 - John and Elsie Schussler, c/o Hunter Laird Engineering Ltd.

To authorize the redesignation of a portion of the site located at 2092 - 128 Street and Portion of 2115 - 129 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16571.

RES.R08-599	<p>It was</p> <p style="padding-left: 40px;">Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 203 Amendment By-law, 2008, No. 16570" pass its third reading.</p> <p style="text-align: center;"><u>Carried</u></p>
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"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16571"

7906-0118-00 - John and Elsie Schussler, c/o Hunter Laird Engineering Ltd.

RH-G and RA (BL 12000) to CD (BL 12000) - 2115 - 129 Street and 2092 - 128 Street to allow subdivision into 9 oversized urban lots and 1 remainder RH-G lot.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16570.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2008, No. 16571" pass its third reading.

RES.R08-600

Carried

FINAL ADOPTIONS

10. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane at 103 Avenue and West Whalley Ring Road (134A Street) By-law, 2008, No. 16581"

3900-20-16581 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 477.9 square metres of lane at 103 Avenue and West Whalley Ring Road (134A Street). This closure is intended to facilitate a high-rise development for a student residence facility to serve Simon Fraser University. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the lane will be considered by City Council at a later date.

Approved by Council: January 28, 2008

Corporate Report Item: R008

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

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That "Surrey Close and Remove the

Dedication of Highway of a Portion of Lane at 103 Avenue and West Whalley Ring Road (134A Street) By-law, 2008, No. 16581" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-601

Carried

11. "Surrey Close and Remove the Dedication of Highway of a Portion of Road at 74 Avenue and 128 Street By-law, 2008, No. 16582"

3900-20-16582 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 0.117 hectares of a Portion of Road at 74 Avenue and 128 Street. This closure is intended to facilitate the consolidation of the road with the properties that comprise the Newton Athletic Park. 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: February 26, 2007
Corporate Report Item: R017

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

It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road at 74 Avenue and 128 Street By-law,
2008, No. 16582" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R08-602

Carried

12. "Local Area Service Water Main Extension [Project # 1206-903] By-law, 2006,
No. 16159, Amendment By-law 2008, No. 16583"

3900-20-16583 - Council Initiative

To amend "Local Area Service Water main Extension [Project # 1206-903]
By-law, 2006, No. 16159" by replacing Schedule B to reflect the final costs and
apportionment thereof for the Water Main extension on 168 Street from
40 Avenue to 48 Avenue.

Approved by Council: February 25, 2008
Corporate Report Item No. R021

It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension [Project # 1206-903] By-law, 2006, No. 16159, Amendment By-law
2008, No. 16583" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R08-603

Carried

13. "Local Area Service Water Main Extension [Project # 1206-902] By-law, 2006,
No. 16179, Amendment By-law 2008, No. 16584"

3900-20-16584 - Council Initiative

To amend "Local Area Service Water Main Extension [Project # 1206-902]
By-law, 2006, No. 16179" by replacing Schedule B to reflect the final costs and
apportionment thereof for the Water Main Extension on 152 Street, from
44 Avenue to 40 Avenue.

Approved by Council: February 25, 2008
Corporate Report Item No. R022

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Local Area Service Water Main
Extension [Project # 1206-902] By-law, 2006, No. 16179, Amendment By-law
2008, No. 16584" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R08-604

Carried

14. "Local Area Service Water main Extension [Project # 1206-901] By-law, 2006,
No. 16178, Amendment By-law 2008, No. 16585"

3900-20-16585 - Council Initiative

To amend " Local Area Service Water main Extension [Project # 1206-901]
By-law, 2006, No. 16178" by replacing Schedule B to reflect the final costs and
apportionment thereof for the Water Main Extension on 192 Street from
52 Avenue to 40 Avenue.

Approved by Council: February 25, 2008
Corporate Report Item No. R023

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Local Area Service Water main
Extension [Project # 1206-901] By-law, 2006, No. 16178, Amendment By-law
2008, No. 16585" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R08-605

Carried

15. "Surrey Tree Protection By-law, 2006, No. 16100, Amendment By-law 2008,
No. 16586"

3900-20-16586 - Regulatory By-law Text Amendment

To amend "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended, by
amending relevant sections of Part 1, Part 7, Part 11 and Schedule A to replace
"Tree Protection Bylaw Administrator" with "Trees and Landscape Manager".

Approved by Council: February 25, 2008
Corporate Report Item No. R026

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Tree Protection By-law, 2006,
No. 16100, Amendment By-law 2008, No. 16586" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-606 Carried

16. "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: November 19, 2007/February 11, 2008
Corporate Report Item No. C023/R012

- * Council is advised that the Deputy Inspector of Municipalities of the Province of
British Columbia has approved By-law 16494 (see by-law back-up), therefore
Final Adoption is in order for consideration.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Development Cost Charge
By-law, 2007, No. 16494" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.
RES.R08-607 Carried

17. "Downtown Surrey Business Improvement Area By-law, 2007, No. 16534"

3900-20-16534 - Council Initiative

A by-law to renew the proposed expanded Downtown Surrey Business
Improvement Area. The purpose of the Business Improvement Area is to
improve and beautify the area, and market and promote the business community.
The creation of the BIA supplements the City's objective to promoting Surrey
City Centre.

Approved by Council: January 14, 2008
Corporate Report Item No. R003

Note: This By-law will be in order for consideration, should Council approve the
recommendations of Corporate Report Item No. R034.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Downtown Surrey Business
 Improvement Area By law, 2007, No. 16534" be finally adopted, signed by the
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-608 Carried

INTRODUCTION

18. "Surrey Close and Remove the Dedication of Highway of a Portion of 145 Street
 By-law, 2008, No. 16597"

3900-20-16597 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 207.2
 square metres of 145 Street. This closure is intended to facilitate the
 consolidation of the road with the adjacent land at 14482 - 60 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: December 3, 2007
 Corporate Report Item No. R250

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of 145 Street By-law, 2008, No. 16597" pass
 its first reading.

RES.R08-609 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of 145 Street By-law, 2008, No. 16597" pass
 its second reading.

RES.R08-610 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of 145 Street By-law, 2008, No. 16597" pass
 its third reading.

RES.R08-611 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. 7907-0094-00**
Soraje Capital Inc.
c/o Ionic Architecture Inc. (Sam Chan)
 11037, 11049, 11057, 11069 Ravine Road and
 11054, 11066 and 11080 - 132 Street

To relax requirements as follows:

- (a) To increase the maximum lot coverage from 33% to 41%;
- (b) To reduce the minimum front yard setback (Ravine Road) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
- (c) To reduce the minimum front yard setback (132 Street) from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).

To permit the development of 130 apartment units within two 4-storey buildings.

Note: See By-law No. 16594 under Item H..

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7907-0094-00 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.R08-612

Carried

- (b) **Development Variance Permit No. 7906-0519-00**
Surrey Campus Residences Corp.
c/o DYS Architecture (Colin Shrubbs)
 13399, 13409, 13419, 13431 - 103 Avenue and Portion of Lane

To permit fascia signage on a non-building face; and to increase the maximum size of identification signage in residential zones from 2.3 square metres (24 sq. ft.) to up to 5 square metres (54 sq. ft.) in the sign area, to permit the development of two high-rise residential towers to

be operated as residences (dormitories) for Simon Fraser University students.

Note: See By-law No. 16595 under Item H.

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

No. 7906-0519-00 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.R08-613

Carried

- (c) **Development Variance Permit No. 7907-0310-00**
Hillcrest Crossing Ltd.
c/o PJ Lovick Architect (Peter Lovick)
18642 Fraser Highway

To increase the number of fascia signs on proposed Building A from 2 to 7 to permit a neighbourhood commercial development consisting of two buildings.

Note: See By-law No. 16592 under Item H.

It was
Moved by Councillor Hepner
Seconded by Councillor Martin
That Development Variance Permit

No. 7907-0310-00 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.R08-614

Carried

- (d) **Development Variance Permit No. 7906-0122-00**
Ocean Park Nurseries Ltd.
c/o Hunter Laird Engineering Ltd.
2124 - 128 Street

To reduce the minimum rear yard setback requirement from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) for the existing nursery, to allow subdivision into 7 oversized urban lots.

Note: See By-law No. 16569 under Item H.

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7906-0122-00 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.R08-615

Carried

- (e) **Development Variance Permit No. 7907-0255-00**
Fleetwood Center Investments Ltd.
c/o Atlas Sign & Awning Co. (Wayne Ellis)
 9014 - 152 Street
 (also shown as 9056 and 9082 - 152 Street,
 15248 and 15266 - 91 Avenue)

To allow one (1) additional awning sign for each of the two (2) businesses
 located in the subject building, and to allow four (4) awnings to project
 0.9 metres (3.0 ft.) from the building facade on the north, west and south
 building elevations only.

To permit two (2) additional awning signs on the building and to bring
 into conformity the four (4) existing awning signs.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7907-0255-00 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.R08-616

Carried

- (f) **Development Variance Permit No. 7907-0353-00**
Perfect Properties Inc.
c/o Power Wood Corp. (Jake Power)
 9760 - 160 Street

To relax the minimum north side yard setback requirement from 0.0 metre
 or 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.); and to increase the maximum
 building height requirement of an accessory structure from 6.0 metres
 (20.0 ft.) to 12.8 metres (42.0 ft.), to permit the development of a dust
 collection system for an existing lumber yard.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7907-0353-00 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.R08-617

Carried

- (g) **Development Variance Permit No. 7907-0299-00**
Berea Baptist Church
c/o Bell Mobility (Chad Marlatt)
 6062 - 132 Street

To relax the minimum front yard and western side yard setback requirements from 17.1 metres (56 ft.) to 9.0 metres (30 ft.); and to increase the maximum building height requirement from 9 metres (30 ft.) to 17.1 metres (56 ft.) for the proposed belfry only, to permit the construction of a telecommunications tower within a new church belfry.

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. 7907-0299-00 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.R08-618

Carried

2. Delegation Requests

- (a) **Councillor Barbara Steele, Chair**
South Fraser Family Court & Youth Justice Committee
 File: 0540-01; 0550-20-10

Requesting to appear before Council to further familiarize Council with the work of the South Fraser Family Court & Youth Justice Committee and to answer any questions.

It was determined that Councillor Steele will present during Councillor Reports on the next agenda.

Note: The 2007 South Fraser Family Court & Youth Justice Committee's Annual Report and goals and objectives for 2008 are attached.

- (b) **Brian Fowler**
File: 5400-80; 0550-20-10

Requesting to appear before Council regarding the traffic situation on 99A Avenue between 154 and 156 Streets (one way).

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That staff bring forward a Corporate Report
in regard to this issue and the Brian Fowler be heard as a delegation at
Council in Committee.

RES.R08-619

Carried

3. Approval of Financial Statements and Budgets

- (a) **Downtown Surrey Business Improvement Association**
File: 1970-10 W

Council is requested to receive and approve the Financial Statements for the year ended December 31, 2007 and the budget for 2008 contained in the 2007 Annual Report in accordance with By-law 14923.

It was Moved by Councillor Steele
Seconded by Councillor Hunt
That Council receive and approve the
Financial Statements for the year ended December 31, 2007 and the
budget for 2008 contained in the 2007 Annual Report in accordance with
By-law 14923.

RES.R08-620

Carried

4. 2008 SmartGrowthBC Conference and Awards - April 18, 2008

File: 0390-20

Council is requested to pass a resolution to authorize Councillor Bose to attend the 2008 SmartGrowthBC Conference and Awards to be held April 18, 2008, and that all expenses be paid in accordance with Council policy.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council authorize Councillor Bose to
 attend the 2008 SmartGrowthBC Conference and Awards to be held
 April 18, 2008, and that all expenses be paid in accordance with Council policy.
 RES.R08-621 Carried

J. CORRESPONDENCE

ACTION ITEM

1. Correspondence dated March 7, 2008 from **Eydie Fraser, Executive Coordinator, Lower Mainland Local Government Association**, providing the following draft resolution from the City of Quesnel with respect to support for Bill M225 - British Columbia Rail Corridor Safety Act, 2007.

"WHEREAS the safety and security of livestock owners in BC whose grazing lands run adjacent to publicly owned rail corridors is of utmost importance; and

WHEREAS that safety and security is at risk from factors including inadequate fencing and rail crossings, inadequate invasive plant management, and inadequate notification and compensation for livestock that have been struck by trains;

THEREFORE BE IT RESOLVED that the North Central Municipal Association encourage the provincial government to support Bill M225 British Columbia rail Corridor Safety Act, 2007."

File: 0480-20

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the letter dated March 7, 2008 from
 Eydie Fraser, Executive Coordinator, Lower Mainland Local Government
 Association be received.
 RES.R08-622 Carried

K. NOTICE OF MOTION

L. ANY OTHER BUSINESS

1. **BC Standard Breed**

Councillor Higginbotham advised that the raceway is increasing to the point of needing new barns and stated that she wanting to get the information to staff.

M. ADJOURNMENT

It was

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

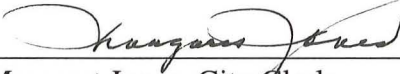
meeting do now adjourn.

RES.R08-623

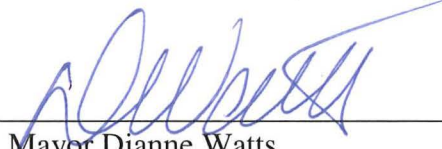
Carried

The Regular Council - Public Hearing meeting adjourned at 9:18 p.m.

Certified correct:



Margaret Jones, City Clerk



Mayor Dianne Watts