



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JULY 28, 2008  
Time: 7:02 p.m.

**Present:**

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

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Parks, Recreation and Culture  
General Manager, Human Resources  
Deputy City Manager  
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 - July 14, 2008**

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That the minutes of the Special (Regular)  
Council meeting held on July 14, 2008, be adopted.

RES.R08-1788 Carried

**2. Regular Council - Land Use - July 14, 2008**

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the minutes of the Regular Council –  
Land Use meeting held on July 14, 2008, be adopted.

RES.R08-1789 Carried

**3. Council-in-Committee - July 14, 2008**

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the minutes of the  
 Council-in-Committee meeting held on July 14, 2008, be received.  
 RES.R08-1790 Carried

**4. Regular Council - Public Hearing - July 14, 2008**

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on July 14, 2008, be adopted.  
 RES.R08-1791 Carried

**B. DELEGATIONS - PUBLIC HEARING****1. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16721****Application: 7907-0063-00**

CIVIC ADDRESS: Portion of 6970 - 192 Street

APPLICANT: Lakewood Enterprises Ltd.  
 c/o Harald Trepke  
 #201 - 7795 - 128 Street  
 Surrey, BC V3W 4E6

PROPOSAL: To rezone a portion of the site (Block B) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section E. 17(b) and Part 22, Section F, as follows:

- (a) To allow a maximum of six (6) stair risers to encroach within the building setback;
- (b) To reduce the minimum north front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the porch and 6.8 metres (22 ft.) to the building face;

- (c) To reduce the minimum west flanking street side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the porch and 4.8 metres (15.5 ft.) to the building face;
- (d) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the deck and 4.5 metres (15 ft.) to the building face; and
- (e) To reduce the minimum south rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the deck and to the building face.

The purpose of the rezoning and development variance permit is to allow construction of approximately 74 townhouse units on a portion of the site (Block B); the remainder of the site (Block A) is being developed under development application No. 7907-0054-00.

**Note:** See Development Variance Permit No. 7907-0063-00 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.

Peter Durand 7020 193 Street – Advised that he lives right across the street from proposed development and is opposed because of the added congestion, traffic and loss of privacy. He state that he moved in 20 years ago and chose the area across from the East Clayton Buffer Density zone that is 6 to 10 units per acre. If the proposal conforms to the zoning why is this to be re-zoned? Mr Durand expressed concern with the setback variance as it makes it closer to the road and with the height of the homes and homes across street from development existing residents will lose their privacy.

John-Christopher Taft #59 19330 69<sup>th</sup> Ave – Stated that a variance to the setbacks will infringe on neighbours privacy, and he went on to comment on the environmental and safety issues.

Warren Gillis 19265 70 Avenue – Mr Gillis commented that Aloha Estates residents have taken the brunt of development setbacks. He pointed out that they have been there for 28 years and deserve a decent buffer for people who do not want such encroachment in the setback area.

M. Dembec – Architect for development – Mr. Dembec advised that the NCP allows a 20 foot setback with porches only able to encroach. This plan allows for a 22.6 foot setback and there is no more of a fire hazard than other homes in area. Homes are built into the grade, no more than 2 and 1/2 stories high.

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

NAME	FOR	AGAINST	UNDECIDED
S. Hurst		X	

**2. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16732**

**Application: 7906-0018-00**

**CIVIC ADDRESS:** 6455 - 196 Street and 19559 - 64 Avenue

**APPLICANT:** Ambros Investments Ltd.  
 c/o Focus Architecture Inc. (Colin Hogan)  
 #109 - 1528 McCallum Road  
 Abbotsford, BC V2S 8A3

**PROPOSAL:** To rezone the properties from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

**DEVELOPMENT VARIANCE PERMIT**

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

- (a) To permit an identification sign as a wall sign; and
- (b) To increase the number of identification signs not exceeding 2.3 square metres (25 sq. ft.) in sign area per sign from 1 to 3.

The purpose of the rezoning and development variance permit is to permit the development of a mixed-use building containing 146 seniors' housing rental units with associated amenity space and ground floor commercial space.

**Note:** See Development Variance Permit No. 7906-0018-00 under Clerk's Report, Item I.1(b).

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

There were no speakers to this Bylaw present.

3. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 220 Amendment By-law, 2008, No. 16727**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16728**

**Application: 7907-0231-00**

CIVIC ADDRESS: 2932 - 160 Street

APPLICANT: Quadra Holdings (160 Street) Ltd.  
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)  
#201 - 12448 - 82 Avenue  
Surrey, BC V3W 3E9

PROPOSAL: **By-law 16727**  
To redesignate the property from "Suburban (SUB)" to  
"Urban (URB)".

**By-law 16728**  
To rezone the property from "One-Acre Residential Zone  
(RA)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to allow  
subdivision into 4 Suburban Transition lots, riparian  
protection area and open space.

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

Sylvi Holmsen 15758 Mountainview Drive expressed concern with the significant  
amount of development in this immediate area, advising that this is causing  
neighbours great inconvenience with traffic and safety issues. A lack of  
coordination of building development in the area is causing most of the concerns.

General Manager of Planning stated that Planning, Engineering and the Bylaws  
Departments have coordinated a plan and are working together for a broader look  
at timing of the various work projects and enforcing bylaws with the Contractors  
in the area and phasing the approvals in a given area.

Todd Waterfied 2955 162A Street requested clarification in regard to Lots 5 & 6  
and was informed that they would be retained by the City as Park, one for Creek  
preservation and the other for SROW and only 3 lots are being developed.

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

NAME	FOR	AGAINST	UNDECIDED
D. & E. Theodosakis		X	
K. Waterfied		X	

There was correspondence on table from D. & J. Theodosakis in opposition to the proposed rezoning.

**4. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 219 Amendment By-law, 2008, No. 16725**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16726**

**Application: 7907-0296-00**

CIVIC ADDRESS: 15755 - 28 Avenue

APPLICANT: Trademark Link 678617 Homes Ltd.  
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)  
201, 12448 - 82 Avenue  
Surrey, BC V3W 3E9

PROPOSAL: **By-law 16725**  
To redesignate the property from "Suburban (SUB)" to "Urban (URB)".

**By-law 16726**  
To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit the development of a 31-unit cluster housing development.

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

Sylvi Holmsen 15758 Mountainview Drive expressed concern again with the out of control development in the area. She advised that they purchased their home 4 years ago after thorough research, then in one year it was changed. They tried to take part in the NCP but found it to be a very frustrating exercise, as it went from residential acreages to cluster housing.

In the past few years the overpass on 24 Avenue was under construction, 156 Street closed, then 28 Avenue closed and large sized, heavy trucks on Croyden Dr are destroying the road and during other construction phases, the road was left in disrepair. Canada Post refused to deliver mail as they had deemed the area unsafe,

power and water were both cut off on occasions with no notice to the neighbours. She expressed concern with the lack of consideration for the residents that live in the area. Not one contractor or the City has come and talked to them, or the other neighbours about any of the inconveniences that they were to experience. Each time they had to find out what was going on. The City went through a property downhill from their property and installed a sewer line connector. Their back yard was flooded with about an inch of water over the whole area and has remained very wet since. A lot of the topsoil was washed away and lost in the flooding event and she remains concerned that it will get worse with more tree removal. She was not confident that the hydrology was ever considered and would like to make sure this happens before there is any more development in the area. The pathway runs close to the corner of their property and people already are walking back there and tormenting their dog, once developed there will be a lot more people and it will be worse. She expressed concern with the tree survey as it does not appear accurate nor does the site survey. The ROW is shown about 10 m north of where it actually is and two of the trees in the top left corner do not exist. Many of the trees are unhealthy birch trees. Council should have an accurate site plan before making any decisions. She was also concerned with the proposed connector from 28 Avenue to Mountainview. Things have improved in the past few weeks with all of the construction but there are a lot of things that still need to happen.

Deb Jacks 7680 143 Street commented that trees on 28 Avenue are coniferous, yet most of the trees being preserved are in the northeast corner and are deciduous. Ms. Jacks wants to ensure that drainage goes back to the lands and not just a storm sewer. Ms. Jacks approved of cluster housing.

Eric Aderneck Aplin Martin Consultants stated that cluster housing was designed to retain the largest amount of green space and natural open areas. The trail is to be fenced which should help the neighbour. The Landscape Architect worked closely with City Staff to ensure retention of as many Bylaw trees as possible. The road will be widened with the change to grade.

Tennile Jackman DMG Landscape Architects advised that she used a design strategy on 28<sup>th</sup> Ave to save as many trees as possible and there will be infilling and buffer planting between the cluster housing, the walkway and the fencing. The northeast corner is being left natural with a bit of planting of infill trees.

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

NAME	FOR	AGAINST	UNDECIDED
R. Wong		X	

There was correspondence on table from S. Holmson and R. Wong expressing various concerns.

**5. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 221 Amendment By-law, 2008, No. 16733**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16734A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16734B**

**Application: 7908-0113-00**

CIVIC ADDRESS: 2609 - 158 Street, 2612 and 2618 Croydon Drive

APPLICANT: Harold and Joy Taylor, Jay and Laurel Chartier,  
Wilfred London  
c/o Elkay Developments Ltd. (Ken Sully)  
#101A - 15252 - 32 Avenue  
Surrey, BC V3S 0R7

PROPOSAL: **By-law 16733**  
To authorize the redesignation of a portion of the site from  
Suburban (SUB) to Industrial (IND).

**By-law 16734A**  
To rezone 2612 and 2618 Croydon Drive and a portion of  
2609 - 158 Street (shown as Block A on Schedule A) from  
"One-Acre Residential Zone (RA)" to "Comprehensive  
Development Zone (CD)".

**By-law 16734B**  
To rezone a portion of 2609 - 158 Street (shown as Block B  
on Schedule A) from "One-Acre Residential Zone (RA)" to  
"Half-Acre Residential Zone (RH)".

The purpose of the redesignation and rezoning is to permit  
the development of a 4-storey business park/office building  
and to allow retention of an existing house on a remnant  
lot.

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

Stephen Taylor 2609 158 Street advised that he supports the application but has  
two concerns and that is the requirement for structural fill; and the servicing  
requirements that must be provided to subdivide the property. The money spent  
on these would eat up 80% of the sale of the property and the land in question  
being sold is only suitable for parking as it is mostly under power lines on a BC  
Hydro ROW and they are not moving or changing the property in any way. They  
are simply severing off the portion that is of no use and can only be used for



parking and retaining the half-acre that is currently developed. There is no need for the servicing requirements as nothing is changing and the parking area cannot be developed, ever. To make this work and be affordable they must move the free fill into the site and cannot do that without this approval. The servicing includes running a sewer line for about an 1/8 mile which would cost about \$60,000 alone. They are asking for the servicing not to be required as it is unnecessary and onerous. The Mayor stated that the servicing is a requirement due to the subdivision and that Council cannot waive it.

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

NAME	FOR	AGAINST	UNDECIDED
J. Taylor	X		

There was correspondence on table from S. & J. Taylor supporting the application and expressing some concerns.

**6. Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 82 Amendment By-law, 2008, No. 16719**

**Application: 7908-0062-00**

CIVIC ADDRESS: 10669, 10695, 10749 and 10775 Fir Road

APPLICANT: R & R Trading Co. Ltd.  
Attention: Dwaine Odinson  
7449 River Road  
Delta, BC V4G 1B9

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 Industrial Use Permit Areas" by adding a new heading:

"Temporary Industrial Use Permit Area No. 26 - Outdoor Steel Storage".

This application will allow for a temporary office and steel storage yard for a period not to exceed 2 years.

**Note:** See Temporary Industrial Use Permit No. 7908-0062-00 under Clerk's Report, Item I.3(a).

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

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

NAME	FOR	AGAINST	UNDECIDED
I. Szabo		X	

There was correspondence on table from I. Szabo in opposition to the proposed rezoning.

**7. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16720**

**Application: 7907-0392-00**

CIVIC ADDRESS: 9637 - 137 Street

APPLICANT: Randhir S. Mann and Inderjit S. Sahota  
 c/o Jak Redenbach  
 3867 Norwood Avenue  
 North Vancouver, BC V7N 3R1

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 35, Section F, as follows:

- (a) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
- (b) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a medical office.

**Note:** See Development Variance Permit No. 7907-0392-00 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.

There were no speakers present for this Bylaw.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16729**

**Application: 7906-0457-00**

CIVIC ADDRESS: 10150 and 10174 - 128 Street

APPLICANT: Ekam Development Ltd.  
c/o Maskeen Group (Michael Weir)  
12708 - 80 Avenue  
Surrey, BC V3W 3A7

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Single Family Residential (9) Zone (RF-9)".

The purpose of the rezoning is to allow subdivision into 11 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.

Michele Gruenhage 10162 128A Street advised that they purchased their home 16 years ago and have been struggling with the decision to stay because of the crime. She stated that they do not want rentals which adds to the congestion and do not trust Developers that there will not be rentals in the basements. Site lines are already difficult, and eleven more driveways makes it very unsafe. The neighbourhood has large lots and most have renovated and enlarged their homes so that this development does not fit or blend in with the current area. It will look like a wall in front of them, there are five lots and they are squeezing eleven homes onto them. The dead-end laneway is a grave concern with the drug dealers and prostitutes. They had to go to BOV for approval of two posts for front porch; the new homes will be way closer to the road than the porch was proposed to be. Ms Gruenhage passed a written submission to the Clerk.

It was

Moved by Mayor Watts  
Seconded by Councillor Steele  
That the letter be received.  
Carried

RES.R08-1792

Resident of 128A Street was opposed to the proposal because it does not fit with the form or character of the neighbourhood. The laneway ending at his back yard is of concern and he understands that they will be putting a retaining wall beside his property, which means that he should be concerned with drainage issues. He bought a rancher for the room and now he will lose any privacy, as the new homes are 2 1/2 stories high.

Sehkon Balwinder 10442 128 Street supports the proposal; with the population rising and less land available we need to provide housing that is affordable. There is plenty of parking and this will not be an issue.

Resident of 128A advised that her home borders this development and expressed concern with the impact of this much development on that much property on their drainage. She was disappointed in this proposal as they did their due diligence when purchasing. She looked everywhere for a large lot in a nicer area and before purchasing and came to City Hall to make sure they were informed as to what was going to be built on these adjacent properties. She was concerned with the lane that is being proposed as well.

Wendy Delcourt 10131 128A Street was opposed to the development because of the added traffic and noise.

Mike Tynan – for the Developer advised that these are single-family homes and have a regular setback of 7.5 m, which allow for a constant site line. There is plenty of parking with a two-car garage, with two spaces behind and one beside. More people usually deter crime; large blank areas are where the issues are. The homes allow for 1725 sq ft, which does not really allow room for any suites.

A representative of the Maskin Group advised that the neighbourhood was canvassed very recently and we only had two people opposed, nine did not sign but were not opposed. These are attractive single-family homes that are more affordable for the first time buyers. The petition was passed to the Clerk.

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the information be received.  
Carried

RES.R08-1793

Michael Weir 15609 37A Avenue advised the he is one of the owner/applicants. These lots are RF9, however are 40% larger than other RF9 lots in the City. He stated that they are involved in several other developments in the City and he would like support in attracting eleven new families to this neighbourhood. As for the fill, they will work in compliance with the City and meet or exceed requirements. Motion lights on garages in the back lanes to deter crime were suggested.

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

NAME	FOR	AGAINST	UNDECIDED
C. Moore		X	
W & L Delcourt		X	
D. Randall		X	
A. Cairns		X	
J. Gill	X		

There was correspondence on table from W. & L. Delcourt, C. Moore, D Kandall and A. Cairns in opposition to the proposed rezoning.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16730**

**Application: 7908-0108-00**

CIVIC ADDRESS: 12454 - 113B Avenue

APPLICANT: Zhi Chao Gao and Fan Liu  
c/o ASCY Enterprises Ltd. (Linda Wang)  
11299 - 90 Avenue  
Delta, BC V4C 3H3

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

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, Schedule A Table 1 and Table 2, as follows:

- a) To waive the requirement to provide servicing improvements; and
- b) To waive the requirement to provide road improvements to a portion of 113B Avenue.

The purpose of the rezoning and development variance permit is to permit the addition of a detached secondary dwelling unit.

**Note:** See Development Variance Permit No. 7908-0108-00 under Clerk's Report, Item I.1(d).

**Note:** Not in order. See memorandum in the binder flap from the Planning & Development Department.

The City Clerk advised that this By-law was not in order for Public Hearing.

**10. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law 1992, No. 11223, Amendment By-law, 2008, No. 16723**

**Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16724**

**Application: 7907-0359-00**

CIVIC ADDRESS: 7489 - 138 Street

APPLICANT: Wanson (Peninsula) Development Ltd.  
Attention: Mr. Tom Morton  
950, 1200 West 73rd Avenue  
Vancouver, BC V6P 6G5

PROPOSAL: **By-law 16723**  
To amend "Surrey Zoning By-law, 1979, No. 5942, By-law, 1992, No. 11223" in Section 2.D and G, and Schedule A and B to reflect the exclusion of the property at 7489 - 138 Street.

**By-law 16724**  
To rezone the property at 7489 - 138 Street from "Comprehensive Development Zone (CD)" (By-law 11223) to "Comprehensive Development Zone (CD)".

The purpose of the amendment and rezoning is to permit the development of a 4-storey, 156-unit, apartment building.

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

I. Alvi 7475 138 Street noted that there are to be 156 units in the development and 4 or 5 more buildings surrounding this. The City needs to make sure there is greenspace for the families, more populated areas need parks and open spaces. He was concerned with the ability of the sewer system to handle this many more families.

Tom Morton - Wanson Developments stated that each unit is smaller to accommodate the young first time buyers. They have worked hard with the Planning and Engineering Departments to ensure everything was sufficient. He passed letters of support to the Clerk.

It was

Moved by Councillor Steele  
Seconded by Councillor Hunt  
That information be received.  
Carried

RES.R08-1794

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

NAME	FOR	AGAINST	UNDECIDED
L & H Namikawa		X	
S. Wandrei		X	
P. Jakob		X	
M. Janze	X		

There was correspondence on table from P. Jacobs in opposition and L. & H. Hamikawa and S. Wandrei expressing concerns.

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16731**

**Application: 7908-0067-00**

CIVIC ADDRESS: 14320 - 103A Avenue

APPLICANT: 0809799 B.C. Ltd.  
c/o Wilson Chang  
288 West 8th Avenue  
Vancouver, BC V6Y 1N5

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

The purpose of the rezoning is to permit the development of a 4- storey apartment building consisting of 70 units.

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

Louise Tate 10335 143 Street was not objecting to the development, but was just concerned that they will be rental units and also concerned with fast cars and no sidewalks in the area to be safe from the racing cars. The trees are not the best looking, but do house a lot of birds so she would like the trees to remain for them. If trees are lost please replace them with substantial trees, not sticks. The neighbour asked her to pass on that she is concerned with the light being cut and her retaining her privacy.

Wilson Chang representing the Developer advised the building is a strata and will not be rented out. A sidewalk will be dedicated on 103 Avenue, large sized trees will be planted on the northwest, the south of the building. The south side is the front of the building, the east side has an existing building making it more difficult and the west side is the entrance to the underground parking which will limit the number of trees on that side.

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

NAME	FOR	AGAINST	UNDECIDED
L. Tait	X		
Various	X		
K. Bizjak		X	

There were 8 form letters in support on table and a letter from L. Tait expressing concerns.

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16735**

**Application: 7908-0020-00**

**CIVIC ADDRESS:** Portion of 10390 Scott Road

**APPLICANT:** Tannery Park Development Corporation  
c/o Urban Design Group Architects  
600 - 1140 West Pender Street  
Vancouver, BC V6E 4G1

**PROPOSAL:** To rezone a portion of the site (shown as Block A) from "General Industrial Zone (I-G) (By-law No. 5942) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000).

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 39, Section F, as follows:

- (a) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.) for proposed Lot 1; and
- (b) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 5.88 metres (19.3 ft.) for proposed Lot 2.

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

- (a) To increase the number of fascia signs permitted from 1 to 2 for proposed Lot 1; and
- (b) To increase the number of fascia signs permitted from 1 to 2 for the tenants located in the end units of the building on proposed Lot 2.



The purpose of the rezoning and development variance permit is to allow the construction of a drive-through restaurant and a separate highway commercial multi-tenant building.

**Note:** See Development Variance Permit No. 7908-0020-00 under Clerk's Report, Item I.1(e).

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

Grant Rice 10378 125A Street advised that he has concerns with idling cars that are an integral part of drive-thru restaurants. We need to get people out of their cars; the idling creates carbon emissions. Mr. Rice was opposed to the drive-thru portion of the application.

Deb Jacks 7680 143 Street was opposed to reduction of setbacks in commercial areas, stating that there should be lush green, biodiverse areas.

Tannery Park Development Corp spokesman discussed the layout for landscaping the site and the planting of Manson Canal.

**13. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16736**

**Application: 7907-0221-00**

**CIVIC ADDRESS:** 10225, 10279, 10321, 10377, 10449 - 120 Street  
10278, 10281, 10323 Grace Road  
11796, 11850, 11897, 11959, 11966 - 103A Avenue

**APPLICANT:** Pacific Link Industrial Park Ltd.  
c/o Pacific Land Resource Group (Oleg Verbenkov)  
#101, 7485 - 130 Street  
Surrey, BC V3W 1H9

**PROPOSAL:** To rezone the following properties from "Light Impact Industrial 1 Zone (IL-1)" to "Comprehensive Development Zone (CD)":

11796, 11850, 11897 - 103A Avenue  
10281, 10323 Grace Road and 10449 - 120 Street

To rezone the following properties from "Business Park 2 Zone (IB-2)" to "Comprehensive Development Zone (CD)":

10225, 10279, 10321, 10377 - 120 Street  
 11959 and 11966 - 103A Avenue  
 10278 Grace Road

The purpose of the rezoning is to permit the development of mixed-use business park with supporting commercial and retail uses.

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

Deb Jacks 7680 143 Street pointed out that the wetlands area is now sterile, and it needs green roofs and walls and shrubs more than two feet high, and the water must run-off to the soil.

Bruno Talbot - Pacific Link Industrial Park Ltd noted that this site was a wetland many years ago and we have spent hundreds of thousands of dollars mitigating the property. We are planting \$130,000 worth of street trees and greenways will run throughout the complex. The site is within the floodplain and we have two watercourses, Manson Canal and Scott Creek that have a 50 m greenway setback. Scott Creek has riparian setbacks. Crime mitigation includes monitored cameras, lighting and motion lights, and staggered business hours. Green roof systems are not viable in this complex as they have focussed on the greenway corridors instead. The site is geotechnically stable and the 700,000 cubic metre pre-load program will be complete in another year.

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

NAME	FOR	AGAINST	UNDECIDED
B. Reid	X		

**14. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16722**

**Application: 7907-0228-00**

CIVIC ADDRESS: 8727 - 160 Street

APPLICANT: Pioneer Designs (Manarola) Corp.  
 c/o Creekside Architects Ltd. (Don Andrew)  
 #150 - 1450 Creekside Drive  
 Vancouver, BC V6J 5B3

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

The purpose of the rezoning is to permit the development of a three-storey (51-unit) apartment building.

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

Rick Hart 8475 166 Street spoke in support of the development, commenting generally on Fleetwood developments.

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

NAME	FOR	AGAINST	UNDECIDED
N. Beqo		X	
H. Wang			X
H. Medina	X		

There was correspondence on table from N. Beqo in opposition and H. Wang expressing concerns.

**15. Winery Special Events Area Endorsement (Liquor License)**

**Application: 7908-0102-00**

CIVIC ADDRESS: 15560 Colebrook Road

APPLICANT: C.R.F. Holdings Limited  
 c/o Annette Faessler  
 5151 - 157 Street  
 Surrey, BC V3S 0L2

PROPOSAL: To permit an existing winery, River's Bend, to host special events, with the sale and service of wine and/or cider, with a maximum capacity of 120 persons (60 persons outside on the deck and 60 persons inside the reception/display area). The Special Events Area Endorsement will permit special events to take place between 11:00 a.m. to 11:00 p.m. every day of the week, year round.

The City Council wishes to determine whether or not residents are in favor of the Provincial Liquor Control and Licensing Branch granting the Winery Special Events Area Endorsement Liquor License.

**Note:** See Winery Special Events Area Endorsement (Liquor License) Application No. 7908-0102-00 under Clerk's Report, Item I.2(a).

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

Bill Reid #35 16888 80<sup>th</sup> Avenue spoke in support of the license, noting it is a good tourism initiative for area.

## C. COMMITTEE REPORTS

### 1. Environmental Advisory Committee - June 18, 2008

It was Moved by Councillor Bose  
Seconded by Councillor Martin  
That the minutes of the Environmental  
Advisory Committee meeting held on June 18, 2008, be received.  
RES.R08-1795 Carried

### 2. Agricultural Advisory Committee - July 10, 2008

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the minutes of the Agricultural  
Advisory Committee meeting held on July 10, 2008, be received.  
RES.R08-1796 Carried

### 3. Public Art Advisory Committee - July 10, 2008

(a) It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the minutes of the Public Art Advisory  
Committee meeting held on July 10, 2008, be received.  
RES.R08-1797 Carried

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

#### **Cultural Capitals of Canada Projects – Artist Selection Panel Recommendations**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council approve the recommendations  
from the selection panel to accept the proposal by Eric Robertson for  
Green Timbers Greenway.  
RES.R08-1798 Carried

- RES.R08-1799 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council approve the recommendations  
of the selection panel to accept the proposal by Lorna Boshman,  
Cease Wyse and Vicky Moulder for Serpentine Greenway.  
Carried
- RES.R08-1800 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council approve the recommendations  
of the selection panel, to accept the proposal by Karen Kazmer for the  
Surrey City Centre Walking Loop Greenway.  
Carried
- RES.R08-1801 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council approve the recommendations  
of the selection panel, to accept the proposal by Michael Filimowicz,  
Philippe Pasquier, Melanie Cassidy, and Brady Marks for Bear Creek  
Park.  
Carried
- RES.R08-1802 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council approve the recommendations  
of the selection panel, to accept the proposal by Paul Slipper, for  
Cloverdale High Street.  
Carried

#### 4. Finance Committee - July 14, 2008

- RES.R08-1803 (a) It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the minutes of the Finance Committee  
meeting held on July 14, 2008, be received.  
Carried
- (b) The recommendations of these minutes were considered and dealt with as follows:
- Item No. F009** City Support for the 2008 BC Cup Bicycle Race at  
Tom Binnie Park  
File: 1530-30

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

1. Receive this report as information; and
2. Approve support from the Council Initiatives Fund for the 2008 BC Cup Criterium Bicycle Race to be held at Tom Binnie Park, including both \$1,000 as a direct grant and up to \$8,000 of "in kind" City services support.

RES.R08-1804

Carried

**5. Environmental Advisory Committee - July 16, 2008**

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the minutes of the Environmental  
Advisory Committee meeting held on July 16, 2008, be received.

RES.R08-1805

Carried

**6. Parks & Community Services Committee - July 16, 2008**

(a) It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That the minutes of the Parks & Community  
Services Committee meeting held on July 16, 2008, be received.

RES.R08-1806

Carried

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

**Park Naming – Kwomais Point Park (Proposed)**

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That Council to approve the naming of the  
park site at the former Camp Kwomais as "Kwomais Point Park".

RES.R08-1807

Carried

**7. Intergovernmental Affairs Committee - July 21, 2008**

(a) It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the minutes of the Intergovernmental  
Affairs Committee meeting held on July 21, 2008, be received.

RES.R08-1808

Carried

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

**Bill 23 – Public Health Act, Inter-Office Memo dated May 22, 2008**  
File No. 5080-01

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Mayor on behalf of Council  
forward a letter to the Minister of Health outlining concerns with the  
changes to the Public Health Act proposed under Bill 23 and requesting  
that the Ministry work with the City in regard to these proposed changes.

RES.R08-1809

Carried

**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor Watts read the following proclamations:

- (a) CELEBS FOR KIDS WEEK  
August 13 - 20, 2008

WHEREAS August 13 - 20th is known as Celebsforkids week, during which Celebs for kids holds events to raise money and awareness about these chronic diseases that can affect kids; and

WHEREAS The Arthritis Society and Lupus Society are the leading sources of information and education so that British Columbians can learn more about these diseases and understand their important role in prevention, treatment, and management; and

WHEREAS The Arthritis Society, BC & Yukon Division and BC Lupus Society works towards building positive relationships with elected and government officials, in order to ensure that they understand how to help relieve the burden of arthritis and lupus, and to provide recommendations on how to achieve equitable access to care and treatment for consumers in the province of British Columbia and the Yukon territory, while encouraging all Canadians to speak up in the fight against arthritis and lupus;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare August 13 - 20, 2008 as "CELEBS FOR KIDS WEEK" in the City of Surrey.

Dianne L. Watts  
Mayor

(b) ARTHRITIS AWARENESS MONTH  
September, 2008

WHEREAS September is known as Arthritis Awareness Month in Canada, during which The Arthritis Society promotes public awareness about this chronic disease that can affect anyone from children to the elderly; and

WHEREAS The Arthritis Society is the leading source of arthritis information and education so that Canadians can learn more about this disease and understand their important role in prevention, treatment, and management; and

WHEREAS The Arthritis Society, BC & Yukon Division works towards building positive relationships with elected and government officials, in order to ensure that they understand how to help relieve the burden of arthritis, and to provide recommendations on how to achieve equitable access to care and treatment for arthritis consumers in the province of British Columbia and the Yukon territory, while encouraging all Canadians to speak up in the fight against arthritis; and

WHEREAS The Arthritis Society, BC & Yukon Division uses Arthritis Awareness Month to promote awareness about arthritis in communities across British Columbia and the Yukon, and to raise funds through special events, individual donations, and philanthropic gifts to support programs, services and internationally acclaimed research done here in BC; and

WHEREAS this year's theme for Arthritis Awareness Month celebrates the 60th anniversary of The Arthritis Society and is about empowering people with arthritis to live their lives to the fullest by combating the limitations which arthritis could impose day to day, and is about Canadians committing to a world without arthritis which can be achieved through the donation of time and funds to provide help to those living with arthritis and to support innovative research to discover better treatments for a cure; and

WHEREAS one in six people in Canada live with the chronic pain and disability of arthritis. Through education, support, understanding and awareness of this disabling disease, The Arthritis Society is able to help the nearly 4.5 million Canadians affected by arthritis -



including 600,000 in British Columbia and the Yukon - to FIGHT IT!;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare the month of September, 2008 as "ARTHRITIS AWARENESS MONTH " in the City of Surrey.

Dianne L. Watts  
Mayor

(c) UNION LABEL WEEK  
September 1 - 7, 2008

WHEREAS organized labour has always endeavoured to maintain and improve good working conditions and wage standards for Canadian Workers; and

WHEREAS labour's distinctive emblems of quality and service are union labels, shop cards, store cards and service buttons; and

WHEREAS the CLC Union Label Trades and Services Department is sponsoring a Union Label Week to salute these unique hallmarks and to promote Canadian Union Made Goods and Services;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare the week of September 1 - 7, 2008 as "UNION LABEL WEEK" in the City of Surrey, and call upon all citizens to support the products and services identified by the union label, store card, shop card and service button.

Dianne L. Watts  
Mayor

(d) 300TH ANNIVERSARY OF THE ESTABLISHMENT OF SRI GURU GRANTH SAHIB AS THE ETERNAL GURU OF THE SIKHS  
September 1 - 14, 2008

WHEREAS Guru Granth Sahib, the Sikh Scripture, is a compilation of the divine wisdom of the Sikh Gurus and saints of other faiths reaffirming the fundamental unity of all regions; and

WHEREAS the Sikh Scripture embodies the Universal message of Truth, Love, Compassion, Equality, Sharing and Service towards all humankind; and

WHEREAS the Guru Granth Sahib emphasizes a democratic way of life and equality of all people. It seeks universal peace, prosperity and

goodwill of all mankind with emphasis on moral actions, noble living and working for the welfare of humanity; and

WHEREAS year 2008 marks the 300th centenary of the establishment of the eternal Guru of the Sikhs by the tenth Guru Gobind Singh Ji on 20th October, 1708; and

WHEREAS the Sikhs are ordained to follow and live by the spiritual teachings of Guru Granth Sahib Ji; and

WHEREAS Sikhs have been a part of the Province of British Columbia, Canada since late 1800s when pioneers settled in areas around the Province of British Columbia, Canada; and

WHEREAS Sikhs in the Province of British Columbia, Canada are a hardworking, vibrant community and contribute significantly to the economic, social and cultural well-being of Canada and its citizens; and

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 1 to 14, 2008 as "300<sup>TH</sup> ANNIVERSARY OF THE ESTABLISHMENT OF SRI GURU GRANTH SAHIB AS THE ETERNAL GURU OF THE SIKHS" in the City of Surrey.

Dianne L. Watts  
Mayor

(e) INTERNATIONAL LITERACY DAY IN SURREY  
September 8, 2008

WHEREAS research shows that 25% of children entering Kindergarten in Surrey are not ready to succeed and 12% do not have sufficient basic literacy skills; and

WHEREAS early literacy skills provide the basis for further learning and the ability to use printed information in daily activities at home, at work and in the community to achieves one's goals and develop one's knowledge and potential; and

WHEREAS research shows that children who are read to before they start school are 80% more likely to complete high school; and

WHEREAS research shows that adult Canadians with the lowest literacy and numeracy skills cannot meet the information demands of today's economy and have higher rates of unemployment; and

WHEREAS an increase of 1% in the number of people whose literacy skills are adequate is estimated to result in an \$18 billion boost in Canada's GDP; and

WHEREAS adults from 16 - 65 years who report poor physical health have lower literacy skills than those who report better health; and

WHEREAS community literacy planning is underway for Surrey and White Rock, sponsored by Literacy Now and the City of Surrey; and

WHEREAS the Mayor's Task Force on Literacy and Early Childhood Development is releasing its report this Fall;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 8, 2008 as "INTERNATIONAL LITERACY DAY IN SURREY" in the City of Surrey, and encourage everyone to "Stop, Drop, and Read for 5 Minutes at Noon" that day.

Dianne L. Watts  
Mayor

#### F. METRO VANCOUVER REPORTS

#### G. CORPORATE REPORTS

1. The Corporate Reports, under date of July 28, 2008, were considered and dealt with as follows:

**Item No. R138**      Contract Award - M.S. 1708-010-11: Pavement Crack Sealing on Local Roads  
File: 1708-010/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1708-010-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>
1. Sealtec Industries Ltd.	\$292,824
2. Roaron Construction Ltd.	\$397,488

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

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

1. Award Contract M.S. 1708-010-11 to Sealtec Industries Ltd. in the amount of \$292,824.00 (including 5% GST); and
2. Set the expenditure authorization for Contract M.S. 1708-010-11 at \$380,000.00 (including 5% GST).

RES.R08-1810

Carried

**Item No. R139** Contract Awards between August 1 and September 5, 2008  
File: 1706-013-11

The General Manager, Engineering submitted a report concerning Contract Awards between August 1 and September 5, 2008

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council authorize the City Manager, during Council's August recess (August 1 to September 5, 2008), to make a decision on the award of Contracts M.S. 1706-013-11, M.S. 1705-001-41, M.S. 1708-011-11, and M.S. 4707-002-11 as outlined in this report, provided that the following conditions are met:

1. Tenders are received from an open tender process;
2. Award is to the lowest bid; and
3. The lowest bid is within the approved budget.

RES.R08-1811

Carried

**Item No. R140** Contract Award - M.S. 1708-001-11: Fraser Highway  
Upgrading 190 Street to 193 Street  
File: 1708-001/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1708-001-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>
1. Tyam Construction Ltd.	\$6,570,775.89
2. TAG Construction Ltd.	\$6,839,718.90
3. B&B Contracting Ltd.	\$6,966,600.00
4. Gemco Construction Ltd.	\$7,410,566.65
5. Imperial Paving Ltd.	\$7,433,509.65
6. GCL Contracting & Engineering Inc.	\$7,541,219.18
7. Jacob Bros. Construction Ltd.	\$9,977,683.28

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

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

1. Award Contract M.S. 1708-001-11 to Tyam Construction Ltd. in the amount of \$6,570,775.89 (including 5% GST); and
2. Set the expenditure authorization for Contract M.S. 1708-001-11 at \$7,064,000.00 (including 5% GST).

RES.R08-1812

Carried

**Item No. R141** Contract Award M.S. 1207-556-21: Water Zone Metering Program 2008  
File: 1207-556/21

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1207-556-21. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>
1. CORIX Utilities Inc.	\$ 551,820.63
2. Pennecon Heavy Civil Ltd.	\$ 665,592.90
3. Trittech Group Ltd.	\$ 910,560.00
4. Status Electrical Corp.	\$1,143,332.40

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

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

1. Award Contract M.S. 1207-556 for Water Zone Metering Program 2008 to CORIX Utilities Inc. in the amount of \$551,820.63, including GST; and

2. Set the expenditure authorization for Contract M.S. 1207-556-31 at \$607,000.00 including GST.

RES.R08-1813

Carried

**Item No. R142** Award of RFQ 1220-40-22-08: Supply and Delivery of Bulk Winter Road Salt  
File: 1220-40

The General Manager, Engineering submitted a report concerning quotes for the supply and delivery of bulk winter road salt on an annual basis, to be used mainly for City snow and ice removal operations on roadways maintained under Surrey's Snow and Ice Removal Policy. A small amount of the annual salt supply is also used by other City Departments, such as Parks, Recreation & Culture for various civic facilities.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Bose  
That Council award RFQ 1220-40-08 for the supply and delivery of up to 12,000 tonnes of Bulk Winter Road Salt to McTar, a Division of LaFarge Canada Inc., at a total price of \$1,486,560 including 5% GST (assuming the purchase of 12,000 tonnes at \$123.88 per tonne).

RES.R08-1814

Carried

**Item No. R143** Traffic Signal and Street Light Maintenance Contract M.S. 1220-20-03-07:  
Additional Contract Authority  
File: 3807-001/11

The General Manager, Engineering submitted a report concerning Contract M.S. 1220-20-03-07.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council approve an increase in contract authority for Contract M.S. 1220-20-03-07 by \$940,000, from \$3,650,000 to \$4,590,000 (including 5% GST), to fund the street light wire theft shortfall.

RES.R08-1815

Carried

**Item No. R144** 2007 Water System Annual Report  
File: 5600-42

The General Manager, Engineering submitted a report to provide Council with the 2007 Water System Annual Report as information.

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

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

1. Receive this report as information; and
2. Authorize staff to forward a copy of this report to the Medical Health Officer.

RES.R08-1816 Carried

**Item No. R145** Road Closure Adjacent to 12310 - 94A Avenue  
File: 0910-30/134

The General Manager, Engineering submitted a report concerning Road Closure Adjacent to 12310 - 94A Avenue

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of a ±3,804 ft.<sup>2</sup> (±353 m<sup>2</sup>) portion of unopened road adjacent to 12310-94A Avenue.

RES.R08-1817 Carried

**Item No. R146** Land Acquisition for Drainage Works and Park:  
8628 Tulsy Crescent East  
File: 0870-20/388/A

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report concerning Land Acquisition for Drainage Works and Park: 8628 Tulsy Crescent East

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council authorize the acquisition of  
PID 005-478-472 (8628 Tulsy Crescent East) to address slope stabilization  
concerns and add the property into the Parks Natural Area corridor for  
Bear Creek.

RES.R08-1818

Carried

**Item No. R147** Quarterly Financial Report - Second Quarter 2008  
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with an update on the City's financial activity for the first half of the year, along with projected results for year-end, as compared to the 2008 Financial Plan.

The General Manager, Finance and Technology was recommending that the report be received for information.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Corporate Report No. R147 be  
received for information.

RES.R08-1819

Carried

**Item No. R148** City Beautification Update  
File: 0350-01

The Beautification Steering Committee submitted a report to provide Council with an update of Beautification Initiatives that were carried out from September 2007 to July 2008, and provide a brief overview of initiatives anticipated for the autumn of 2008.

The Beautification Steering Committee was recommending that the report be received for information.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Corporate Report R148 be received for  
information.

RES.R08-1820

Carried



**Item No. R149** Proposed *City of Surrey Act*  
File: 0125-50 (Surrey)

The City Solicitor submitted a report to obtain Council's approval of the proposed Surrey Act, which if adopted will provide the City with new powers to facilitate innovation and service delivery flexibility.

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

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

1. Receive this report as information;
2. Endorse the City of Surrey Act (the "Surrey Act") in the form attached as Appendix "A" to this report, which if enacted would provide the City with additional powers commensurate with its size and governance abilities; and
3. Authorize the Mayor to forward on behalf of City Council a request in writing to the Minister of Community, Aboriginal and Women's Services and the Provincial government to take all necessary actions to bring into law the Surrey Act and that the letter include a copy of this report and the related Council resolution and be copied to the Premier, Members of the Legislative Assembly representing Surrey constituencies and the Executive Director of the Union of British Columbia Municipalities ("UBCM").

RES.R08-1819

Carried

**Item No. R150** Budget Impact of the *Carbon Tax Act* on the City of Surrey  
File: 0125-50 (Carbon)

The City Solicitor submitted a report to provide Council with information concerning the *Act* and its impact on the City's budget from 2008 to 2012. This report recommends that the City apply for a regulation under specific provisions of the *Act* that allows for refunds of the tax to ensure revenue neutrality.

The City Solicitor 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. Authorize the Mayor to apply to the Minister of Finance for the issuance of a regulation under Section 84(1) of the *Carbon Tax Act* (the "Act") to permit the refund of carbon taxes paid by Surrey in relation to its on-going municipal operations to achieve the *Act's* stated goal of revenue neutrality.

RES.R08-1821

Carried

**Item No. R151** Funding for Mat Room at Newton Recreation Centre  
File: 1750-01

The General Manager, Parks, Recreation and Culture and the General Manager, Finance and Technology submitted a report concerning Funding for Mat Room at Newton Recreation Centre.

The General Manager, Parks, Recreation and Culture and the General Manager, Finance and Technology were 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; and
2. Authorize the allocation of \$1.0 Million from the 2007 Community Facility Partnership Fund to the design and construction of a mat room as part of the current expansion to the Newton Recreation Centre.

RES.R08-1822

Carried

**Item No. R152** Density Bonus Reserve Fund  
File: 6630-01

The General Manager, Planning and Development submitted a report to introduce a by-law to establish a Density Bonus Reserve Fund into which amenity contributions, related to the Interim Density Bonusing Policy O-54, will be deposited.

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

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

1. Receive this report as information; and

2. Authorize the City Clerk forward the Surrey Density Bonus Reserve Fund By-law, 2008, No. 16741, attached as Appendix I to this report, for the required readings.

RES.R08-1823

Carried

**Note:** See By-law No. 16741 under Item H.15

**Item No. R153** Proposed Memorandum of Understanding between the City of Surrey and TransLink Regarding the Newton Centre Land Use, Urban Design and Transit Study  
File: 8630-01

The General Manager, Planning and Development submitted a report to advise Council about the contents of a proposed Memorandum of Understanding ("MOU") that has been drafted by staff of the City and TransLink, regarding a joint land use planning, urban design and transit study for the Newton Town Centre area, and to seek Council authorization for the Mayor to sign the MOU on behalf of the City of Surrey.

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

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

1. Receive this report as information; and
2. Authorize the Mayor to sign, on behalf of the City of Surrey, the Memorandum of Understanding attached as Appendix I to this report, between the City of Surrey and the South Coast Transportation Authority ("TransLink") to undertake a joint Land Use, Urban Design and Transit Study in the Newton Centre area.

RES.R08-1824

Carried

**Item No. R154** Proposed Rezoning of a Portion of the Crescent Park Annex Area from RF to CD  
File: 7908-0123-00

The General Manager, Planning and Development submitted a report to:

1. Inform Council of the results of the neighbourhood consultation process undertaken with regard to a neighbourhood-initiated rezoning in the Crescent Park Annex area. The owners of 118 RF zoned lots in the Crescent Park Annex area were consulted about the proposed rezoning of their properties from RF to a CD Zone in order to restrict subdivision of

the existing larger lots into smaller lots, as would currently be permitted under the RF Zone; and

2. Obtain Council authorization to proceed with introduction of the rezoning by-law and the public hearing on the proposed by-law.

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

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

1. Receive this report as information; and
2. Authorize the City Clerk to bring forward, for the required readings and to set a date for the required Public Hearing, the by-law attached as Appendix I to this report, that, if adopted, will act to rezone the portion of the Crescent Park Annex area, as shown in Schedule "B" of the attached by-law, from Single Family (RF) to a Comprehensive Development (CD) Zone.

RES.R08-1825

Carried

**Note:** See By-law No. 16743 under Item H.17.

**Item No. R155** Neighbourhood Concept Plan for Area 5A in Grandview Heights  
File: 6520-20 (Grandview Heights)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to:

1. Update Council with regard to the status of environmental work, marketing assessment and information gathering being undertaken 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; and
2. Obtain Council's authorization to proceed with the preparation of a Neighbourhood Concept Plan (NCP) for Grandview Heights Area #5a, which includes the land bounded by 164 Street and 168 Street, and by 24 Avenue and 26 Avenue. Area #5a contains approximately 30 hectares (74 acres) of land and consists of 53 individual properties.

The General Manager, Planning and Development and the General Manager, Engineering were 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 preparation of a Neighbourhood Concept Plan (NCP) for Grandview Heights Area #5a, based on the Terms of Reference attached to this report as Appendix I.

RES.R08-1826

Carried

**Item No. R156** Business License Requirements for Community Service  
Uses in the City Centre  
File: 5080-01

The General Manager, Planning and Development and the City Solicitor submitted a report to:

1. Update Council on the implementation of the requirement that a Community Impact Statement ("CIS") be prepared as part of the business license application process for the establishment of a new community service use in the City Centre, since this requirement was adopted in June 2005;
2. Seek Council's approval to undertake amendments to the Business License By-law, 1999, No. 13680 (the "Business License By-law") such that the preparation of a CIS, as part of the business license application process in the City Centre, is no longer a requirement for new community service business licenses; and
3. Seek Council's approval to amend the Business License By-law and approve a new City Policy such that the signing of a Good Neighbour Agreement is required for the issuance of a new, or renewal of an existing, community service business license in the City Centre.

The General Manager, Planning and Development and the City Solicitor were recommending approval of the recommendations outlined in their report.

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

1. Receive this report as information;
2. Approve amendments to the Business License By-law, 1999, No. 13680, as documented in Appendix 1 of this report, such that:

- (a) the preparation of a Community Impact Statement and related study, and its approval by Council, is no longer required as part of an application for a new community service business license application in the City Centre; and
  - (b) the approval process for a new community service business license or the renewal or transfer of an existing licence include the requirement that the applicant/operator sign a Good Neighbour Agreement, as documented in Appendix II of this report;
3. Approve the proposed City Policy No. M-25A – "Good Neighbour Agreement for Community Services Uses in the City Centre", attached as Appendix II;
  4. Authorize the City Clerk to introduce the necessary by-law amendments for the required readings;
  5. Authorize the City Clerk to provide the necessary notification and schedule an information session for those who consider themselves to be affected by the proposed changes to make representations on the proposed changes to Council, as required by Section 59(2) of the *Community Charter*, S.B.C. 2003, c. 26, as amended (the "*Community Charter*"); and
  6. Authorize the City Clerk to forward a copy of this report to the Downtown Surrey BIA, as information.

RES.R08-1827

Carried

**Note:** See By-law No. 16742 under Item H.16.

**Item No. R157**      Contract Award - M.S. 1708-009-11: Cloverdale Main Street Revitalization

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1708-009-11. Tenders were received as follows:

	<i>Contractor</i>	<i>Tendered Amount with GST</i>
1.	Imperial Paving Ltd.	\$1,994,103.30
2.	Tybo Contracting Ltd.	\$2,055,711.07
3.	Grandview Blacktop Ltd.	\$2,207,390.58
4.	Lafarge Canada Inc. (C.O.B. as Columbia Bitulithic)	\$2,287,948.95
5.	Wilco Landscape Westcoast Inc.	\$2,473,768.50
6.	Targa Contracting Ltd.	\$2,751,215.25

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

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

1. Award Contract M.S. 1708-009-11 to Imperial Paving Ltd. in the amount of \$1,994,103.30 (including 5% GST);
2. Set the expenditure authorization for Contract M.S. 1708-009-11 at \$2,193,000.00 (including 5% GST);
3. Approve the reallocation to this project of \$900,000.00 from the budget established for Spirit Squares; and
4. Authorize the Mayor to forward a request to the Cloverdale Business Improvement Association and the Cloverdale Chamber of Commerce to fund new Gateway features at the entrance to 176 Street (Cloverdale Main Street) at Highway No. 10.

RES.R08-1828

Carried

**Item No. R158** Land Acquisition for Semiahmoo Trail Connection: 14389 Crescent Road

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report concerning Land Acquisition for Semiahmoo Trail Connection: 14389 Crescent Road

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council authorize the acquisition of  
 PID 013-218-310 (14389 Crescent Road) for Semiahmoo Trail linear connection in the amount of \$700,000 plus \$20,000 demolition costs.

RES.R08-1829

Carried

**Item No. R159** City Centre Plan Update - Phase II, Stage 1 Results - Land Use Concepts and Proposed Public Consultation  
 File: 6520-20 (Surrey City Centre)

The General Manager, Planning and Development submitted a report to:

1. Provide Council with an update on the results of Phase II, Stage 1 of the Surrey City Centre Plan Update (the "Plan Update") process; and

2. Obtain Council's authorization to proceed with a public consultation process to seek input on proposed land use options in order to prepare a final recommended land use plan.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his 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 a public consultation process, including public open houses to take place in September 2008, and stakeholder meetings with the Citizens' Advisory Committee, landowners/developers and others, to present the Phase II, Stage 1 findings of the Surrey City Centre Plan Update and to receive public input on proposed options; and
3. Direct staff to report back to Council after the public consultation process with recommendations on a preferred City Centre Plan Concept as a basis to proceed with Phase II, Stage 2 - Achieving the Plan.

RES.R08-1830

Carried

**Item No. R160** Award of Contract for Fraser Heights Tennis Facility  
File: 6140-20/F

The General Manager, Parks, Recreation & Culture submitted a report concerning the award of contract for Fraser Heights Tennis Facility.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council authorize the City Manager,  
during Council's recess (August 1 to September 5, 2008) to make a decision on the award of a contract arising from Request For Proposal #1220-30-19-08, as outlined in this report, on the basis of best value to the City, with the contract value not to exceed the approved budget for the project.

RES.R08-1831

Carried

**Note:** See By-law No. 16750 under Item H.24.



**Item No. R161** Grants and Commemorative Naming in Memory of  
Mr. Bob Ackles and Mr. Chuck Bailey  
File: 1850-20

The General Manager, Finance & Technology and the General Manager, Planning & Development submitted a report concerning the grants and commemorative naming in memory of Mr. Bob Ackles and Mr. Chuck Bailey.

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

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

1. Receive this report as information;
2. Approve a donation of \$1,000 from the Council Initiatives Fund, to the Whalley Little League, in memory of Chuck Bailey, President, Little League BC;
3. Approve a donation of \$1,000 from the Council Initiatives Fund to the BC Football Hall of Fame, in memory of Bob Ackles, President and CEO of the BC Lions Football Club; and
4. Approve the memorialization of the names "Chuck Bailey" and "Bob Ackles" in the City of Surrey, as described in this report.

RES.R08-1832

Carried

## H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16721"

7907-0063-00 - Lakewood Enterprises Ltd.,  
c/o Harald Trepke, Lakewood Enterprises Ltd.

RA to RM-30 (BL 12000) - Portion of 6970 - 192 Street - to allow construction of approximately 74 townhouse units.

Approved by Council: July 14, 2008

**Note:** See Development Variance Permit No. 7907-0063-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16721" pass its third reading.  
 RES.R08-1833 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16732"  
 7906-0018-00 - Ambros Investments Ltd., c/o Focus Architecture Inc.  
 (Colin Hogan)

RA to CD (BL 12000) - 19559 - 64 Avenue and 6455 - 196 Street - to  
 permit the development of a mixed-use building containing 146 seniors'  
 housing rental units with associated amenity space and ground floor  
 commercial space.

Approved by Council: July 14, 2008

**Note:** See Development Variance Permit No. 7906-0018-00 under  
 Clerk's Report, Item I.1(b).

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16732" pass its third reading.  
 RES.R08-1834 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 220 Amendment  
 By-law, 2008, No. 16727"  
 7907-0231-00 - Quadra Holdings (160 Street) Ltd.,  
 c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)

To authorize the redesignation of the property located at 2932 - 160 Street from  
 Suburban (SUB) to Urban (URB).

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16728.

It was Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 220 Amendment By-law, 2008, No. 16727" pass  
 its third reading.  
 RES.R08-1835 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16728"

7907-0231-00 - Quadra Holdings (160 Street) Ltd.,  
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)

RA to CD (BL 12000) - 2932 - 160 Street - to allow subdivision into  
4 suburban transition lots, riparian protection area and open space.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16727.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16728" pass its third reading.

RES.R08-1836

Carried

- 4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 219 Amendment  
By-law, 2008, No. 16725"

7907-0296-00 - Trademark Link 678617 Homes Ltd.,  
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)

To authorize the redesignation of the property located at 15755 - 28 Avenue from  
Suburban (SUB) to Urban (URB).

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16726.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 219 Amendment By-law, 2008, No. 16725" pass  
its third reading.

RES.R08-1837

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16726"

7907-0296-00 - Trademark Link 678617 Homes Ltd.,  
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)

RA to CD (BL 12000) - 15755 - 28 Avenue - to permit the development of  
a 31-unit cluster housing development.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16725.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16726" pass its third reading.

RES.R08-1838

Carried

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 221 Amendment By-law, 2008, No. 16733"

7908-0113-00 - Jay and Laurel Chartier, Wilfred London, Harold and Joy Taylor, c/o Elkay Developments Ltd. (Ken Sully)

To authorize the redesignation of a portion of the site - 2612 and 2618 Croyden Drive, and Portion of 2609 - 158 Street from Suburban (SUB) to Industrial (IND).

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16734A/B.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 221 Amendment By-law, 2008, No. 16733" pass its third reading.

RES.R08-1839

Carried with Councillor Bose opposed

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734A"

7908-0113-00 - Jay and Laurel Chartier, Wilfred London, Harold and Joy Taylor, c/o Elkay Developments Ltd. (Ken Sully)

RA to CD (BL 12000) - 2612 and 2618 Croyden Drive and Portion of 2609 - 158 Street - to permit the development of a 4-storey business park/office building.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16733 & 16734B.

- \* Planning & Development advise that (see memorandum dated July 15, 2008 in Inside Binder Flap) By-law 16734A considered by Council at the July 14, 2008

Regular Council-Land Use meeting contained a minor error. Section F references a correct requirement in metric, however, there is an error in the imperial conversion. As a result, Council is requested to consider third reading of the revised by-law following Public Hearing.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council revise "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734A" in Section F Yards and Setbacks by revising the north yard setback to delete "5.0m [25 ft.]" and inserting 5.0m [16 ft.].

RES.R08-1840 Carried with Councillor Bose opposed

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734A" pass its third reading.

RES.R08-1841 Carried with Councillor Bose opposed

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734B"

7908-0113-00 - Jay and Laurel Chartier, Wilfred London, Harold and Joy Taylor, c/o Elkay Developments Ltd. (Ken Sully)

RA to RH (BL 12000) - Portion of 2609 - 158 Street - to allow the retention of an existing house on a remnant lot.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16733 & 16734A.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734B" pass its third reading.

RES.R08-1842 Carried with Councillor Bose opposed

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 82 Amendment By-law, 2008, No. 16719"

7908-0062-00 - R & R Trading Co. Ltd.,  
c/o Dwaine Odinson, R & R Trading Co. Ltd.

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 Industrial Use Permit Areas" by adding a new heading

"Temporary Industrial Use Permit Area No. 26 - Outdoor Steel Storage". This application will allow for a temporary office and steel storage yard on the properties located at 10669, 10695, 10749, and 10775 Fir Road for a period not to exceed 2 years.

Approved by Council: July 14, 2008

**Note:** See Temporary Industrial Use Permit No. 7908-0062-00 under Clerk's Report, Item I.3(a).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 82 Amendment By-law, 2008, No. 16719" pass its  
third reading.

RES.R08-1843

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16720"

7907-0392-00 - Randhir Mann, Inderjit Sahota, c/o Jak Redenbach

RF to C-5 (BL 12000) - 9637 - 137 Street - to permit the development of a  
medical office.

Approved by Council: July 14, 2008

**Note:** See Development Variance Permit No. 7907-0392-00 under  
Clerk's Report, Item I.1(c).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16720" pass its third reading.

RES.R08-1844

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16729"

7906-0457-00 - Ekam Development Ltd., c/o Maskeen Group (Michael Weir)

RF to RF-9 (BL 12000) -10150 and 10174 - 128 Street - to allow  
subdivision into 11 small single family lots.

Approved by Council: July 14, 2008

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16729" pass its third reading.  
 RES.R08-1845 Carried

Council requested that staff address concerns raised at the Public Hearing, including lot grading, landscaping, lane, etc.

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16730"

7908-0108-00 - Zhi Chao Gao and Fan Liu,  
 c/o Linda Wang, ASCY Enterprises Ltd.

RF to CD (BL 12000) - 12454 - 113B Avenue - to permit the addition of a detached secondary dwelling unit.

Approved by Council: July 14, 2008

**Note:** See Development Variance Permit No. 7908-0108-00 under Clerk's Report, Item I.1(d).

**Note:** Not in order. See memorandum in the binder flap from the Planning & Development Department.

This by-law was not in order for third reading.

- 10. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11223, Amendment By-law, 2008, No. 16723"

7907-0359-00 - Wanson (Peninsula) Development Ltd., c/o Tom Morton,  
 Wanson Development Ltd.

To amend CD By-law 11223 to exclude the property at 7489 - 138 Street.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16724.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Amendment By-law, 1992, No. 11223, Amendment By-law, 2008,  
 No. 16723" pass its third reading.  
 RES.R08-1846 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16724"

7907-0359-00 - Wanson (Peninsula) Development Ltd., c/o Tom Morton,  
Wanson Development Ltd.

CD (BL 11223) to CD (BL 12000) - 7489 - 138 Street - to permit the  
development of a 4-storey, 156-unit, apartment building.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16723.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16724" pass its third reading.

RES.R08-1847

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16731"

7908-0067-00 - 0809799 B.C. Ltd., c/o Wilson Chang

RF to CD (BL 12000) - 14320 - 103A Avenue - to permit the development  
of a 4-storey apartment building consisting of 70 units.

Approved by Council: July 14, 2008

It was  
Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16731" pass its third reading.

RES.R08-1848

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16735"

7908-0020-00 - Tannery Park Development Corporation,  
c/o Urban Design Group Architects

I-G (BL 5942) to CHI (BL 12000) - Portion of 10390 Scott Road - to  
allow the construction of a drive-through restaurant and a separate  
highway commercial multi-tenant building.

Approved by Council: July 14, 2008

**Note:** See Development Variance Permit No. 7908-0020-00 under  
Clerk's Report, Item I.1(e).



RES.R08-1849 It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16735" pass its third reading.  
Carried with Councillor Bose opposed.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16736"

7907-0221-00 - Pacific Link Industrial Park Ltd.,  
c/o Pacific Land Resource Group (Oleg Verbenkov)

IL-1 and IB-2 to CD (BL 12000) - 10225, 10279, 10321, 10377,  
10449 - 120 Street 10278, 10281, 10323 Grace Road 11796, 11850,  
11897, 11959, 11966 - 103A Avenue - to permit the development of  
mixed-use business park with supporting commercial and retail uses.

Approved by Council: July 14, 2008

RES.R08-1850 It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16736" pass its third reading.  
Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16722"

7907-0228-00 - Pioneer Designs (Manarola) Corp.,  
c/o Creekside Architects Ltd. (Don Andrew)

RF to CD (BL 12000) - 8727 - 160 Street - to permit the development of a  
three-storey (51-unit) apartment building.

Approved by Council: July 14, 2008

RES.R08-1851 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16722" pass its third reading.  
Carried

## INTRODUCTIONS

15. "Surrey Density Bonus Reserve Fund By-law, 2008, No. 16741"

3900-20-16741 - Council Initiative

A by-law to establish a Density Bonus Reserve Fund into which amenity contributions, related to the Interim Density Bonusing Policy O-54, will be deposited.

Approved by Council: To be approved  
Corporate Report Item No. R152

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. R152.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Density Bonus Reserve Fund  
By-law, 2008, No. 16741" pass its first reading.  
RES.R08-1852 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Density Bonus Reserve Fund  
By-law, 2008, No. 16741" pass its second reading.  
RES.R08-1853 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Density Bonus Reserve Fund  
By-law, 2008, No. 16741" pass its third reading.  
RES.R08-1854 Carried

16. "Business License By-law, 1999, No. 13680, Amendment By-law, 2008, No. 16742"

3900-20-16742 - Regulatory By-law Text Amendment

"Business License By-law, 1999, No. 13680" as amended, is further amended by replacing Section 46.1 "Community Services". This amendment is necessary to reflect the following:

- a) The preparation of a Community Impact Statement as part of the business license application process in the City Centre, is no longer a requirement for new community service business licenses; and
- b) The requirement of approval for a new community service business license or the renewal, transfer or amendment of an existing license within the boundaries of Surrey City Centre, include the requirement that the applicant or operator enter into a Good Neighbour Agreement with the City.

Approved by Council: To be approved  
Corporate Report Item No. R156

**Note:** This By-law will be in order for consideration of three readings, should Council approve the recommendations of Corporate Report Item No. R156.

It was	Moved by Councillor Gill
	Seconded by Councillor Hunt
	That "Business License By-law, 1999,
	No. 13680, Amendment By-law, 2008, No. 16742" pass its first reading.
RES.R08-1855	<u>Carried</u>

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

It was	Moved by Councillor Hunt
	Seconded by Councillor Gill
	That "Business License By-law, 1999,
	No. 13680, Amendment By-law, 2008, No. 16742" pass its second reading.
RES.R08-1856	<u>Carried</u>

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

It was	Moved by Councillor Hunt
	Seconded by Councillor Gill
	That "Business License By-law, 1999,
	No. 13680, Amendment By-law, 2008, No. 16742" pass its third reading.
RES.R08-1857	<u>Carried</u>

It was	Moved by Councillor Hunt
	Seconded by Councillor Gill
	That the Public Information Meeting on
	"Business License By-law, 1999, No. 13680, Amendment By-law, 2008,
	No. 16742" be held at the City Hall on September 8, 2008, at 7:00 p.m.
RES.R08-1858	<u>Carried</u>

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16743"

3900-20-16743/7908-0123-00 - Crescent Park Annex

To rezone a portion of the Crescent Park Annex area from RF to CD to incorporate provisions which are different from the provisions of the current RF Zone including a restriction on lot sizes through subdivision; a reduction in lot coverage; an increase in the yard and setback dimensions; and an increase in house Size.

Approved by Council: To be approved  
Corporate Report Item No. R154

**Note:** This By-law will be in order for consideration should Council approve the recommendations of Corporate Report Item No. R154.

RES.R08-1859	It was	Moved by Councillor Hunt Seconded by Councillor Gill That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16743" pass its first reading. <u>Carried</u>
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The said By-law was then read for the second time.

RES.R08-1860	It was	Moved by Councillor Hunt Seconded by Councillor Gill That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16743" pass its second reading. <u>Carried</u>
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RES.R08-1861	It was then	Moved by Councillor Hunt Seconded by Councillor Gill That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16743" be held at the City Hall on September 8, 2008, at 7:00 p.m. <u>Carried</u>
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#### FINAL ADOPTIONS

18. "Development Works Agreement - East Clayton Neighbourhood Concept Plan By-law, 2008, No. 16666"

3900-20-16666 - Council Initiative

A by-law to enter into a development works agreement to authorize the acquisition of appliances, equipment, materials, real property, easements and rights-of-way required to construct works as identified in the Development Works Agreement to service properties within a portion of the East Clayton

Neighbourhood Concept Plan; to define the benefiting real property and to establish that the cost of the works shall be borne by the owners of real property within such defined area.

Approved by Council: July 14, 2008.  
Corporate Report Item No. R124

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Development Works Agreement -  
East Clayton Neighbourhood Concept Plan By-law, 2008, No. 16666" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1862

Carried

19. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2008, No. 16718"

3900-20-16718 - Regulatory Bylaw Text Amendment

"Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631" as amended, is further amended in Sections 2, 4, and 5 and by inserting new Schedule 9. This amendment is necessary to include an application fee structure for major amendments to Heritage Revitalization Agreement By-laws, Heritage Alteration Permits and (Heritage) Restrictive Covenants required after restoration work is underway.

Approved by Council: July 14, 2008.  
Corporate Report Item No. R137

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Land Use and Development  
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,  
2008, No. 16718" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1863

Carried

20. "Surrey Land Use Contract No. 21, Authorization By-law, 1974, No. 4078, Discharge By-law, 2007, No. 16428, Amendment By-law, 2008, No. 16717"

7906-0440-00 - Petro-Cananda Inc., c/o Gustavson Wylie Architects Inc.  
(David Cheung)

Housekeeping amendment to Surrey Land Use Contract No. 21, Authorization By-law, 1974, No. 4078, Discharge By-law, 2007, No. 16428 in Section 1 to reflect a minor change to the legal description of the property at 8024 - 120 Street.

Approved by Council: July 14, 2008

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 21,  
Authorization By-law, 1974, No. 4078, Discharge By-law, 2007, No. 16428,  
Amendment By-law, 2008, No. 16717" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R08-1864

Carried

21. "Surrey Soil Conservation and Protection By-law, 2007, No. 16389"

3900-20-16389 - New Regulatory By-law

A by-law to provide for and regulate soil deposition and removal.

Approved by Council: April 30, 2007 / March 31, 2008  
Corporate Report Item No. C009 / R044

This by-law is proceeding in conjunction with by-laws 16390 and 16391.

- \* Council is advised that the Minister of Community Development has given Statutory Approval to By-law No. 16389 dated July 4, 2008 (see by-law backup). This approval encompasses the approval of the Ministry of Energy, Mines and Petroleum Resources provided directly to the Minister of Community Development. Accordingly, Council may consider the By-law for Final Adoption.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Soil Conservation and  
Protection By-law, 2007, No. 16389" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R08-1865

Carried

22. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508,  
Amendment By-law, 2007, No. 16390"

3900-20-16390 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended, is hereby further amended by replacing Section 8 and Schedule 9 to establish fines under the new Soil Conservation and Protection By-law.

Approved by Council: April 30, 2007 / March 31, 2008  
Corporate Report Item No. C009 / R044

This by-law is proceeding in conjunction with by-laws 16389 and 16391.

- \* This by-law will be in order for Final Adoption should Council approve Final Adoption of By-law 16389.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2007, No. 16390" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1866

Carried

- 23. "Surrey Fee-Setting By-law, 2001, No. 14577", Amendment By-law, 2007, No. 16391"

3900-20-16391 - Regulatory By-law Text Amendment

"Surrey Fee-Setting By-law, 2001, No. 14577" as amended, is hereby further amended in Schedule D by adding a new section to establish a fee for soil deposition and removal permits.

Approved by Council: April 30, 2007 / March 31, 2008  
Corporate Report Item No. C009 / R044

This by-law is proceeding in conjunction with by-laws 16389 and 16390.

- \* This by-law will be in order for Final Adoption should Council approve Final Adoption of By-law 16389.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Fee-Setting By-law, 2001, No. 14577", Amendment By-law, 2007, No. 16391" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1867

Carried

- 24. "Surrey Delegation of Council Authority By-law, 2008, No. 16750"

3900-20-16750 - Council Initiative

A by-law to establish a Delegation of Council Authority pursuant to Section 154 of the "Community Charter" to award the contracts outlined in Corporate Report R139 and R160.

Approved by Council: To be approved.  
Corporate Report Item No. R139/R160

**Note:** This By-law will be in order for consideration of three readings, should Council approve the recommendations of Corporate Report Item Nos. R139 and No. R160.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Delegation of Council  
Authority By-law, 2008, No. 16750" pass its first reading.  
RES.R08-1868 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Delegation of Council  
Authority By-law, 2008, No. 16750" pass its second reading.  
RES.R08-1869 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Delegation of Council  
Authority By-law, 2008, No. 16750" pass its third reading.  
RES.R08-1870 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. 7907-0063-00**  
**Lakewood Enterprises Ltd., c/o Harald Trepke**  
Portion of 6970 - 192 Street

To relax requirements as follows:

- (a) To allow a maximum of six (6) stair risers to encroach within the building setback;
- (b) To reduce the minimum north front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the porch and 6.8 metres (22 ft.) to the building face;



- (c) To reduce the minimum west flanking street side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the porch and 4.8 metres (15.5 ft.) to the building face;
- (d) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the deck and 4.5 metres (15 ft.) to the building face; and
- (e) To reduce the minimum south rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the deck and to the building face.

To allow construction of approximately 74 townhouse units on a portion of the site (Block B); the remainder of the site (Block A) is being developed under development application No. 7907-0054-00.

**Note:** See By-law No. 16721 under Item H.1.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Development Variance Permit  
 No. 7907-0063-00 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.R08-1871

Carried

- (b) **Development Variance Permit No. 7906-0018-00**  
**Ambros Investments Ltd., c/o Focus Architecture Inc. (Colin Hogan)**  
 6455 - 196 Street and 19559 - 64 Avenue

To permit an identification sign as a wall sign; and to increase the number of identification signs not exceeding 2.3 square metres (25 sq. ft.) in sign area per sign from 1 to 3, to allow the development of a mixed-use building containing 146 seniors' housing rental units with associated amenity space and ground floor commercial space.

**Note:** See By-law No. 16732 under Item H.2.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
 No. 7906-0018-00 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.R08-1872

Carried

- (c) **Development Variance Permit No. 7907-0392-00**  
**Randhir S. Mann and Inderjit S. Sahota**  
**c/o Jak Redenbach**  
 9637 - 137 Street

To reduce the minimum north side yard setback requirement from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and to reduce the minimum south side yard setback requirement from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), to permit the development of a medical office.

**Note:** See By-law No. 16720 under Item H.7.

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7907-0392-00 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.R08-1873

Carried

- (d) **Development Variance Permit No. 7908-0108-00**  
**Zhi Chao Gao and Fan Liu**  
**c/o ASCY Enterprises Ltd. (Linda Wang)**  
 12454 - 113B Avenue

To waive the requirement to provide servicing improvements; and to waive the requirement to provide road improvements to a portion of 113B Avenue, to permit the addition of a detached secondary dwelling unit.

**Note:** See By-law No. 16730 under Item H.9.

**Note:** Not in order. See memorandum in the binder flap from the Planning & Development Department.

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7908-0108-00 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.R08-1874

Carried

(e) **Development Variance Permit No. 7908-0020-00**  
**Tannery Park Development Corporation**  
**c/o Urban Design Group Architects**  
Portion of 10390 Scott Road

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 39, Section F, as follows:

- (a) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.) for proposed Lot 1; and
- (b) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 5.88 metres (19.3 ft.) for proposed Lot 2.

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

- (a) To increase the number of fascia signs permitted from 1 to 2 for proposed Lot 1; and
- (b) To increase the number of fascia signs permitted from 1 to 2 for the tenants located in the end units of the buildings on proposed Lot 2.

To allow the construction of a drive-through restaurant and a separate highway commercial multi-tenant building.

**Note:** See By-law No. 16735 under Item H.12.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7908-0020-00 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.R08-1875

Carried

(f) **Development Variance Permit No. 7907-0355-00**  
**M.C.A. Land Development Corp.**  
**CTA Design Group Architecture and Engineering**  
**(John E. Kristianson)**  
12941 - 115 Avenue

To reduce the minimum front (south) yard setback requirement from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and to reduce the minimum rear (north) yard setback requirement from 7.5 metres (25 ft.) to 1.29 metres (4.2 ft.), to permit construction of three industrial buildings.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That Development Variance Permit

No. 7907-0355-00 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.R08-1876

Carried

- (g) **Development Variance Permit No. 7908-0017-00**  
**Rosecar Holdings Inc.**  
**c/o Franco Santelli**  
1750 - 152 Street

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for principal buildings;
- (b) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for principal buildings;
- (c) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 7 metres (23 ft.) for principal buildings; and
- (d) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.) for canopies.

To permit a 34 square metre (366 sq. ft.) addition and exterior upgrades, including the addition of new canopies, to an existing non-conforming commercial building.

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

**Note:** See Development Permit No. 7908-0017-00 under Item I.4(c).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7908-0017-00 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.R08-1877

Carried

- (h) **Development Variance Permit No. 7906-0434-00**  
**Peninsula Business Centre Ltd.**  
**c/o Abstract Industries Ltd. (John Borisoff)**  
15388 - 24 Avenue

To increase the maximum permitted sign area of a directional sign from  
0.4 square metres (4.3 sq. ft.) to 1.2 square metres (13.0 sq. ft.) to permit a  
free-standing sign and an oversized directional sign on the rear elevation  
of an existing commercial building.

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

**Note:** See Development Permit No. 7906-0434-00 under Item No. I.4(b).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7906-0434-00 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.R08-1878

Carried

- (i) **Development Variance Permit No. 7908-0150-00**  
**587217 B.C. Ltd.**  
**c/o West Coast Sign Service Ltd. (Jennifer Hutchings)**  
18452 - 96 Avenue

To allow five (5) fascia signs on the south building face oriented toward  
Highway No. 1 and to increase the number of fascia signs from 2 to 8, to  
permit the installation of one free-standing sign and eight fascia signs.

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

**Note:** See Development Permit No. 7908-0150-00 under Clerk's Report,  
Item I.4(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7908-0150-00 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.R08-1879

Carried

- (j) **Development Variance Permit No. 7904-0131-00**  
**Kelfor Properties Inc. and City of Surrey**  
 9750 - 188 Street (also shown as 9750 - 188 Street and  
 18880 - 98 Avenue) and Closed Portion of 189 Street

To waive the requirement to provide vehicular highway system, pedestrian  
 highway systems, underground wiring and street lighting systems to allow  
 a lot line adjustment and consolidation of a portion of the closed  
 189 Street.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7904-0131-00 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.R08-1880

Carried

- (k) **Development Variance Permit No. 7908-0138-00**  
**Centre of Newton Property Inc.**  
**c/o Platinum Projects Ltd. (Harp Hoonjan)**  
 7320 King George Highway  
 (also shown as 7322 and 7288 King George Highway)

To relax requirements as follows:

- (a) To increase the maximum height of a free-standing sign from  
 4.5 metres (15 ft.) to 5.0 metres (16.5 ft.) for an architectural  
 feature only;
- (b) To increase the number of signs permitted for 2 corner commercial  
 retail units from 1 sign per premise frontage to 2 signs per premise  
 frontage; and

- (c) To allow an increase in the maximum sign area for 2 commercial retail units from 8.25 square metres (88.7 sq. ft.) to 11.28 square metres (121.5 sq. ft.).

The proposal is to allow 1 (one) additional free-standing sign and to vary the height of the sign, and to allow 2 (two) corner retail units to exceed their maximum number of fascia signs and sign area.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7908-0138-00 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.R08-1881

Carried

(l) **Development Variance Permit No. 7908-0166-00**  
**Dieter and Manuela Thiem**  
12265 Gilley Street

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

- (a) Section A (4) (Regulation regarding type of floodproofing approval) to be deleted.
- (b) Section C (1)(b) to be amended to require a floodproofing elevation for a new single family to be reduced from 0.6 metres (2 ft.) to 0.3 metre (1 ft.) above the centre line of the road at the mid point fronting the property.

The proposal is to construct a new single family dwelling.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7908-0166-00 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.R08-1882

Carried

## 2. Formal Approval of Liquor Permits

- (a) **Winery Special Events Area Endorsement (Liquor License)**  
**Application No. 7908-0102-00**  
**C.R.F. Holdings Limited**  
**c/o Annette Faessler**  
15560 Colebrook Road

To permit an existing winery, River's Bend, to host special events, with the sale and service of wine and/or cider, with a maximum capacity of 120 persons (60 persons outside on the deck and 60 persons inside the reception/display area). The Special Events Endorsement Area will permit special events to take place between 11:00 a.m. to 11:00 p.m. every day of the week, year round.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That after taking into account the following  
criteria outlined in the Planning Report dated July 14, 2008:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of Winery Special Event Area Endorsement licensed establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

after holding a Public Hearing on July 28, 2008, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed Winery Special Events Area Endorsement application; and



after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the Winery Special Events Area Endorsement license, subject to the following conditions:

1. a maximum capacity of 120 persons (60 indoors and 60 on outdoor deck); and
2. hours of operation to be 11:00 a.m. to 11:00 p.m. daily.

RES.R08-1883

Carried with Councillor Hunt opposed

### 3. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7908-0062-00**  
**R & R Trading Co. Ltd.**  
**c/o Dwaine Odinson**  
 10669, 10695, 10749 and 10775 Fir Road

To allow a temporary office and steel storage yard for a period not to exceed two years.

**Note:** See By-law No. 16719 under Item H.6.

**Note:** See separate correspondence in the binder flap regarding this item.

**Note:** Planning & Development advise that Temporary Industrial Use Permit No. 7908-0062-00 is not in order for issuance. Council is requested to refer Temporary Industrial Use Permit No. 7908-0062-00 back to Planning & Development to ensure all outstanding issues have been dealt with.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That Council refer Temporary Industrial Use Permit No. 7908-0062-00 back to Planning & Development to ensure all outstanding issues have been dealt with.

RES.R08-1884

Carried

### 4. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0150-00**  
**587217 B.C. Ltd.**  
**c/o West Coast Sign Service Ltd. (Jennifer Hutchings)**  
 18452 - 96 Avenue

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

"That Development Permit No. 7908-0150-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See Development Variance Permit No. 7908-0150-00 under Clerk's Report, Item I.1(i).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Development Permit  
No. 7908-0150-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R08-1885

Carried

- (b) **Development Permit No. 7906-0434-00**  
**Peninsula Business Centre Ltd.**  
**c/o Abstract Industries Ltd. (John Borisoff)**  
15388 - 24 Avenue

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

"That Development Permit No. 7906-0434-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See Development Variance Permit No. 7906-0434-00 under Item No. I.1(h).

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

No. 7906-0434-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R08-1886

Carried

- (c) **Development Permit No. 7908-0017-00**  
**Rosecar Holdings Inc.**  
**c/o Franco Santelli**  
1750 - 152 Street

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

"That Development Permit No. 7908-0017-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See Development Variance Permit No. 7908-0017-00 under Item No. I.1(g).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That Development Permit

No. 7908-0017-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R08-1887

Carried

**5 Delegation Requests**

- (a) **Michelle Candido**  
**Ride-Share Week Consultant, TransLink**  
File: 0550-20-10; 0630-02

Requesting to appear before Council on **September 29, 2008**, to present information regarding Ride-Share Week.

RES.R08-1888

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Michelle Candido, Ride-Share Week  
Consultant, TransLink be heard as a delegation at CIC.  
Carried

- (b) **Rosemary Zelinka, Coordinator**  
**Surrey Association of Sustainable Communities (ASC)**  
File: 0125-20; 0550-20-10

Requesting to appear before Council regarding Surrey's public consultation practices and procedures.

RES.R08-1889

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Rosemary Zelinka, Coordinator Surrey  
Association of Sustainable Communities (ASC), be heard as a delegation  
at CIC.  
Carried

- (c) **Brian Hanley**  
File: 4020-20; 7908-0116-00

Requesting to appear before Council to seek Council's assistance in finding an acceptable method of curtailing both the excess noise and the unhealthy methods of disposing of debris by Super Save Disposal on the west side of their complex located at 19649 - 53 Avenue.

**Note:** See Land Use Applications, Item B.1 of the Regular Council - Land Use agenda.

RES.R08-1890

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That a Staff Memo be forwarded to Council  
in regard to the resolution of Brian Hanley's concerns with the disposing  
of debris at the west side of their complex located at 19649 53 Avenue.  
Carried

**6. July 2008 Council Meeting Schedule**  
File: 0550-20-01

Council is requested to set a Regular Council meeting for Wednesday, July 30, 2008, at 10:00 a.m.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That Council set a Regular Council meeting  
for Wednesday, July 30, 2008, at 10:00 a.m.  
RES.R08-1891 Carried

**7. Council of Senior Citizens' Organizations of BC (COSCO)  
Seniors Health, Housing and Income in a Global Age-Friendly Community  
Conference - September 15 & 16, 2008**  
File: 0390-20

Council is requested to pass a resolution authorizing Councillor Steele to attend the Seniors Health, Housing and Income in a Global Age-Friendly Community Conference, to be held September 15 & 16, 2008, and that all expenses be paid in accordance with Council policy.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That Councillor Steele attend the Seniors  
Health, Housing and Income in a Global Age-Friendly Community Conference, to  
be held September 15 & 16, 2008, and that all expenses be paid in accordance  
with Council policy.  
RES.R08-1892 Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**L. ANY OTHER BUSINESS**

**1. Flavours of Surrey**

Councillor Hunt complimented and thanked Staff for a wonderful time at the "Flavours of Surrey" event held this past weekend, and commented that he looks forward to doing it again in the years to come.

**2. Shirtsleeve Session - Wards / Modified Wards**

Councillor Bose asked if a Shirtsleeve Session could be planned for September in regard to Wards and Modified Wards.

**3. Provincial Cost Sharing - Seniors Programs**

Councillor Higginbotham discussed an article in the Vancouver Sun that offered a cost sharing initiative for seniors fitness circuits and asked that Staff look into it. The Manager of Parks stated that a Senior's Park was being developed at the south side of Fleetwood Park.

**4. Lobbyist Registry**

Mayor Watts asked for an update on the status of developing a Lobbyist Registry System.


**M. ADJOURNMENT**


It was  
  
meeting do now adjourn.  
RES.R08-1893

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

The Regular Council - Public Hearing meeting adjourned at 10:40 p.m.

Certified correct:

  
\_\_\_\_\_  
Margaret Jones, City Clerk

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