



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 9, 2009
Time: 7:00 p.m.

Present:

Acting Chairperson - Councillor Hunt
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Rasode
Councillor Bose
Councillor Hepner

Absent:

Mayor Watts

Staff Present:

Deputy 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
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Manager, Land Development, Engineering
City Solicitor

Councillors Entering Meeting as Indicated:

A. ADOPTION OF MINUTES

1. Special (Regular) Council - January 19, 2009

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the minutes of the Special (Regular)
Council meeting held on January 19, 2009, be adopted.

RES.R09-126

Carried

2. Council-in-Committee - January 19, 2009

(a) It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the minutes of the
Council-in-Committee meeting held on January 19, 2009, be received.

RES.R09-127

Carried

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

A. DELEGATIONS

- 1. Robyn Newton, Social Planning & Research Council of BC (SPARC BC)
Bill Reid, Cloverdale Business Improvement Association. Measuring Up Initiative
File: 4710-01**

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council refer the “Measuring Up
 Initiative Final Report on the Accessibility and
 Inclusiveness Assessment of the Community of Surrey” to
 staff for a report (including the financial implications) back
 to Council for discussion.

RES.R09-128

Carried

3. Regular Council - Land Use - January 19, 2009

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the minutes of the Regular Council –
 Land Use meeting held on January 19, 2009, be adopted.

RES.R09-129

Carried

4. Regular Council - Public Hearing - January 19, 2009

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the minutes of the Regular Council -
 Public Hearing meeting held on January 19, 2009, be adopted.

RES.R09-130

Carried

B. DELEGATIONS - PRESENTATION

1. Mr. Jaehyun Lee File: 0290-20

Appeared before Council to receive recognition for actions taken following an incident on Highway 1, near Langley, on March 6, 2007. Acting Mayor Hunt presented the award.

2. Len Garis, Fire Chief Amanda McCormick, University College of Fraser Valley Dr. Plecas, University College of Fraser Valley File: 7320-01; 0550-20-10

Len Garis, Fire Chief, Gord Anderson, Deputy Fire Chief, Amanda McCormick and Darryl Plecas were before Council to make a presentation regarding the Fire Prevention/Homesafe Program, following are comments provided during their delegation:

- Approximately 4 years ago the Surrey Fire Service began to look at what we do in the areas of fire prevention and public education for effectiveness.
- A decision was made to move in a different and new direction specific to home safety in our City, as a result the Home Safe program was developed.
- A decision was made to take a very strategic new approach to fire prevention and Public Education practices to ensure we were on the mark and current in our efforts would not lack meaningful purpose.
- Before SFS could be strategic in developing future practices SFS would need to clearly understand our fire history. Consequently, the SFS and UFV School of Criminology, Dr. Plecas and Amanda McCormick partnered to comprehensively analyze 20 years of Surrey Fire History. In all 4,758 fires were analyzed from 1988 to 2007.
- A critical find in regard to residential fires was the very disconcerting number of non-functioning smoke alarms from actual fire incidents. Because smoke alarms cannot actually prevent any fire from occurring, their presence in working condition cannot be overstated.
- Home Safety inspections will aggressively focus on the existence of working smoke alarms, including the ability to immediately provide and install one.
- Fire companies will, in the future, have smoke alarms for installation even at incident calls on a 24/7 basis.
- Home safety inspections will be available to Surrey residents beginning in March of 2009.
- Posters and rack cards as seen here will be strategically located throughout the city in facilities visited by seniors and families. Information of how to request a home inspection will be available on these cards and the City of Surrey website.
- Surrey Fire Services expect that word of mouth will probably be a leading method of advertising this service.
- A downloadable home safety checklist will be made available on the City's Website for year round use.

Note: See Corporate Report R014.

The agenda was varied to deal with Corporate Report R014.

Item No. R014 Fire Prevention/HomeSafe Program
File: 7320-20

The Fire Chief submitted a report to introduce the new HomeSafe Program of the Surrey Fire Service.

Note: See Delegations - Presentation, Item B.2

The Fire Chief was recommending that the report be received for information.

It was Moved by Councillor Steele
 Seconded by Councillor Martin
 That the report introducing the new
 HomeSafe Program of the Surrey Fire Service be received for information.
 RES.R09-131 Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Official Community Plan By-law, 1996, No. 12900,
 No. 235, Amendment By-law, 2009, No. 16873**

**Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16874**

Application: 7908-0215-00

CIVIC ADDRESS: 16313 (shown as 16311), 16323, 16333, 16345 - 84
 Avenue

APPLICANT: Amardeep Dhaliwal, Kulvir Thandi, Narinderpal Thandi,
 Shawn Sandhu, Kamaljit Bassi
 c/o Legendary Developments Ltd. (Kevin Dhaliwal)
 #306, 16088 - 84 Avenue
 Surrey, BC V4N 0V9

PROPOSAL: **By-law 16873**
 To redesignate the site from "Urban (URB)" to "Multiple
 Residential (RM)".

By-law 16874
 To rezone the site from "One-Acre Residential Zone (RA)"
 to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit
 the development of approximately 54 townhouse units.

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

There were no speakers to this by-law.

2. **Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16872**

Application: 7908-0253-00

CIVIC ADDRESS: 12877 and 12885 - 112B Avenue

APPLICANT: City of Surrey
c/o Realty Services Division (Wayne Power)
14245 - 56 Avenue
Surrey, BC V3X 3A2

PROPOSAL: To rezone the properties from "Special Industry Zone (I-4)" (By-law 5942) to "Light Impact Industrial Zone (IL)" (By-law 12000).

The purpose of the rezoning is to permit consolidation of the lots with an existing "Light Impact Industrial Zone (IL)" lot to facilitate industrial development in the Bridgeview area.

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.

C. COMMITTEE REPORTS

1. South Fraser Family Court & Youth Justice Committee - November 6, 2008

It was Moved by Councillor Rasode
Seconded by Councillor Steele
That the minutes of the South Fraser Family
Court & Youth Justice Committee meeting held on November 6, 2008, be
received.

RES.R09-132

Carried

2. Transportation Committee - December 3, 2008

(a) It was Moved by Councillor Bose
Seconded by Councillor Gill
That the minutes of the Transportation
Committee meeting held on December 3, 2008, be received.

RES.R09-133

Carried

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

1. Heritage Rail Demonstration Project

WHEREAS Spirit of BC Week celebrates diversity and invites British Columbians to participate, including aboriginal people, inner-city residents, children and youth, and people with disabilities; and

WHEREAS Spirit of BC Week celebrates British Columbia and the boundless energy and opportunity that exist in our province's unique communities;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 6 - 14, 2009, inclusive as "Spirit of BC Week" in the City of Surrey.

Dianne L. Watts
Mayor

(b) HERITAGE WEEK
February 16 - 22, 2009

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

WHEREAS Heritage Week annually commences on national Heritage Day, the third Monday in February; and

WHEREAS the theme for Heritage Week 2009 is "Heritage of Education: schools, colleges and universities"; and

WHEREAS British Columbia celebrates the heritage of everyday life; and

WHEREAS British Columbia acknowledges that people from all walks of life and from every community contribute to our rich cultural heritage; and

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 16 - 22, 2009 as "Heritage Week" in the City of Surrey.

Dianne L. Watts
Mayor

F. METRO VANCOUVER REPORTS/FCM REPORTS

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

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

1. approve the reimbursement to Loblaws of the Development Cost Charges (DCC) that were paid by Loblaws for development on the site at 18805 – 24 Avenue (estimated at \$7,180,840) to offset the costs that Loblaws will incur in constructing works to support such development that are contained within the 10 Year Servicing Plan for the Campbell Heights Land Use Plan; and
2. approve a DCC Front-Ending Agreement to an upset limit of \$5,333,301 to allow the City to reimburse to Loblaws amounts collected from other benefiting lands that will offset the costs that Loblaws will incur in constructing works required for the Campbell Heights Land Use Plan that are contained within the 10 Year Servicing Plan and that are not reimbursed as a result of actions related to Recommendation No. 1.

RES.R09-145

Carried

Item No. R010 Development Application No. 7907-0269-00 Related to 2901 King George Highway - Resolution of Access
File: 7907-0269-00

The General Manager, Engineering submitted a report to document access options that were considered in relation to the proposed development on the site at 2901 King George Highway (KGH) and obtain Council approval to proceed with a recommended option for the proposed development, which will also benefit the existing community and address concerns of the residents of the adjacent development known as the Gardens at Semiahmoo.

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

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

1. receive this report as information; and

2. authorize staff to finalize the Servicing Agreement and other conditions precedent to final approval of the Rezoning By-law related to the development at 2901 King George Highway (KGH) on the basis of access to the subject development being provided in accordance with Option 1 as described in this report.

RES.R09-146

Carried

Item No. R011 Bell Canada - License Agreement for Use of Road Allowances
File: 5450-30 (Bell)

The General Manager, Engineering submitted a report concerning Bell Canada - License agreement for use of road allowances.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council authorize the execution of a license agreement with Bell Canada ("Bell") that will act to grant Bell a non-exclusive right to install telecommunications infrastructure for a 5-year period at 2 locations within City of Surrey highways and road allowances as generally described in this report and as illustrated on Appendix I attached to this report.

RES.R09-147

Carried

Item No. R012 Contract Award M.S. 4708-003-11: Campbell Heights Sanitary Sewer Project
File: 4708-003/11

The General Manager, Engineering submitted a report concerning the Award of Contract M.S. 4708-003-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Pedre Contractors Ltd.	\$7,120,741.90	No Change
2. Matcon Civil Constructors Inc.	\$7,146,499.50	No Change
3. B & B Contracting Ltd.	\$7,386,500.42	No Change
4. Marv's Excavating Ltd.	\$7,576,288.59	No Change
5. Progressive Contracting Ltd.	\$7,848,141.00	No Change
6. Mainland Civil Works Inc.	\$8,181,033.00	No Change
7. Tag Construction Ltd.	\$8,346,450.00	No Change
8. Tyam Construction Ltd.	\$9,225,631.80	No Change
9. Westpro Constructors Group Ltd.	\$9,277,803.15	No Change
10. Gemco Construction Ltd.	\$9,326,394.00	No Change

11. J. Cote & Sons Excavating Ltd.	\$9,570,000.00	No Change
12. Sandpiper Contracting Ltd.	\$9,980,162.30	\$9,986,696.45
13. Double M Excavating Ltd.	\$10,998,341.43	No Change

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

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

1. Award Contract M.S. 4708-003-11 to Pedre Contractors Ltd. in the amount of \$7,120,740.90, including GST; and
2. Set the expenditure authorization limit for Contract M.S. 4708-003-11 at \$7,800,000 including GST.

RES.R09-148

Carried

Item No. R013 Land Acquisition for Park: 18993 - 72 Avenue and
19021 - 72A Avenue
File: 0870-20/380/C

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

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council approve the partial acquisition
of PID No. 003-034-763 (18993 - 72 Avenue) and PID No. 027-195-970
(19021 - 72A Avenue) for parkland in the amount of \$637,423 in accordance with
the East Clayton Neighbourhood Concept Plan Extension.

RES.R09-149

Carried

Item No. R014 Fire Prevention/HomeSafe Program
File: 7320-20

This item was dealt with earlier in the meeting.

Item No. R015 Application for Provincial Funding - Closed Circuit
Television (CCTV) Pilot Project
File: 7450-30

The Crime Reduction Strategy Manager submitted a report concerning the application for Provincial funding - Closed Circuit Television Pilot Project.

The Crime Reduction Strategy Manager was recommending approval of the recommendations outlined in his report.

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

1. receive this report as information;
2. endorse the CCTV pilot project as described in this report as the basis for making application to the Province for funding in the amount of \$330,000 for the implementation, operation and evaluation of the project; and
3. authorize staff to include this report and a copy of the related Council resolution in the application to the Province for funding.

RES.R09-150

Carried

Item No. R016 Semiahmoo Town Centre Plan Update -
Stage 2 Public Consultation
File: 6520-20 (STC)

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

- Provide an overview of the Stage 1 component of the Semiahmoo Town Centre Plan Update (the "Plan Update") as approved by Council in September of 2006, and the status of the Stage 2 component of the Plan Update; and
- Outline and request Council's authorization for an enhanced public consultation process as part of the Stage 2 component of the Plan Update to explore options and seek consensus on the vision for the Town Centre, including density, character, streetscapes, and the public realm, building form and massing and possible amenities.

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

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

1. Receive this report as information;

2. Endorse the public consultation process outlined under the "Stage 2 - Next Steps" section of this report and authorize staff to take all necessary steps to implement this process; and
3. Direct staff to report back to Council with the results of this public consultation process before completing Stage 2 of the Semiahmoo Town Centre Plan Update.

RES.R09-151

Carried

Item No. R017 Community Action on Energy and Emissions (CAEE)
Gold Award Program - Applications by the City of Surrey
File: 6950-30 (Sustainability Planning Initiatives)

The General Manager, Planning & Development submitted a report to advise Council of the opportunity being made available through the Province's CAEE Gold program for advanced energy studies and to request that Council pass a resolution in support of the CAEE Gold program measures, which is a pre-requisite for participation in the program.

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

1. Receive this report as information;
2. Adopt the proposed resolution, attached as Appendix I to this report, in support of the City of Surrey's participation in the Province's Community Action on Energy and Emissions (CAEE) Gold program; and
3. Authorize staff to forward a copy of this report and the related Council resolution to the Fraser Basin Council as part of the City's grant application under the CAEE Gold program.

RES.R09-152

Carried

H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 235 Amendment By-law, 2009, No. 16873"

7908-0215-00 - Amardeep Dhaliwal, Kulvir Thandi, Narinderpal Thandi,
Shawn Sandhu, Kamaljit Bassi,
c/o Legendary Developments Ltd. (Kevin Dhaliwal)

To redesignate the site from Urban (URB) to Multiple Residential (RM) on the properties located at 16313, 16323, 16333, 16345 - 84 Avenue.

Approved by Council: January 19, 2009

This by-law is proceeding in conjunction with By-law 16874.

It was Moved by Councillor Gill
Seconded by Councillor Rasode
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 235 Amendment By-law, 2009, No. 16873" pass
its third reading.

RES.R09-153

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16874"

7908-0215-00 - Amardeep Dhaliwal, Kulvir Thandi, Narinderpal Thandi,
Shawn Sandhu, Kamaljit Bassi,
c/o Legendary Developments Ltd. (Kevin Dhaliwal)

RA to CD (BL 12000) - 16313, 16323, 16333, 16345 - 84 Avenue - to
permit the development of approximately 54 townhouse units.

Approved by Council: January 19, 2009

This by-law is proceeding in conjunction with By-law 16873.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2009, No. 16874" pass its third reading.

RES.R09-154

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16872"

7908-0253-00 - City of Surrey, c/o Wayne Power, Realty Services Division,
City of Surrey

I-4 (BL 5942) to IL (BL 12000) - 12877 and 12885 - 112B Avenue - to
permit the consolidation of the lots with an existing IL-zoned lot to
facilitate industrial development in the Bridgeview area.

Approved by Council: January 19, 2009

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No.
12000, Amendment By-law, 2009, No. 16872" pass its third reading.

RES.R09-155

Carried

FINAL ADOPTIONS

3. "Surrey Close and Remove the Dedication of Highway of a Portion of 140 Street at Fraser Highway By-law, 2009, No. 16869"

3900-20-16869 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 697 square metres of 140 Street at Fraser Highway. This closure is intended to facilitate the consolidation of the road with 13977 Fraser Highway for the development of a new service station and convenience store. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the road will be considered by City Council at a later date.

Approved by Council: December 15/2008
Corporate Report Item No. R233

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

It was Moved by Councillor Bose
Seconded by Councillor Rasode
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 140 Street at Fraser Highway By-law,
2009, No. 16869" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R09-156

Carried

4. "Affordable Housing Special Reserve Fund Expenditure Authorization By-law, 2009, No. 16870"

3900-20-16870 - Council Initiative

A by-law to authorize the expenditure of monies in the "Affordable Housing Special Reserve Fund". This by-law is intended to support the appropriation of \$700,000 to contribute to the Surrey Homelessness and Housing Fund.

Approved by Council: June 11, 2007
Corporate Report Item No. R131

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Affordable Housing Special Reserve
Fund Expenditure Authorization By-law, 2009, No. 16870" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-157

Carried

- 5. "Cloverdale Senior Citizen's Housing Society, Authorization By-law, 2007, No. 16380, Amendment By-law, 2009, No. 16871"

7905-0159-00 - Cloverdale Senior Citizen's Housing Society

A by-law to amend the provisions of "Cloverdale Senior Citizen's Housing Society, Authorization By-law, 2007, No. 16380". This amendment is necessary to include a provision that clarifies the age restriction (of 65 years and older for occupants) in the Agreement will be null and void if the C.M.H.C. or another lender who holds a mortgage insured pursuant to the National Housing Act, R.S.C., 1985, C.N-11, takes ownership of the property.

Approved by Council: January 19, 2009

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Cloverdale Senior Citizen's Housing Society, Authorization By-law, 2007, No. 16380, Amendment By-law, 2009, No. 16871" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-158

Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Tony Smith, Spokesman**
Law Enforcement Against Prohibition-drugs (LEAP)
 File: 7450-20; 0550-20-10

Requesting to appear before Council with respect to the impact drugs has on the community.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Tony Smith, Spokesman,
 Law Enforcement Against Prohibition-drugs (LEAP) be heard as a delegation at Council-in-Committee.

RES.R09-159

Carried

- (b) **Bob Campbell on behalf of the**
West Panorama Ridge Ratepayers Association (WPRRA)
 File: 7908-0146-00; 0550-20-10

Requesting to appear before Council to express their opposition to proposed Development Variance Permit No. 7908-0146-00.

M. ADJOURNMENT

It was

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

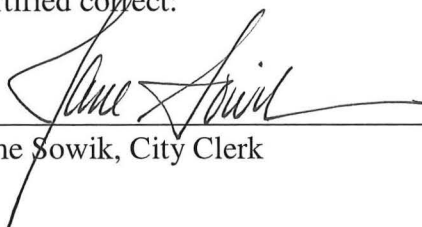
meeting do now adjourn.

RES.R09-162

Carried

The Regular Council - Public Hearing meeting adjourned at 7:45 p.m.

Certified correct:



Jane Sowik, City Clerk



Acting Mayor Marvin Hunt