

Regular Council - Public Hearing Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 14, 2009
Time: 7:00 p.m.

Present:

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

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
General Manager, Investment &
Intergovernmental
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

1. Regular Council - July 30, 2009

It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That the minutes of the Regular Council
meeting held on July 30, 2009, be adopted.

RES.R09-1581

Carried

L. ANY OTHER BUSINESS

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the agenda be varied to deal with
Corporate Reports R167 and R169 prior to the public hearing portion of the
meeting.

RES.R09-1582

Carried

B. DELEGATION - PRESENTATION

**Elizabeth Model, Executive Director
Downtown Surrey Business Improvement Association**
File: 0220-05; 0550-20-10

Elizabeth Model, Executive Director, Downtown Surrey Business Improvement Association ('DSBIA') was in attendance before Council to make a brief presentation regarding the "Movies under the Stars" program held at Holland Park in August. Following are comments provided:

- On behalf of the DSBIA thank you to Council for the support and sponsorship of the event "Movies under the Stars" conducted during the month of August.
- The news and media have stated that it was highly successful with between 5 – 6,000 people in attendance at Holland Park and celebrating in a fun filled family festival.
- Noted that Bonnie Burnside was instrumental in bringing the event together.
- In the coming year she would like to track the economic impact of the event on the surrounding businesses.

The Mayor welcomed Elizabeth Model as the new Executive Director of the DSBIA and stated that she looks forward to working together in a positive relationship.

It was	Moved by Councillor Steele Seconded by Councillor Hunt That the package of information regarding the event, (attendance and statistics provided for the use of sponsorship) and a plaque of pictures presented by the Executive Director of the Downtown Surrey BIA be received.
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RES.R09-1583

Carried

G. CORPORATE REPORTS

1. The Corporate Reports, under date of September 14, 2009, were considered and dealt with as follows:

Item No. R169	Fire Dispatch Services Agreement with Columbia Shuswap Regional District File: 2240-20
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The Fire Chief, Fire Services submitted a report concerning Fire Dispatch Services Agreement with Columbia Shuswap Regional District.

The Fire Chief, Fire Services 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. Approve an agreement between the City of Surrey and the Columbia Shuswap Regional District for the City of Surrey to provide fire-related dispatch services to the communities within that Regional District with the agreement being generally consistent with similar agreements that the City of Surrey has with other local governments in the lower mainland.

RES.R09-1584

Carried

Item No. R167 84 Avenue between King George Highway and 140 Street
 File: 5400-80 (08400)

The General Manager, Engineering submitted a report to discuss the need for establishing alternative east-west corridors through Newton with a view to improving motorist safety and reducing congestion and travel times along the 88 Avenue corridor and in particular at the KGH/ 88 Avenue intersection and to seek Council authorization to proceed with the design of 84 Avenue between KGH and 140 Street.

J. Boan, Transportation Manager, was in attendance to provide a presentation related to this Corporate Report. Following are comments provided:

- There is increased congestion on Surrey's roadways, in particular at the intersection of 88 Avenue and King George Highway ('KGH').
- In the recently approved Transportation Strategic Plan one of the key elements of this was identified as an incomplete road network which is contributing to traffic congestion.
- A review was started of the priority area in terms of road completions, four high priority areas were identified:
 - East & West Ring Road in the City Centre which would relieve KGH
 - 84 Avenue between KGH to 140 Street & 124 Street to 128 Street would relieve 88 Avenue
 - 128 Street between 108 Avenue and KGH would relieve KGH through the City Centre area
 - 105 Avenue between City Centre and Guildford would relieve 104 Avenue and the potential transit uses along that route
- 84 Avenue and 128 Street are two key routes to address capacity, safety, and operational issues at 88 Avenue and KGH.
- Some key factors in the current situation at 88 Avenue and KGH intersection are: 88 Avenue is the only east/west route between 64 Avenue and 96 Avenue, which is just over a 6 kilometre distance; KGH is one of three continuous north/south routes; and KGH and 88 Avenue are key commuter truck routes through the city.
- The intersection at 88 Avenue and KGH has the highest volume in the city, at 85,000 vehicles per day going through; this is resulting in excessive

cueing and waits of up to 2 to 4 signal changes in peak hours which are a significant delay for people travelling along those routes. There is also one collision per working day which is the highest of any of the intersections in the city and it is one of the ten highest crash locations in the province.

- In addition, Fire Hall No. 1 which is located at 132 Street, south of 88 Avenue, utilizes 88 Avenue for many of their emergency calls, and this fire hall is the third busiest fire hall in Canada, anything we can do to relieve 88 Avenue would be a benefit to emergency response.
- Two photos were presented of north and south KGH taken from 88 Avenue showing at peak times there is a significant congestion and excessive queuing.
- A number of options were reviewed to address the issue at the intersection of 88 Avenue and KGH:
 - Do Nothing – over time there will be increased congestion, potential safety issues and delays with city growth.
 - Urban Interchange/Jug-handle Intersection – while this option will address the capacity at the intersection there is a major investment of approximately 30 million dollars or more.
 - And we have concluded that they are out of context and that a localized solution would move congestion to surrounding intersections.
 - Widening 88 Avenue to 6 lanes – this would be a major undertaking with costly acquisitions along the entire length, impacting owners along the length, as well as impacting Bear Creek Park. This would involve significant capital costs through reconstruction and widening of the roadway and also a major impact on traffic flows, also a large capacity at the intersection has the potential to have safety issues.
 - Completing the missing road links – this option is consistent with the Transportation Strategic Plan, provide connectivity, more travel choices, and multi modal goals in terms of cycling, pedestrian, transit, and cars. It would also reduce the congestions on the surrounding road networks such as 88 Avenue.
- A survey was conducted by Ipsos Reid, 600 interviews were done which statistically represents a city the size of Surrey
 - For the extension of 84 Avenue on the basis that we would minimize the environmental impact – 80% of the public were in support of this project.
 - Also asked on the effect on Bear Creek Park and the enjoyment of the use, 37% indicated a concern, however that also means that 63% felt that it would not affect them.
 - Also asked about 128 Street and East/West Whalley Ring Road, which were identified as key links to complete and found similar results at 80 and 81% respectively in favour by the public.
- The next step was to hire international experts to review the situation and hired Fred Kent from Project for Public Spaces, experts in creating streets and road networks that build person friendly communities. Also we hired Michael Wallwork from Alternate Street Design who is a roundabout and traffic engineer expert. The recommendations from the experts were:

- Urban interchange/intersection options at KGH and 88 Avenue – out of context with the surroundings and would increase issues at adjacent intersections.
- Roundabout at KGH/88 Avenue – not recommended as a first step due to latent traffic demand and that nearby intersections are already nearing saturation levels.
- Need to improve north/south and east/west connections.
- 84 Avenue has potential to provide connectivity for cyclists, pedestrians, transit and cars for the wider Surrey community
- 84 Avenue extensions must reflect principles of 'context-sensitive' solutions.
- In terms of consultation objective if Council were to endorse this project, staff will proceed to design and consultation. The consultation objectives would be to:
 - Engage directly impacted stakeholders so that their priorities and interests are considered in the design of the project;
 - Provide clear and accurate information on the project to all of the general public;
 - Keep the broader Surrey residents informed and provide opportunity for input; and
 - Inform the public and stakeholders about the final design of the 84 Avenue.
- Elements of the Consultation and Communication Plan are:
 - Telephone survey – which is now completed.
 - Sample list of individual stakeholder meetings.
 - Residents on 84 Avenue east 140 Street
 - Residents on 84 Avenue west KGH
 - Parks and Community Services Advisory Committee
 - Condo complex at SE corner of 84 Avenue/KGH
 - Religion facilities along 140 Street south of 84 Avenue
 - Business groups on 84 Avenue between 128 Street and 136 Street
 - Environmental Group – comprised of representatives from the interested environmental organizations
 - Website, project, email and phone line – easily accessible information
 - Summary stakeholder meeting
 - Final design options are reviewed with representative from each of the stakeholder groups.
- Consultation approach was similar to the 156 Street underpass: There is a majority that want the project, there is a small vocal minority group in opposition; project will be announced and consultation and design features undertaken to best address concerns/complaints raised; expect large majority of residents will be pleased with the final design, but a small percentage will continue to oppose it throughout the life of this project.
- Why should this project be endorsed?
 - The completion of 84 Avenue along the south side of Bear Creek Park will:
 - Provide a much needed alternate east/west travel route that will reduce congestion and save travel time in the City.

- Provide a direct, convenient east/west cyclist and pedestrian route.
 - Reduce significant congestion and safety issues at KGH and 88 Avenue which otherwise will continue to worsen.
 - Support the Strategic Transportation Plan aims and goals along with recommendations of international planning and engineering experts.
 - Most cost effective approach to addressing the congestions and safety issues at 88 Avenue and KGH.
- There are two levels of assessment one is a detailed impact assessment on the exact alignment (footprint), the detailed design is not complete and therefore the detailed analysis is not complete, however we have done some initial studies to find out what kind of environmental features are within the alignment, for example, strategically located the creek crossing to minimize impact and maximize the benefit for wildlife corridor. There are a variety of studies that have been done, not detailed studies as that is what we would embark upon in the design and consultation phase. There have been preliminary studies done.
 - The complete project would be within the 12 million dollar range.
 - 84 Avenue is not a truck route, nor is there plans to make 84 Avenue a truck route; this new linkage would be uniquely for cars, cyclists, and pedestrians.
 - There is a plan to provide information through the city website, through e-bulletins, and direct consultation and if the decision is being delayed it would be in the best interest to make this presentation available to the public, and this can be done through the website. We have done quite a bit of modeling to come to our conclusions, and we will also post that information on the website
 - Presentation will be made available on the website and all other information on this project will be made available on the website.

It was suggested that crash analysis (ICBC) information at the 88 Avenue/KGH be provided to Council for their consideration.

It was further suggested that the renderings of what the road will look like into the Fleetwood area be posted on the website.

It was

Moved by Councillor Rasode

Seconded by Councillor Villeneuve

That Council defer consideration of

Corporate Report R167 to a future meeting, subsequent to hearing the delegation (item I.3 (a) of September 14, 2009 RCPH agenda) regarding the proposed 84 Avenue.

RES.R09-1585

Carried

B. DELEGATIONS – PUBLIC HEARING

1. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 244 Amendment By-law, 2009, No. 16991
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16992
Application: 7906-0351-00**

CIVIC ADDRESS: 18470 - 70 Avenue and a Portion of 18431 Fraser Highway

APPLICANT: Rajinder S. Mann and 0761210 B.C. Ltd.
c/o WG Architecture Inc.
#1030, 470 Granville Street
Vancouver, BC V6C 1V5

PROPOSAL: By-law 16991
To redesignate the site from "Suburban (SUB)" to "Multiple Residential (RM)".

By-law 16992
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 73 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.

Ray Butchart, 18265 – Claytonhill Drive, owns property located at 18450 – 70 Avenue, directly north of the proposed development. He noted his concerns as his property will become 'orphaned' and undevelopable, making the property useless which will result in a large loss of value. A comprehensive look should be done of the area to determine the best use of all property in the area; the whole area should be incorporated into the plan. He noted that he was at the preliminary meeting and he has made his views known to the property owner.

Maxine Charlton, 18484 – 72 Avenue, she advised that in 1999 the Clayton Plan was adopted by Council, in 2008 the East Clayton Plan was adopted by Council, and we were told that West Clayton would be next. Since then Rosemary, Campbell Heights and Grandview have all had Neighbourhood Concept Plan ('NCP') and we still do not have an NCP. Properties in West Clayton are purchased by developers which make terrible landlords, and the neighbourhood has now deteriorated. She noted other concerns as traffic in the area is too dangerous for mail carrier to deliver mail door to door. There are no sidewalks in the area. The NCP is required to guide development.

Charles Calloway, 7183 – 184 Street, noted that there are small businesses in the immediate area, and that all in the neighbourhood should be able to have small businesses.

Angelo Corsi, 7179 -184 Street, he noted that the NCP has been promised for 3 years and we don't have NCP, 32 people signed the petition,

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That Council receive the petition from Mr.

Angelo Corsi as a start of a neighbourhood request for an NCP in the West Clayton area.

RES.R09-1586

Carried

Vicki Kopala, 18223 - 74 Avenue, she stated that she was advised that her property was not developable until an NCP in place; and she noted that an NCP is long overdue in the area.

Shawn Raap, 18458 - 70 Avenue, he noted that he is in favour of development but not in favour of this proposal. In 2006 the proposal was rejected there was no NCP and now with the heritage house the proposal can be developed. He noted other concerns for the drainage of rainwater with this development, and most houses in the area being on septic fields. He noted a concern for increased traffic.

Peter Vandebliert, 18471 - 70 Avenue, he noted that he is not against development he does have opposition to the proposal proceeding outside the NCP. He noted that the proposal is centered on the eyesore in their community known as the historic Lawrence House. In the last 3 years nothing has happened to preserve the house, in the last few weeks a fence was placed around the house and years of graffiti was erased with paint. The proposed north/south road will have a negative impact on the residents living on 70 Avenue, especially the two new residents where the road exits. This will be a public road used by people coming off Fraser Highway using this road as a shortcut to 84 Avenue, and increasing traffic flow through the park. A traffic issue will be created by funnelling traffic through a 16 foot wide road, there is daily pedestrian traffic from elementary school and high school students. There are no existing sidewalks only ditches on either side of the road. There will be a seriously traffic issue with proposing a road through this area. The small lot owners will see their assets decrease by separating them as units and by widening of 70 Avenue. He recommended that Council adopt planning option #3.

Allan Mitchell, 18465 - 71 Avenue, he noted that he does not like ad hoc development that does not fit into the neighbourhood. He is against the proposal before Council. He appreciates that Council has received the petition this evening as the starting point of a petition advocating that a West Clayton NCP be started. He recommended that Council support option #3.

Graham Farstad, Arlington Group, 1030 - 490 Granville Street, Vancouver, there were a few points raised this evening that merit some comment zoning. He advised that he is speaking on behalf of the developer, Manjit Saini, a well known Surrey developer. The proposed zoning is CD based on the RM-30 zoning, which allows 30 units per acre, the development is net 24 units to the acre, therefore we

are 20% below the allowable maximum in the RM-30, and this is low density for stacked townhouses. The project involves a large amount of dedication both for road dedication and environmental protection. There is a sensitive stream on the south side of the property and the proposed widening will be extracted from the applicant's property, which approximate to 1/3 of the entire site. Two enclosed parking spaces will be provided for each of the 3 bedroom units, for a total of 146 parking spaces, with an additional 15 parking spaces for visitors. Access to the site will be right in and right out from Fraser Highway and the developer will be constructing a new access road north to 70 Avenue, half of which will be on an adjacent property benefitting not only this development but other adjacent developments in the area. Anyone driving north on 184 Street would have to take 3 right angled turns instead of one and therefore the road would not become a potential 'shortcut'. The proposed road '184A' would not be straight it would be quite curve linear road on a managed scale. All services are available to the site and there is a unique heritage house, over 100 years old, on site, that has not been given due recognition, originally constructed in 1908 by a former Councillor, this building will be relocated to the south/east portion of the site and the building will become the amenity building of the site.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
A. Corsi		X	32 signature petition
M. Charlton		X	Should be NCP
A. & R. Whitworth		X	Should be NCP
V. Kopala		X	Should be NCP
T. Charlton		X	Should be NCP
A. Brault		X	Should be NCP
A. Ruigrok		X	Should be NCP
P. Makinen	X		
C. Mellish	X		
S. & B. Raap			Lack of public consultation
S. Combs			Privacy, traffic and parking
B. Doyon			Privacy, water table and flooding

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

NAME	FOR	AGAINST	UNDECIDED
P. Jaluja	X		
A. Bains		X	

2. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074
Amendment By-law, 2009, No. 16989
Application: 7909-0128-00**

CIVIC ADDRESS: 15735 Croydon Drive (also shown as 15850 - 26 Avenue and 15715, 15745, 15765, 15775, 15785, 15795 Croydon Drive and 15879 - 24 Avenue)

APPLICANT: Morgan Crossing Properties Ltd.
c/o Art Phillips
#300, 100 Park Royal South
West Vancouver, BC V7T 1A2

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074" in Sections D. Density, E. Lot Coverage, F. Yards and Setbacks, and K. Subdivision.

These amendments will allow subdivision into two air space parcels, which will separate the residential portion of the site from the commercial and a remainder lot for the Morgan Crossing Lifestyle Village development.

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

Allan Nutbrown, 15 - 15885 - 26 Avenue, President of Skyline Strata, noted that 26 Avenue is a very narrow street with parking on both sides. Parking access into Morgan Crossing will be from 26 Avenue or from Croydon of the street. 26 Avenue is 350 meters, a very short strip, with 100's of people living on the short strip. If access is given from 26 Avenue there would be a concern for the bottlenecking of traffic that would occur.

Art Phillip, 300 - 100 Park Royal, West Vancouver, Director of Development Services for Larko Investments - Morgan Crossing Properties. The application before Council this evening is for the creation of two air space parcels, which are volumetric parcels, to separate the commercial from the residential. The zoning application that was addressed by Council in 2007 gave one access point off of 26 Avenue for the residential block in the north/east corner and the property owners directly north of 26 Avenue are aware that we have also done the upgrading of 26 Avenue and have also made contribution towards traffic calming measures at the request of the City. We have already finished the road coming onto Croydon Drive and we are just waiting to do the final lift prior to paving.

3. **City of Surrey Heritage Designation
By-law, 2009, No. 16988**

CIVIC ADDRESS: Portion of 16824 - 32 Avenue

APPLICANT: City of Surrey, Council Initiative
14245 - 56 venue
Surrey, BC V3X 3A2

PROPOSAL: To designate a portion of the site (shown as Block A) as Heritage.

The purpose of this designation is to provide heritage protection for the oldest portion of the former Kensington Prairie Elementary School.

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

Ted Hewlitt, 2959 - 168 Street and George Singh 17902 - 40 Avenue, representatives from the Preservation Society for the Kensington Prairie Elementary school were in attendance to state their thanks to Council as this heritage building it is a great asset to the community and the rest of Surrey.

4. **Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 93 Amendment By-law, 2009, No. 16990
Application: 7909-0101-00**

CIVIC ADDRESS: 8992 King George Highway

APPLICANT: William and Edna Mayo
c/o David Martin
8992 King George Highway
Surrey, BC V3V 5V8

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary Commercial Use Permit Area No. 22".

This amendment will allow the temporary operation of two (2) existing businesses on the subject property.

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 Avenue, stated that he is speaking on behalf of the applicant as he is aware of his business for over the last 30 years. He further stated that he is in support of this application to continue at the location.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
W. Mayo	X		History of property
P. Manyk			Cedar trees and creek

5. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994 Application: 7908-0019-00**

CIVIC ADDRESS: 15399 Guildford Drive
(also shown as 15525 - 106 Avenue)

APPLICANT: 0748093 B.C. Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
#202, 12448 - 82 Avenue
Surrey, BC V3W 3E9

PROPOSAL: To rezone the property 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 22, Section F and H, as follows:

- (a) To reduce the minimum north-west side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (b) To reduce the minimum west front yard setback from 7.5 metres (25 ft.) to 6.12 metres (20 ft.) to the face of porch and 5.75 metres (18.9 ft.) to the third riser;
- (c) To reduce the minimum south side yard setback (along the riparian area setback) from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the side of the end units; and
- (d) To allow parking within the required setbacks.

The purpose of the rezoning and development variance permit is to permit the development of approximately 128 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.

Mike Barbillion, 15523 – 105A Avenue, he stated that he is in opposition to the development and he would like the development to be more congruent to the area. He stated that as a custodian of the environment, and for a couple generations he has been fishing the Serpentine River and sees the Serpentine River as one of Surrey's most valuable pieces of heritage that is often overlooked and often referred to as drainage. He has seen the damage that development has caused, there were viable spawning beds within the river and now it is a barren clay creek bed. The variances being proposed to encroach on the creek/river head will impact on the wildlife and the fish habitat, it will also affect the natural percolation of water into the stream. He is concerned for the amount of flooding that has occurred since development in the area, and further development will only increase the flash flooding. He stated his opposition to the variance on the 66 foot easement to a 25 foot easement, and then further down to a 6 foot easement in the riparian area. The river is being choked with weed because of the growth and use of fertilizers. That the creek is no longer being held in a natural state, it is in dire need of enhancement. He clarified that the creek bed is immediately flanking the property line. The Serpentine has degraded greatly in the past years, there are no spawning beds left and something needs to be done. Through the diligent work of the Serpentine Fish Enhancement Society there have been 300% returns, albeit artificial.

Staff clarified that there is a 66 feet setback on average from the top of the bank of the watercourse and that the interface with the highway is 25 feet wide.

Rick Johnson, 3184 – 204 Street, Langley, representing Jim Pattison Auto Group and the North Surrey Auto Mall. We are not against the project however there are concerns with traffic and other concerns outlined in our letter dated September 10. He stated a concern for only receiving the Public Hearing notification, and not being aware of the development earlier, the development proposal sign was not posted. There are numbers conflicting within the traffic safety assessment, and does not take into consideration any new number of vehicles that will be coming from the development, requesting a proper traffic study be done. Another concern is the northwest setback reduction. Those purchasing units that are adjacent to the Auto mall need to have an understanding that service departments are opened until nine o'clock at night, he suggested that a noise covenant be placed on the units that are adjacent to the Auto mall. There is a concern for the storm water runoff in the area due to another development.

Tom Godwin, 9016 – 164 Street, member of the Serpentine Enhancement Society, he advised that he has walked the river earlier and it is a beautiful clear river. Due to the development of the uplands the storm water runoff is increasing and is scouring the gravel beds. The development of the Auto mall has only aggravated the problem more and the new development will cause further runoff. Storm water runoff from this new development will have to be reviewed in detail.

Lesley Billings, 10576 - 154A Street, she advised that she also owns 10580, which are the two properties at the foot of 154A Street. She advised that she is opposed to reducing the minimum south side yard setback along the riparian area, reducing from 25 feet to 6.6 feet and further allowing parking in this area. She noted that over the years she has seen the creek increase to a 25 foot wide river due to the increase in runoff and more development will cause more run off and therefore more of the problem. Another concern is for the traffic congestion in the 154 area down to Guildford Drive, and the development will add vehicles to this congestion. Concern for the cleanliness of the river and the illegal dumping that take place in the river. She also stated a concern for the loss of privacy and value of her properties due to the development.

Staff clarified that the setback from the property line is different than the setback from the top of bank.

A Representative of Glenwood Village on the Park, he stated that there are seven other members from his community present, and noted that the maps do not indicate that the start of the Serpentine River is on their property, and come through at five to six feet in depth in high rain. He noted that it is unclear to him as to where the accesses will be to the development, and stated that putting any access around the corner would be dangerous. We asked that a flashing light be installed on the island and it lasted two weeks and was never replaced. It is a beautiful river, and was tainted by the car wash drainage from the uplands. The creek is classed as a triple A fishing creek, he stated his concern for the setback from the creek, and stated that the fisheries department should be involved in the development.

Maciej Dembek, Barnett Dembek Architects, representing the development for the site. He clarified that there is absolutely a dedication of 20 meters from the top of bank to the Parks Department as established with the Department of Fisheries (DFO) and beyond that there will be a minimum of 2 meters to the side yard of a unit and 6 meters to the rear of a unit. The site plan show that development is pushed to the northern side of the site due to the creek meandering along the southern portion; therefore we are well away from any of the homes on the south side of the creek. We are doing everything possible on this site to keep the creek viable and undisturbed, and possibly even remediated. Along the bottom embankment along the north/east edge of the property, there is a drainage ditch that follows the highway and we have left the 7.5 meter landscaped setback along the edge to ensure that it retains its viability and connection to the stream. Units are lined up in a northeast/southeast direction, therefore no one will be directly looking at the Auto mall, and this property is 2 meters lower than the Auto mall; and the Auto mall has a concrete sound abatement fence. We are also proposing Brazilian channels in the walls facing the highway and it would be fairly simply to add them to the wall facing the Auto mall, which will reduce the sound coming into the unit, we are also proposing triple glazing/laminated glass facing the highway and we can propose the same along the Auto mall facing. There is a deceleration lane proposed, the median is to be extended, and there is a delta access to the site, the site access is deliberately at the most northern edge of the site because that is where the site lines work the best from an engineering point of view, and there is also an acceleration lane out of the site onto Guildford Drive.

We are dealing with all our storm water on our property and the Engineering Department is confident in the process that is being used for the storm water.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. Walker			Lack of parking
L. Billings/Ben Rouse			Affect of changes
J. Pattison Auto Group			Traffic, Setbacks & Storm water runoff

6. Surrey Land Use Contract No. 222, Authorization By-law, 1976, No. 4925, Partial Discharge By-law, 2009, No. 16995

Application: 7908-0269-00

CIVIC ADDRESS: 13497 - 64 Avenue

APPLICANT: Hardeep S. and Veerpal K. Thind
c/o Avnash Banwait
#206, 8363 - 128 Street
Surrey, BC V3W 4G1

PROPOSAL: To discharge Land Use Contract No. 222 from the property to allow the underlying "Single Family Residential Zone (RF)" to come into effect.

The Land Use Contract discharge will permit subdivision into two (2) single family lots.

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

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

**7. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16996A
Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16996B
Application: 7907-0309-00**

CIVIC ADDRESS: 6716 King George Highway

APPLICANT: 0699544 B.C. Ltd.
c/o Wilson Chang
288 West 8th Avenue
Vancouver, BC V5Y 1N5

PROPOSAL:

By-law 16996A**Block B**

To rezone a portion of the site from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)".

By-law 16996B**Block C**

To rezone a portion of the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 36, Section F, as follows:

- (a) To reduce the minimum easterly rear yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.); and
- (b) To reduce the minimum northerly side yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

The purpose of the rezoning and development variance permit is to allow an addition to an existing commercial building and permit development of a 10-unit townhouse complex.

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

Cindy Law, 6747 - 137 A Street, she stated that she is involved in the neighbourhood Block Watch, and there is a concern for pedestrian safety in their neighbourhood. She noted the properties located at 13686 - 68 Avenue and 6769, 6761, 6753 - 137 Street there are still ditches in front of these properties and there is a small winding sidewalk installed, and as you proceed in front of Primrose Lane (39 townhouses) there is a sidewalk only in front of 6747 and then it stops. Many that reside at Primrose Lane park their additional cars along 137 down to 67A as well as there are 250 townhouses at the foot of 67A and 137 that also park their vehicles along 137. There is no sidewalk past Primrose Lane on either side of the street. Children are walking in the middle of the street and people are driving at very high speeds in the area. She advised that she cannot support a development that only develops a sidewalk in front of their development and brings with the development so much additional parking requirements. Proper sidewalks are required in the area for the safety of the children. She stated that there are too many units being developed on the small parcels of land and she stated a concern for the amount of onsite parking. She stated a concern for the entrance being shared with Primrose Lane as the corner is oddly shaped and there would be traffic concerns. She recommended that the development have strong fencing to deter trespassing. She expressed concern for the amount of landscaping with the area being environmental sensitive. She stated that the noise from KGH and Ring Road

is loud and also noted the sound of helicopters at night makes it difficult to sleep at night. She stated that she is unclear as to where the commercial property at 6706 (the property abutting the subjecting property) ends in proximity to the subject property, as she would not want the commercial properties closer to her property, as the sound will start to carry back.

Staff clarified that there are 45 trees to be located on site, larger trees along the perimeter of the site and the landscape architects has approved the landscaping plan. The lane will be place in alignment with the existing lane; the delineation of the commercial zoning will be west of lane and the residential east of lane. The relaxation of setback is only for the commercial building. This development if it was to proceed will require a storm water management plan and would likely look at storm water detention to retain the water and it may be it detention chamber similar to Primrose Lane development.

Maria Roads, 6746 - 137 Street, she stated her concern for access and egress into the development that is directly in front of her home. She stated another concern as the amount of cars parked along 137 Street and there being no sidewalks in the area. She stated the need for proper concrete sidewalks on one side of the road. She noted that the road is not paved appropriately it's patch work on top of patch work and she requested that the road be appropriately paved.

Wilson Chang, 288 West 8th Avenue, Vancouver, Project Applicant, he advised there are 27 parking stalls provided on site, as required by the City. He advised that they will definitely pave the sidewalk in front of the subject property as well they are dedicating the back lane as future access. In this development there is a focus on proper lighting and proper trees, they also have the concern for the security of their property for future buyers.

C. COMMITTEE REPORTS

1. Environmental Advisory Committee Notes - July 15, 2009

It was	Moved by Councillor Bose
	Seconded by Councillor Steele
	That the minutes of the Environmental
Advisory Committee meeting held on July 15, 2009, be received.	
RES.R09-1587	<u>Carried</u>

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That a temporary coroplast "heritage proposal" sign be placed at the site of the George Lawrence House as soon as possible and a permanent interpretative heritage sign at completion of the renovation project.

RES.R09-1592

Carried

Henry Bose (Meadow Ridge) Farm
16390 – 64 Avenue
Development Application No. 7907-0115-00

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That Council approve the Heritage Revitalization Agreement (HRA) (Appendix II) for the Bose Farm, barn, dairy and farmhouse, provided that any outstanding revisions are acceptable to the General Manager, Planning, and that a temporary coroplast "heritage proposal" sign be placed at the site as soon as possible and a permanent interpretative heritage sign at completion of the renovation project.

RES.R09-1593

Carried

OTHER COMPETENT BUSINESS

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That Council approve Commissioner Foulkes and Commissioner Tannen to attend the Heritage Canada Foundation's 36th Annual Conference: The Heritage Imperative: Old Buildings in an Age of Environmental Crisis in Toronto from September 24-26, 2009 and all expenses be paid for from the SHAC budget as per policy.

RES.R09-1594

Carried

E. MAYOR'S REPORT

1. Mayor Watts read the following proclamations:

- (a) EID-UL-FITR
 September 20 or 21, 2009

WHEREAS the City of Surrey recognizes that it is home to a multitude of cultures and languages from around the world. The City of Surrey values this diversity, and considers it as a source of its strength, vitality and prosperity; and

WHEREAS the City of Surrey believes that every resident of Surrey has the right to realize her or his potential, regardless of gender, disability,

race, colour, national or ethnic origin, and live at all times in conditions of dignity, respect and peace; and

WHEREAS the City of Surrey believes that sharing and celebrating community-based festivals enhances the sense of community among Surrey residents of diverse cultures, ages, and interests; and

WHEREAS the date on which the EID-UL-FITR (Ending of the Fasting month celebration) varies from year to year as it is connected with the lunar calendar. EID-UL-FITR is celebrated on the 1st day of the Islamic calendar month Shawwal; and

WHEREAS the City of Surrey believes that the celebration of Eid-Ul-Fitr, (Ending of the Fasting month celebration), an important celebration of the Muslim community, fosters the spirit of inclusiveness that makes Surrey one of the most desirable and liveable cities in the world;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 20 or 21, 2009 (based on the sighting of the Shawwal moon) as "EID-UL-FITR" in the City of Surrey.

Dianne L. Watts
Mayor

(b) RIGHT TO KNOW WEEK
September 28 to October 2, 2009

WHEREAS the City of Surrey has adopted the principles of open, accountable and transparent government; and

WHEREAS the Freedom of Information and Protection of Privacy Act grants British Columbians a right of access to information in the custody or under the control of municipalities; and

WHEREAS the access to municipal government information ensures that the City of Surrey citizens have an opportunity to participate meaningfully in the democratic process; and

WHEREAS a celebration of the right of British Columbians to access information will promote citizen participation in the processes of governance;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts do hereby declare September 28 to October 2, 2009 as "RIGHT TO KNOW WEEK" in the City of Surrey.

Dianne L. Watts
Mayor

(c) FIRE PREVENTION WEEK
October 4 - 10, 2009

WHEREAS many dedicated citizens have joined with volunteer, professional and industrial fire safety personnel as "Partners in Fire Prevention" in a relentless effort to minimize loss to life, destruction of property and damage to the environment; and

WHEREAS fire losses in Canada remain unacceptably high in comparison with those in other industrialized nations thereby necessitating improved fire prevention measures; and

WHEREAS it is desirable that information on fire causes and recommended preventive measures be disseminated during a specific period of the year; and

WHEREAS the 2009 BC Fire Prevention theme for this period is "**Prevent Home Fires**";

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare October 4 - 10, 2009 as "FIRE PREVENTION WEEK" in the City of Surrey.

Dianne L. Watts
Mayor

(d) RIDE-SHARE WEEK
October 5 - 9, 2009

WHEREAS part of the South Coast British Columbia's Transportation Authority's (TransLink) mandate is to develop and implement transportation demand management strategies and programs, designed to influence the demand for and choice of transportation services to the public in the Metro Vancouver area; and

WHEREAS TransLink partners with Jack Bell RideShare (JBR) to promote ridesharing in the region; since inception of its on-line ride matching system in 2005 it has facilitated the creation of over thousands of registered rideshares; and

WHEREAS the purpose of RideShare Week is to raise awareness of the benefits of ridesharing, reduce the number of single occupant vehicles on the Region's roads, reduce greenhouse gas emissions, and to grow the rideshare database to facilitate more matches; and

WHEREAS our intent is to encourage our employees, constituents, businesses and institutions to actively promote ride-sharing at least once a year with a view to improving our quality of life and making Metro Vancouver a better place to live;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare
October 5 - 9, 2009 as "RIDE-SHARE WEEK" in the City of Surrey,
and urge the community to support this worthy initiative.

Dianne L. Watts
Mayor

F. METRO VANCOUVER REPORTS/FCM REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of September 14, 2009, were considered and dealt with as follows:

Item No. R160 Lane Closure Adjacent to 10156 & 10168 - 132 Street and
13230 & 13238 Old Yale Road
File: 0910-30/158

The General Manager, Engineering submitted a report concerning lane closure adjacent to 10156 & 10168 - 132 Street and 13230 & 13238 Old Yale Road

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council authorize the City Clerk to
bring forward a by-law to close and remove the dedication as highway of 244.7 m²
(2,634 ft.²) of lane south of 10156 & 10168 - 132 Street and 13230 & 13238 Old Yale
Road.

RES.R09-1595

Carried

Item No. R161 Tap Water Declaration
File: 5600-28

The General Manager, Engineering submitted a report to obtain Council endorsement of a Tap Water Declaration.

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. Receive Corporate Report R161 report as information;

2. Endorse the Metro Vancouver Tap Water Campaign Declaration, with the resolution section of the Declaration amended to read as follows:

 "Now therefore be it resolved that the City of Surrey will:
 - (a) Seek to phase out municipal use of bottled water, limit the availability of bottled water in municipal facilities and will promote the importance of municipal water; and
 - (b) Wherever possible and appropriate, encourage the installation of accessible drinking fountains in new and refurbished buildings as well as in new and refurbished parks and other public spaces."; and

3. Request that the City Clerk forward a copy of this report and the related Council resolution to Metro Vancouver and to TAP IN delegation as information.

RES.R09-1596

Carried

Item No. R162 Award of Contract (RFQ) 1220-40-86-09 for the Supply and Delivery of Bulk Winter Road Salt
 File: 1220-40-86

The General Manager, Engineering submitted a report concerning award of Contract 1220-40-86-09. Tenders were received as follows:

Company	Total Bid Option A	Total Bid Option B
McTar, Division of LaFarge	\$1,238,520.00	\$1,238,520.00
Mainroad Maintenance Products	\$1,247,520.00	\$1,287,840.00
G&R Singh & Son Trucking Ltd.	\$1,466,520.00	\$1,688,400.00

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 approve the award of the contract for supply and delivery of 12,000 tonnes of bulk winter road salt to McTar, a Division of LaFarge Canada Inc., in the amount of \$1,238,520, including GST.

RES.R09-1597

Carried

Item No. R163 Award of Contract M.S. 1709-012-11 for Non-Arterial Paving and Pavement Patching
 File: 1709-012-11

The General Manager, Engineering submitted a report concerning award of Contract MS 1709-012-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. LaFarge Canada Inc. C.O.B. as Columbia Bitulithic Ltd. "CBL"	\$1,154,641.84	No Change
2. Quality Paving Ltd.	\$1,162,392.12	No Change
3. Keywest Asphalt Ltd.	\$1,318,546.32	No Change
4. Winvan Paving Ltd.	\$1,337,295.02	No Change
5. Imperial Paving Limited	\$1,472,279.50	No Change
6. Grandview Blacktop Ltd.	\$1,487,968.19	No Change

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

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

1. Award Contract M.S. 1709-012-11 to LaFarge Canada Inc. C.O.B. as Columbia Bitulithic Ltd. in the amount of \$1,154,641.84, including GST; and
2. Set expenditure authorization limit for Contract M.S. 1709-012-11 at \$1,250,000.00, including GST.

RES.R09-1598

Carried

Item No. R164 Review of Snow and Ice Control Services
File: 5400-45

The General Manager, Engineering submitted a report to provide Council with information about a review that has been undertaken of the City's snow removal experience during this past winter's significant snow event as well as to provide information about recommended enhancements to the City's practices and procedures in relation to snow and ice control services.

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. Receive Corporate Report R164 as information; and
2. Approve the improvements and refinements to the City's snow and ice removal services as documented in this report.

RES.R09-1599

Carried

Item No. R165 Road Closure (Half Lane) Adjacent to 10695 - 157 Street
File: 0910-30/147

The General Manager, Engineering submitted a report concerning road closure (Half Lane) adjacent to 10695 - 157 Street

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 authorize the City Clerk to
bring forward a by-law to close and remove the dedication as highway of 242.6 m²
(2,612 ft.²) of lane adjacent to the south property line of 10695 - 157 Street as
illustrated on the attached Appendix I.

RES.R09-1600

Carried

Item No. R166 City of Surrey Economic Investment Action Plan - Mid Year
Report on Job Creation
File: 6750-01

The General Manager, Engineering submitted a report to provide information on jobs that have been created through the City's Capital Program, which is an element of the Surrey Economic Investment Action Plan.

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Corporate Report R166 be received as
information.

RES.R09-1601

Carried

Item No. R167 84 Avenue between King George Highway and 140 Street
File: 5400-80 (08400)

This item was dealt with earlier in the meeting.

FINANCE & TECHNOLOGY

Item No. R168 Changes to the Utility Meter Reading and Billing Process
File: 5600-80

The General Manager, Finance and Technology submitted a report to provide information to Council on a new approach that is being implemented in January 2010 in relation to the reading City utility meters and the related billing process.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Corporate Report R168 be received for information.

RES.R09-1602

Carried

Item No. R169 Fire Dispatch Services Agreement with Columbia Shuswap Regional District
File: 2240-20

This item was dealt with earlier in the meeting.

Item No. R170 Tax Exemption By-law No. 16971 for Properties under Section 220 and 224 (2) (f) and (h) of the Community Charter
File: 1970-04

The City Clerk submitted a report concerning tax exemptions for properties under Section 220 and 224 (2) (f) and (h) of the Community Charter.

Note: See By-law No. 16971 under Item H.9.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That:

1. Corporate Report R170 be received; and
2. Council consider three readings of the "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law No. 16971".

RES.R09-1603

Carried

Item No. R171 Section 224 Tax Exemption By-law No. 16972 for Properties under Section 224 of the Community Charter
File: 1970-04

The City Clerk submitted a report concerning tax exemptions for properties under Section 224 of the Community Charter.

Note: See By-law No. 16972 under Item H.10.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That:

1. Corporate Report R171 be received; and
2. Council consider three readings of the "Section 224 Tax Exemption By-law 2009, No. 16972".

RES.R09-1604

Carried

Item No. R172 Section 224 Tax Exemption By-law No. 16973 for Properties under Section 224 (2) (g) of the Community Charter
File: 1970-04

The City Clerk submitted a report concerning tax exemptions for properties under Section 224 (2) (g) of the Community Charter.

Note: See By-law No. 16973 under Item H.11.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That:

1. Corporate Report R172 be received; and
2. Council consider three readings of the "Section 224 (2) (g) Tax Exemption By-law 2009, No. 16973"

RES.R09-1605

Carried

Item No. R173 Section 225 Tax Exemption By-law No. 16974 for Properties under Section 225 of the Community Charter
File: 1970-04

The City Clerk submitted a report concerning tax exemptions for properties under Section 225 of the Community Charter.

Note: See By-law No. 16974 under Item H.12.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That:

1. Corporate Report R173 be received; and
2. Council consider three readings of the "Section 225 Tax Exemption By-law 2009 No. 16974"

RES.R09-1606

Carried

Item No. R174 Proposed Amendments to Policy No. O-8 - Development
 Proposal Signs
 File: 6630-00

The General Manager, Planning and Development submitted a report concerning Council approval to replace Appendix I of City Policy No. O-8 - Development Proposal Signs, which reflects updates to the City of Surrey's corporate graphic standards.

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

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

1. Receive this report as information; and
2. Approve amendments to Appendix I of City Policy No. O-8 - Development Proposal Signs by replacing Appendix I with a new Appendix I, a copy of which is attached to this report.

RES.R09-1607

Carried

Mayor Watts left the meeting at 10:15 pm due to conflict of interest, as her family owns property within the area. Councillor Martin assumed the role of Chairperson.

Item No. R175 Terms of Reference for the Preparation of Grandview
 Heights Area #4 Neighbourhood Concept Plan
 File: 6520-20 (GH #4)

The General Manager, Planning and Development submitted a report concerning Council's approval of:

- An amendment to an Agreement between the City and the Owners' Group;
 and
- A Terms of Reference for the preparation of an NCP for Area #4 of Grandview Heights.

Subject to the signing of the revised Agreement by both parties and approval of the Terms of Reference, staff will retain a qualified consultant through a Request for Proposal process to assist with the plan preparation work.

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

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

1. Receive this report as information;
2. Approve an amendment to Section 8 of the draft Agreement between the City of Surrey and the Grandview Heights NCP Area #4 Owners' Group (the "Owners Group"), as documented in Appendix IV of Appendix "A" to this report;
3. Subject to the execution of the amended Agreement by the Owners' Group:
 - (a) Approve the Terms of Reference, attached as Appendix "A" to this report for the preparation of a Neighbourhood Concept Plan ("NCP") for Grandview Heights NCP Area #4; and
 - (b) Authorize staff to retain a consultant through a Request for Proposals process to assist staff in the preparation of the NCP for Grandview NCP Area #4 on the basis of those Terms of Reference.

RES.R09-1608

Carried with Councillors Villeneuve and
Bose against.

Mayor Watts returned to the meeting at 10:28 pm and assumed the position of Chairperson.

Item No. R176 Award of Contract for Construction of Cloverdale Multi-Purpose Centre
File: 0760-20 (Cloverdale Multi-Purpose Centre)

The General Manager, Planning and Development submitted a report concerning approval to award a contract for the construction of the Cloverdale Multi-Purpose Centre.

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 Steele
 That Council approve the award of a contract covering all of the trades' components as listed in Appendices I and II to this report to Dominion Fairmile Construction Ltd., as General Contractor for the construction of the Cloverdale Multi-Purpose Centre, with the total base value of the contract being \$15,570,275.00, excluding GST.

RES.R09-1609

Carried**H. BY-LAWS**

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 244 Amendment By-law, 2009, No. 16991"
 7906-0351-00 - 0761210 B.C. Ltd., Rajinder Mann, c/o WG Architecture Inc.
 To authorize the redesignation of a portion of the site located at 18470 - 70 Avenue and Portion of 18431 Fraser Highway from "Suburban (SUB)" to "Multiple Residential (RM)".

This By-law is proceeding in conjunction with By-law No. 16992.

Approved by Council: July 27, 2009

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 244 Amendment By-law, 2009, No. 16991" pass its third reading.

RES.R09-1610

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992"
 7906-0351-00 - 0761210 B.C. Ltd., Rajinder Mann, c/o WG Architecture Inc.
 RA to CD (BL 12000) - Portion of 18431 Fraser Highway - to permit the development of 73 townhouse units.

This By-law is proceeding in conjunction with By-law No. 16991.

Approved by Council: July 27, 2009

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992" pass its third reading.

RES.R09-1611

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment By-law, 2009, No. 16989"
7909-0128-00 – Morgan Crossing Properties Ltd., c/o Art Phillips
To amend CD By-law 16074 in Sections D. Density, E. Lot Coverage, F. Yards and Setbacks, and K. Subdivision. The amendments will allow subdivision into two air space parcels and a remainder lot for the Morgan Crossing Lifestyle Village development on the property located at 15735 Croydon Drive.

Approved by Council: July 27, 2009

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment By-law, 2009, No. 16989" pass its third reading.

RES.R09-1612 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment By-law, 2009, No. 16989" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1613 Carried

3. "City of Surrey Heritage Designation By-law, 2009, No. 16988"
3900-20-16988 – Council Initiative
To introduce a heritage designation by-law to provide heritage protection for the oldest portion of the former Kensington Prairie Elementary School located at 16824 – 32 Avenue.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "City of Surrey Heritage Designation By-law, 2009, No. 16988" pass its third reading.

RES.R09-1614 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "City of Surrey Heritage Designation By-law, 2009, No. 16988" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1615 Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 93 Amendment By-law, 2009, No. 16990"
7909-0101-00 – William and Edna Mayo, c/o David Martin
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading

"Temporary Commercial Use Permit Area No. 22". This application will allow the temporary operation of two (2) existing businesses on the subject property located at 8992 King George Highway.

Approved by Council: July 27, 2009

Note: See Temporary Commercial Use Permit No. 7909-0101-00 under Clerk's Report, Item I.2(a).

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 93 Amendment By-law, 2009, No. 16990" pass its third reading.

RES.R09-1616

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994" 7908-0019-00 – 0748093 B.C. Ltd., c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to RM-30 (BL 12000) - 15399 Guildford Drive - to permit the development of approximately 128 townhouse units.

Approved by Council: July 27, 2009

Note: See Development Variance Permit 7908-0019-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16994" pass its third reading.

RES.R09-1617

Carried with Councillor Bose and Councillor Villeneuve against.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council request staff to provide a report on a Headwater and Stream Enhancement on the Serpentine River and a Traffic Report be provided to Council to address the issues raised during the Public Hearing process prior to final reading Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994.

RES.R09-1618

Carried

6. "Surrey Land Use Contract No. 222, Authorization By-law, 1976, No. 4925, Partial Discharge By-law, 2009, No. 16995" 7908-0269-00 – Hardeep and Veerpal Thind, c/o Avnash Banwait
To discharge LUC No. 222 from the property located at 13497 – 64 Avenue to allow the underlying RF-Zone to come into effect and permit subdivision into two (2) single family lots.

Approved by Council: July 27, 2009

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 222,
Authorization By-law, 1976, No. 4925, Partial Discharge By-law, 2009, No. 16995"
pass its third reading.

RES.R09-1619

Carried with Councillors Villeneuve and
Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16996A"
7907-0309-00 - 0699544 B.C. Ltd., c/o Wilson Chang
RF to C-8 (BL 12000) - Portion of 6716 King George Highway - to allow for
an addition to an existing commercial building.

Approved by Council: July 27, 2009

This By-law is proceeding in conjunction with By-law No. 16996B.

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16996A" pass its third reading.

RES.R09-1620

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16996B"
7907-0309-00 - 0699544 B.C. Ltd., c/o Wilson Chang
RF to CD (BL 12000) - Portion of 6716 King George Highway - to permit the
development of a 10-unit townhouse complex.

Approved by Council: July 27, 2009

This By-law is proceeding in conjunction with By-law No. 16996A.

Note: See Development Variance Permit 7907-0309-00 under Clerk's Report,
Item I.1(b).

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16996B" pass its third reading.

RES.R09-1621

Carried

8. "Surrey Park Closure By-law, 2009, No. 16964"
3900-20-16964 - Council Initiative

A by-law to close a portion of dedicated parkland at 9097 - 141A Street containing
58.2 square metres. The disposal of parkland is intended to facilitate the proposed
subdivision of the adjacent lands at 14038, 14058, 14072, 14090 and 14130 - 92
Avenue under Development Application 7906-0458-00. The developers of the

adjacent lands will, in return, dedicate as parkland the entire riparian protective area within the development site.

Approved by Council: June 29, 2009
Corporate Report Item: R110

Note: An alternative approval process opportunity was undertaken in accordance with the *Community Charter*. The deadline for submissions was September 8, 2009 at 4:30 p.m. There were no responses received, (see memorandum dated September 11, 2009 in by-law back-up) therefore, By-law 16964 may proceed to final adoption.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Park Closure By-law, 2009, No. 16964" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1622

Carried

9. "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law, 2009, No. 16971" 3900-20-16971/1970-04- Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) (h) of the "*Community Charter*".

Approved by Council: To be approved
Corporate Report Item: R170

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R170 of this Agenda.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law, 2009, No. 16971" pass its first reading.

RES.R09-1623

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 220 and 224 (2) (f) and (h) Tax Exemption By-law, 2009, No. 16971" pass its second reading.

RES.R09-1624

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 220 and 224 (2) (f) and (h) Tax
Exemption By-law, 2009, No. 16971" pass its third reading.
RES.R09-1625 Carried

10. "Section 224 Tax Exemption By-law, 2009, No. 16972"
3900-20-16972/1970-04- Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the "Community Charter".

Approved by Council: To be approved
Corporate Report Item: R171

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. 171 of this Agenda.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 224 Tax Exemption By-law,
2009, No. 16972" pass its first reading.
RES.R09-1626 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 224 Tax Exemption By-law,
2009, No. 16972" pass its second reading.
RES.R09-1627 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Section 224 Tax Exemption By-law,
2009, No. 16972" pass its third reading.
RES.R09-1628 Carried

11. "Section 224 (2) (g) Tax Exemption By-law, 2009, No. 16973"
3900-20-16973/1970-04- Tax Exemption

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 (2) (g) of the "Community Charter".

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of 23A Avenue and 23 Avenue By-law, 2009, No.
 17003" pass its second reading.

RES.R09-1636 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of 23A Avenue and 23 Avenue By-law, 2009, No.
 17003" pass its third reading.

RES.R09-1637 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. 7908-0019-00
 0748093 B.C. Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 15399 Guildford Drive
 (also shown as 15525 - 106 Avenue)**

To relax requirements as follows:

- (i) To reduce the minimum north-west side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (ii) To reduce the minimum west front yard setback from 7.5 metres (25 ft.) to 6.12 metres (20 ft.) to the face of porch and 5.75 metres (18.9 ft.) to the third riser;
- (iii) To reduce the minimum south side yard setback (along the riparian area setback) from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the side of the end units; and
- (iv) To allow parking within the required setbacks.

To permit the development of approximately 128 townhouse units.

Note: See By-law No. 16994 under Item H.5.

It was Moved by Councillor Hepner
 Seconded by Councillor Rasode
 That Development Variance Permit
 No. 7908-0019-00 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.R09-1638

Carried

- (b) **Development Variance Permit No. 7907-0309-00**
0699544 B.C. Ltd., c/o Wilson Chang
 6716 King George Highway

To reduce the minimum easterly rear yard setback requirement from
 7.5 metres (25 ft.) to 6.1 metres (20 ft.); and to reduce the minimum
 northerly side yard setback requirement from 7.5 metres (25 ft.) to 0 metres
 (0 ft.), to allow an addition to an existing commercial building and permit
 development of a 10-unit townhouse complex.

Note: See By-law No. 16996B under Item H.7.

It was Moved by Councillor Hepner
 Seconded by Councillor Rasode
 That Development Variance Permit
 No. 7907-0309-00 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.R09-1639

Carried

- (c) **Development Variance Permit No. 7909-0090-00**
Milan Krgovich and Marna Short
c/o City of Surrey (Eleanor Enns)
 6309 and 6369 Sundance Drive and 6320 - 181A Street

To waive the requirement to provide vehicular and pedestrian highway
 systems, water distribution, sanitary sewer and drainage works,
 underground wiring and street lighting systems for the portion fronting
 181A Street to permit land exchange with City land and to develop
 Cloverdale Greenway to 64 Avenue.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7909-0090-00 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.R09-1640

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7909-0101-00**
William and Edna Mayo
c/o David Martin
 8992 King George Highway

To allow the operation of two (2) existing businesses on the subject
 property for a period of up to two (2) years.

Note: See By-law No. 16990 under Item H.4.

Note: Council is requested to refer Temporary Commercial Use Permit
 No. 7909-0101-00 back to Planning & Development for completion
 of outstanding issues.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council refer Temporary Commercial
 Use Permit No. 7909-0101-00 back to Planning & Development for
 completion of outstanding issues

RES.R09-1641

Carried

3. Delegation Requests

- (a) **G.L. Zaklan**
 File: 5250-20-17 0550-20-10

Requesting to appear before Council regarding the proposed 84 Avenue
 highway system in Bear Creek Park.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That G.L. Zaklan be heard as a delegation at
 the next Council-in-Committee.

RES.R09-1642

Carried

4. **President's Annual SFU Surrey Gala Dinner - October 22, 2009**

File: 0330-20; 0530-01

Council is requested to pass a resolution authorizing all of Council to attend the President's Annual SFU Surrey Gala Dinner to be held October 22, 2009, and that all expenses be paid from the Council Initiative Fund.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Rasode

That all of Council attend the President's

Annual SFU Surrey Gala Dinner to be held October 22, 2009, and that all expenses be paid from the Council Initiative Fund.

RES.R09-1643

CarriedJ. **CORRESPONDENCE**

ACTION ITEMS

1. Correspondence received September 8, 2009 from **Catherine Evans and Helesia Luke, on behalf of Homelessness Action Week 2009, Metro Vancouver**, seeking Council's endorsement of a National Affordable Housing Strategy.

File: 4815-20

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That Council endorse the National

Affordable Housing Strategy.

RES.R09-1644

Carried

2. Letter dated September 3, 2009 from **Nicolas M. Volkow, Acting Mayor, City of Burnaby**, advising that at their August 31, 2009 meeting, the City of Burnaby Council adopted the following resolution regarding industrial property taxes and are seeking support from the City of Surrey:

File: 0480-20

"THAT WHEREAS Catalyst Paper has not fully remitted property taxes to the City of Port Alberni and three other communities (North Cowichan, Campbell River, and Powell River) as per the assessed amount of property taxes; and

WHEREAS Catalyst Paper has served the City of Port Alberni with a petition to the Supreme Court of British Columbia that the major industry property tax rate is illegal; and

WHEREAS this act is in defiance of the bylaw duly instituted by a democratically elected, autonomous and accountable order of government; and

WHEREAS the Community Charter requires a local government to respond to the overall needs of its community determining levels of expenditures and taxation

that are appropriate to deliver its services in a manner which are responsive to the community needs; and

WHEREAS non-payment of taxes by property owners is not only illegal, it inhibits a City's ability to deliver its mandated services, such as fire protection, law enforcement, roads, sewer, water, parks and recreation; and

WHEREAS, if unchallenged, this non-payment of property taxes may be taken as a precedent;

NOW THEREFORE BE IT RESOLVED that the City of Burnaby urge all local governments within British Columbia to strongly condemn Catalyst Paper's actions; and

BE IT FURTHER RESOLVED that Council write to the Provincial Government to support the four communities in opposing the court action; and

BE IT FURTHER RESOLVED that Council be prepared to assist the four communities in their legal action and urge all local governments in the UBCM to likewise; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to all members of the UBCM including the four affected communities; and

BE IT FURTHER RESOLVED that this resolution be submitted to the UBCM as a late resolution for the upcoming convention on September 29, 2009."

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That Council receive item J.2.

Carried

RES.R09-1645

3. Letter dated September 10, 2009 from **Angie Legault, Corporate Officer, Sunshine Coast Regional District**, requesting Council's support of the following resolution regarding restorative justice, which will be consideration at the 2009 UBCM Convention:

"WHEREAS Restorative Justice Programs are recognized as a beneficial and cost effective service by the Ministry of Public Safety and Solicitor General; and

WHEREAS Restorative Justice Programs face a continuous struggle to secure adequate and ongoing funding despite multiple resolutions endorsed by UBCM in the past and the written commitment of the Solicitor General;

THEREFORE BE IT RESOLVED that UBCM work with the Ministries of Attorney General and Public Safety and Solicitor General to implement a stable long term funding source for Restorative Justice Programs in the Province of British Columbia."

File: 0250-07

It was
moved by Councillor Hunt
Seconded by Councillor Steele
That Council's support the resolution
regarding restorative justice.
RES.R09-1646
Carried

K. NOTICE OF MOTION

L. ANY OTHER BUSINESS

1. Heritage Report

Councillor Steele requested staff to report on the status of a Heritage Report previously requested. The General Manager, Planning and Development advised that currently there is an inventory being done of other municipalities and he will advise Council of the exact timing on the report.

2. Metro Vancouver Waste to Energy Matters Public Consultation


Councillor Hepner noted that the Metro Vancouver is currently in public consultation with regards to the Waste to Energy Matters and encouraged the public to be part of the consultation.

M. ADJOURNMENT

It was
meeting do now adjourn.
RES.R09-1647
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Regular Council - Public Hearing
Carried

The Regular Council - Public Hearing meeting adjourned at 10:48 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts