

# Regular Council - Public Hearing Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 19, 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  
Deputy City Manager  
General Manager, Investment and  
Intergovernmental Relations  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Parks, Recreation and  
Culture  
General Manager, Human Resources  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Manager, Land Development, Engineering  
City Solicitor

**A. ADOPTION OF MINUTES****1. Special (Regular) Council - October 5, 2009**

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That the minutes of the Special (Regular)  
Council meeting held on October 5, 2009, be adopted.  
RES.R09-1813 Carried

**2. Council-in-Committee - October 5, 2009**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the  
Council-in-Committee meeting held on October 5, 2009, be received.  
RES.R09-1814 Carried

**3. Regular Council - Land Use - October 5, 2009**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Land Use meeting held on October 5, 2009, be adopted.  
RES.R09-1815 Carried

## 4. Regular Council - Public Hearing - October 5, 2009

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on October 5, 2009, be adopted.

RES.R09-1816

Carried

## B. DELEGATIONS – PUBLIC HEARING

1. **Surrey Official Community Plan By-law, 1996, No. 12900,  
 No. 249 Amendment By-law, 2009, No. 17027  
 Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17028  
 Application: 7908-0052-00**

CIVIC ADDRESS: 9998, 10020 (also shown as 10024) - 176 Street and  
 Portion of 17626 Barnston Drive East

APPLICANT: 0794043 B.C. Ltd.  
 c/o Chris Dikeakos Architect (Richard Bernstein)  
 3989 Henning Drive  
 Burnaby, BC V5C 6N5

PROPOSAL: **By-law 17027**  
 To redesignate the site from "Suburban (SUB) and  
 "Commercial (COM)" to "Multiple Residential (RM)".

**By-law 17028**  
 To rezone the site from "Comprehensive Development Zone  
 (CD)" (By-law 14876) and "Combined Service Gasoline  
 Station Zone (CG-2)" to "Comprehensive Development Zone  
 (CD)" (By-law 17028).

The purpose of the redesignation and rezoning is to permit  
 a mixed-use commercial and multi-family residential  
 development with approximately 841 dwelling units.

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

Lorraine Rizzardo, 17036 – 103A Avenue, noted that: she is concerned that the  
 development will have an effect on the local high school which is already 700  
 students over capacity; that 841 units will bring with it a large amount of vehicles;  
 the plan to close 176 from the freeway will cause (800 – 2400) vehicles to travel  
 through the neighbourhood; the neighbourhood has recently had calming ramps  
 installed and expressed her opposition to the proposal.

Chander Khosla, 10949 - 166A Street, noted that: he is a professional engineer and has viewed the plans and this development is needed in the area; he lives north of the freeway and there is not enough amenities in the area; the development would benefit the community; the development is needed in the neighbourhood and he stated that he approves of this project.

Martin Dennis, 17776 - 100A Avenue, noted that: his property is located directly north of the development; 4 to 6 storey buildings across from \$600,000 to \$1 million dollar homes is not a good fit; with the building being built on a hill it will make other properties in the area lose their privacy.

Paul Oraziatti, 10732 Hazel Court, noted that: he would like to submit a petition with 29 signatures opposing the development, this petition is from properties that border the development; he is not against development but suggested that Council consider a Neighbourhood Community Plan for Fraser Heights because the lack of this document makes it difficult for the residents to imagine a development of this magnitude coming into the neighbourhood; typically the proposed floor area ratio would be found in town centres; the neighbourhood would like to be consulted and there is a majority of residents that have a lot of questions that require answers.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That Council receive the petition, in

opposition, with 29 signatures from Paul Oraziatti.

Carried

RES.R09-1817

Vince Timm, 16155 Creekside Court, noted that: no traffic study has been completed for the development; in the past 11 years development in the area has progressed calmly and appropriately with services and stores being added to assist the community, whereas this proposal is dramatic change in the character of the community; 841 units is out of character as a development in that community; without a concrete local community plan to see the future of Fraser Heights this development should not proceed; he requested that Council not let the proposal move forward until the community can provide input on future of the area and the proposal.

Jesse Bregg, 17670 - 101 Avenue, noted that: his property is just north of the development; he is concerned that there is not a clear plan for the community and that there will be a building with 841 units adjacent to his home; he asked that Council postpone their decision to allow the community to have input as to how the future of the community will look and he stated a concern that if Council allows this development it will set a precedent for future development.

Dolores Madaisky, 9906 - 180A Street, noted that: she is concerned that there will be 841 units and there will be not public transportation available; the interchange will bring many changes to the subdivision and she is concerned that there will only be one way to exit the subdivision to 176 and does not see how one exit would be feasible; she also noted that there was not green development sign on the site until Wednesday and she is concerned that there are many residents that are not

aware of the development and she requested that decision on the proposal be delayed to allow for community input.

Pat Madaisky, 9906 – 180A Street, noted that: he is not opposed to development however there was limited notification of the development; concerned that the green development sign was not installed until last week; there should be a proper opportunity for the community to be informed on a project that is this dramatic; an official plan is required for Fraser Heights and having a building developed in the middle of single family homes is inappropriate.

Jim Luch, 9890 – 180A Street, noted that he is opposed to the development.

Sarbjit Sabharwal, 17149 - 84 Avenue, noted that: he lives close to the development and drives by the site on his way to work; a commercial development in this area would be beneficial to the community; he supports the multifamily residential attached to the commercial development.

Ranjit Sandhu, 8705 – 170 Street, noted that: he supports the development at the current location; the lot has been vacant for some time; the proposed development will be joint commercial and residential, localized work opportunities should be welcomed into the area; and, the new bridge, new road and highway improvement will remove any congestion of traffic.

Frank Russell, 15863 – 110 Avenue, Director of the Fraser Heights Community Association ('FHCA') noted that: he is speaking on behalf of the FHCA; the development of 841 units will produce double the amount of vehicles in the area; the new residents will use the facilities and amenities in the community and there is a concern as to the impact that will have; a rezoning of this type is required to provide a significant community benefit (based on a standard of \$4,000 per unit, on a \$200,000 condo that would be 2% of the cost), City staff have recommended \$750 per unit however to date the developer has not agreed to provide any such community benefit; the FHCA does not have enough information to take a position of support or opposition; FHCA request that the proposal be sent back to staff for further consultation for community input to address the needs of the current and future residents.

Paul Colenbrander, 17356 – 101 Avenue, noted that: he is not against the proposal, but is against the high rise; in his research for information on this development he encountered conflicting information; hard to make a decision when the information is not consistent; he has concerns for the job loss that will result based on the commercial space being reduced; and, concerned that there was no billboard sign or notices regarding this development.

Murray MacCaulay, 15882 – 110 Avenue, Director with Fraser Heights Community Association, noted that: a proposal of this size has many significant impacts on the community; there has not been sufficient consultation with regards to the impact the development will have on schools, parks, community centres, transit and various amenities; there are concerns for increased traffic levels and through traffic which generate other safety concerns and other issues such as congestion and noise related problems; the developer has not yet provided a traffic impact

analysis study; and, he requested that the proposal be sent back to staff for proper public consultation.

Rob Langford, 16377 – 112 Avenue, Representative of the Fraser Heights Community Association ('FHCA'), noted that: FHCA's position is clear that there has not been adequate public input on this proposal; the proposal should be referred back to staff so that the proper public consultation can occur; the last public consultation that occurred was in June 2008 in which there were 518 units and 124,000 square feet of commercial space being proposed; the current proposal has increased the units by 62% and reduced the commercial space by 52%; given that there has been lack of public consultation, that the green development sign was only recently erected, that there has been a dramatic change in what is being proposed since the last open house, the size of the development and its significant impacts to the residents of the area, on behalf of the residents of Fraser Heights we ask that the proposal be referred back to staff so that a public open house can occur.

Tom Garvey, 18055 – 98 Avenue, noted that: he does not object to development however there are too many unanswered questions on this proposal; he would like to see the development done in a cohesive manner; the current proposal has a 1.5 density which is quite an increase for the area; and, he requested that the application be put forward to a public process and develop in a cohesive manner.

Lindsay Ryerson, 10049 – 181 Street, noted that: he is part of community called Abbey Ridge; he objects to the proposal; the density is far in excess of the surrounding community and out of place for any general plan; there is a lack of infrastructure in place, such as parks, roads, traffic plans; the development is under a general development permit and therefore there are no guidelines or structure for look and feel of the finished product; and, he recommended that community input be provided on this proposal.

Arthur Buse, 9839 – 180 Street, noted that: he would like to submit letters that he has received with 10 signatures opposed to the development; he provided the history of the subject property; he is concerned with due process being done with the size and density of the project; the development proposal signs were not erected until the last Wednesday, there is a policy is that any signs be erected two weeks prior to public hearing; the density would be similar to that of the City Centre and Guildford areas, the density far exceeds single family neighbourhood; justification in relation to the OCP change has not occurred; the proposal shows the subdivision of 5 lots one commercial and 4 multi residential, without a comprehensive development permit there are no community controls to ensure that the property will not be flipped to another developer that may do something that is contrary to the original developers intent; back in June 2008 the developer did propose at the open house a series of detailed drawings that show the location of the commercial and the residential units, unit layouts, the unity of the form and character and now the developer is presenting a single site plan; sound planning principals need to be utilized by the developer as 800,000 square feet in a single family neighbourhood is a huge impact, both in terms of square footage as well as new residents and there is not a lot of open space available for public use in the area; he questioned who the target market is for 841 units and what the range of

cost is for each of the units; he noted that commercial use of the property is welcomed as long as it is viable; there is no sense of community with this development as this development is of a high density nature in a single family area; the density is closer to 80 units per acre; there will be 3 accesses, one will be 177A, another 179, and the third will be 182, all of the accesses are 6 meters of paved surface, two of the roads are 25 to 30 years old and are substandard and this proposal will add another 1400 cars to the area; and, he suggested that the application be tabled and that proper consultation take place.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council receive the petition, in  
opposition, with 10 signatures, from Arthur Buse.

RES.R09-1818

Carried

Phil Hooran, 700 W. Georgia Street, Vancouver, Cushman Wakefield, noted that: he has been involved with site prior to 2002, the owner has previously tried to sell the lots as Single Family, and there were no takers; the site is a transitional site and could become a beautiful village; the owner can do nothing with the site except develop a strong neighbourhood centre; success of the centre is dependent on putting high density into the building to support the commercial units within the development.

John Trisdale, 10055 - 181 Street, noted that: this is the wrong development on the wrong site and it is at the wrong time; and this development has not been properly advertised as there were no signs; and, it should not go ahead.

Jason Hughs, 9986 Lyncean Drive, noted that: he is a half a block from the development; the density is extremely high, and there is very little green space; there is no area for children or elderly to enjoy; concerned for the entrance to the commercial area; and one way single way entrance on a blind corner.

A resident that did not identify herself noted that: there is already a market in the area that closes early as there is not sufficient demand; there are no sidewalks along 100 Avenue and there are 300 cars; and children cannot walk to the school.

Richard Bernstein, Architect with Chris Dikeakos Architect, noted that: he is the Architect on this project; there was notification of a public meeting June 2008, where 43 people showed up, 3 letters received, two letters had questions and one letter was opposed, all remaining letters were in support; over the last year the developers have been working with planning staff and Gateway provincial staff to ensure access to the site in a way that will make the project a sustainable; the neighbourhood centre will provide amenities that are needed in the area, there is a high interest from tenants; the developer has notified the President of the Port Kells and Fraser Heights Associations and they have been kept up to date on this project; at the request of the City there was another Public meeting and the notification area was widened this took place at the end of August.

In response to questions from Council the delegation stated: there is a opportunity for a gas station on the site and it is included on the site plan; at the

time of the first plan there was thought that there would be access from 176 to the commercial centre, however since that time Gateway prevented the access and it was felt that there would not be enough opportunity for traffic to come off of the Trans Canada Highway into the site; the development has been reduced from over 100,000 square feet to under 60,000 square feet and that is a sustainable number based on what can be attracted to the site; the project would be viable with 600 units and a reduced commercial units.

Mike Compter, 7485 - 130 Street, Hub Engineering, noted that: The Gateway Project is converting 176 into a highway which is precluding any further access to into the site in Fraser Heights; he reviewed maps with overlays of the Gateway proposed road works.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Jefferson			X
D. Bowyer			X
P. Morrison		X	
B. & K. Basham		X	
S. & S. Karpiuk			X
S. Mercer		X	
L. Rizzardo			X
S. Hwang		X	
F. Fang		X	
M. Lee		X	
D. Lee		X	
H. Emmerson		X	
K. Pearson		X	
P. Zacharuk		X	
J. Samec		X	
K. Samec		X	
J. Bregg		X	
M. Retel		X	
A. Retel		X	
D. Volpe		X	
S. Mercer		X	
L. Lu		X	
L. Lu		X	
V. Lu		X	

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

NAME	FOR	AGAINST	UNDECIDED
S. Sarai	X		
R. Mann	X		
B. Pattar	X		
S. Pattar	X		
A. Pattar	X		
K. Singh	X		

NAME	FOR	AGAINST	UNDECIDED
A. Kaur	X		
A. Kaur	X		
R. Khaley	X		
D. Uppal	X		
M. Dhami	X		
K. Basra	X		
I. Rai	X		
G. Mann	X		
B. Grewal	X		
S. Nahol	X		
G. Vening	X		
K. Hagstrom		X	
S. Kooner	X		
K. Grewal	X		
G. Dhaliwal	X		
G. Dhaliwal	X		
D. Dhaliwal	X		
J. Dhaliwal	X		
R. Iwest	X		
J. Sohal	X		
N. Sohal	X		
B. Sohal	X		
A. Sabharwal	X		
J. Gill	X		
R. Singh	X		
H. Dhaliwal	X		
T. Garcha	X		
L. Gill	X		
M. Sahota	X		
G. Gill	X		
C. Hake		X	
M. Vanderzalm		X	
B. Young		X	
J. Mai		X	
M. Bregg		X	
P. Case		X	
J. Martiz		X	
M. Khan		X	
M. Khan		X	
D. Martin		X	
C. Kerrison		X	
G. Kerrison		X	
S. Odell		X	
S. Odell		X	
D. Holland		X	
M. Colenbrander		X	
J. Samec		X	
K. Samec		X	



NAME	FOR	AGAINST	UNDECIDED
G. Juliane		X	
E. Courneys		X	
S. Kossnitz		X	
A. Madiasky		X	
H. Nelson		X	
L. McMahon		X	
G. Hake		X	
B. Hake		X	
L. Jacklin			X
C. Garrett			X
G. McDonald			X
P. Morrison		X	
R. Hanson		X	
D. Martz		X	
L. Jefferson		X	
J. Hughes		X	
N. Khoo		X	
E. Lee		X	

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17022  
Application: 7909-0106-00**

**CIVIC ADDRESS:** 15230 Highway No. 10 (56 Ave) (also shown as 5580 - 152 Street, 15240, 15250, 15260, 15280, 15290 Highway No. 10(56 Ave)), 5570 - 152 Street and 5577 - 153A Street

**APPLICANT:** Panorama Park Investments Ltd.  
c/o Terrex Realty (Richard Coulter)  
#300, 1959 - 152 Street  
Surrey, BC V4A 9E3

**PROPOSAL:** To rezone the site from "Comprehensive Development Zone (CD)" (By-law No. 16444) to "Comprehensive Development Zone (CD)" (Amendment By-law No. 17022).

The purpose of the rezoning is to permit the relocation of an existing Neighbourhood Brew Pub and permit a new liquor retail store in a business/retail centre currently under construction.

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.

3. **Surrey Official Community Plan By-law, 1996, No. 12900  
No. 247 Amendment By-law, 2009, No. 17017  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17018  
Application: 7909-0099-00**

CIVIC ADDRESS: 17565 - 2 Avenue

APPLICANT: Paro Properties Inc., Pacific Border Storage Ltd. and  
Source One Holdings Ltd. c/o Michael Sanderson  
#135, 970 Burrard Street  
Vancouver, BC V6Z 2R4

PROPOSAL: **By-law 17017**  
To redesignate a portion of the property from Commercial  
(COM) to Industrial (IND).

**By-law 17018**  
To rezone the property from "Comprehensive Development  
Zone (CD)" (By-law 13488) to "Comprehensive Development  
Zone (CD)" (By-law 17018).

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, No. 2009, No. 17018", Section 2.F.2, as  
follows:

- (a) To reduce the minimum front yard setback from  
7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the corner  
of the building only.

The purpose of the redesignation, rezoning and  
development variance permit is to permit the future  
development of an Industrial Business Park, Commercial  
Retail Uses and Hotel.

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

Ron Davies, #13, 17516 - 4 Avenue, noted that: his complex is called Douglas Point  
and includes 75 home owners, this complex is adjacent to the subject property; he  
noted that the biggest concern of the home owners is access; the property has been  
in development for a long period of time and along 2 Avenue there is a proposed  
access road there, this road is used by trucks accessing the border; there are 3  
proposed entrances along 175A and it is assumed that along 4 Avenue a restaurant  
will be developed with retail space and a four storey hotel (the height of 39 feet);  
there are concerns regarding the height; the location of the hotel and the  
landscaping plans are satisfactory; there are concerns with the zoning change from  
commercial to industrial as property in the area is residential; there is concerned

with the noise, the congestion and who the potential tenant will be; and, concerned that there will be a decrease in property value.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Tveden			X
R. Holowaychuk		X	
D. Befus		X	
L. Befus		X	

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

NAME	FOR	AGAINST	UNDECIDED
W. Reid	X		
C. Berezan		X	

4. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17025  
Application: 7907-0319-00**

CIVIC ADDRESS: 13812 (also shown as 13830 and 13840), 13856, 13890 - 64 Avenue

APPLICANT: o801212 B.C. Ltd.  
c/o Matthew Cheng  
#202, 670 Evans Avenue  
Vancouver, BC V6A 2K9

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

The purpose of the rezoning is to permit the development of a 160-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.

George Grover, 6378 – 138 Street, noted that: concern for the proximity of the proposed residences to his backyard; he understands that there is a roadway and the front of the homes will look toward his property, he is concerned that there may be future change that would put the homes against his backyard fence; the project that is currently being proposed does not cause any concern; it would be any future changes that would possibly cause encroachment on his backyard.

Nirvair Singh, 6358 – 138 Street, noted that: he is concerned with the future of the lane at the back of his property.

Staff advised that there is a north/south road way allowance for a future lane, this will be constructed when the properties on the east side of 138 redevelop (the lane will be required for rear lane access), and the lane will not be constructed as part of this development however the developer will contribute to the future construction of the lane.

Gayle Davaughn, 6294-138 Street, noted that: he is concerned for where the water will flow as the property is currently a bog and has a water table that sits inches off the top in the dry season; and, he is also concerned for the parking of vehicles along 64 Avenue.

Staff advised that as the development proceeds staff will be reviewing the servicing and drainage requirements; access and egress from the site will be at the north/east corner onto 64 Avenue; with the development of the property to the east of this application there will be reciprocal access easement registered on the properties to allow access to 140 Street and in the future there will be full access to 138 Street; the proposed plan is to construct within the next 5 year a traffic signal at 138 Street and 64 Avenue.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
K. Romano			X
W. Wagstaff			X
N. Singh			X
L. McKenzie		X	
F. Partridge		X	

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

NAME	FOR	AGAINST	UNDECIDED
G. Davaughn		X	

**5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17026 Application: 7907-0318-00**

CIVIC ADDRESS: 13936, 13974, 13984 (also shown as 13986) - 64 Avenue

APPLICANT: o805226 B.C. Ltd.  
c/o Matthew Cheng  
#202, 670 Evans Avenue  
Vancouver, BC V6A 2K9

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

The purpose of the rezoning is to permit the development of a 90-unit townhouse complex and protection of 1.6 ha (4 acre) riparian setback 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 persons present to speak to the proposed By-law.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
F. Partridge		X	

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

NAME	FOR	AGAINST	UNDECIDED
G. Davaughn		X	

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17016  
Application: 7909-0151-00**

CIVIC ADDRESS: 18782 - 16 Avenue

APPLICANT: SMK Investments Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
#300, 65 Richmond Street  
New Westminster, BC V3L 5P5

PROPOSAL: To rezone the property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a 17-unit farm workers residence on a lot within the Agricultural Land Reserve.

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

Susan Rehnby, 1540 – 184 Street, Hazelmere Valley, stated: concerns for issues on neighbouring properties; she is requesting clarity on the definition of a 17-unit farm workers residence; concerned that the two storey building will block the view of Mount Baker from her property; and, she is concerned that lands are being used in the ALR for other uses that are not allowed in the ALR.

Staff advised the configuration is for 17 self contained units in a building of 13,000 square feet, two storeys high and the people that will reside in the building will be stipulated by a housing agreement ensuring they are involved in the farming of research crops; the proposal is for a research facility and to house the persons involved in the growing of the crops for research purposes; the proponent has a letter of intent with Kwantlen College; the zoning is only for the subject project and that does not affect the adjacent properties.

Grant Rice, 10378 – 125A Street, stated: he is speaking against the application; SMK is not a farming company they are a development company; the farm worker housing sounds like a hotel as the units will be between 480 – 1000 square feet rather than in a dormitory type style; he noted his concern for the applicant changing the use of the property in mid stream; he suggested that the public hearing be delayed until the Agricultural Advisory Committee has a chance to review a iron-clad proposal from this applicant.

Staff advised that the development will be 13,000 square feet and that the housing agreement is under the Local Government Act.

Gary Robinson, 202 – 13350 – 70A Avenue, stated: he is concerned for the potential failure of the septic field and the possible contamination of well waters and asked that it be ensured that the septic field is capable and the well water is protected.

Staff advised that the development will be on septic field and well water.

Clarence Arychuk, Hunter Laird Engineering, Planning Consultant for SMK, stated: that this application for a building permit started last summer; Mr. Kim currently has a green house operation on the property and he is converting it to research and grow bear's garlic; the researchers and scientists would be on site 24/7 doing research on the garlic; there are mini greenhouses within the bigger greenhouse on site and this is permitted under the current farming zone; the house is a permitted house and allowed in the A1 zone, the kitchen units within the 17 suites is what triggers the application before Council and this is required to attract the quality scientists required for the project, it is a limited research facility, and there is plenty room for the disposal field.

Brian Williams, 18605 – 16 Avenue, stated: that his house is across the street from the proposal; he has recently installed another septic tank on his property and noted there is no perk on the property; concern for the amount of water that will be used for showers and toilets; there are 35 acres and the proposal wants to house 17 residents, and he also stated a concern that the barn and office did not have permits to be built.

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That Council adjourn the Public Hearing of  
 Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17016,  
 Application: 7909-0151-00, until Council can confirm that the Agricultural Advisory  
 Committee has no further submissions related to this file.  
 RES.R09-1819 Carried with Councillor Steele and Gill  
 against.

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

NAME	FOR	AGAINST	UNDECIDED
W. Reid	X		
G. Ganda		X	

**7. Surrey Official Community Plan By-law, 1996, No. 12900,  
 Text No. 95, Amendment By-law, 2009, No. 17024  
 Application: 7909-0130-00**

CIVIC ADDRESS: 10459 - 144 Street

APPLICANT: City of Surrey  
 c/o Minh Ngo  
 14357 - 104 Avenue  
 Surrey, BC V3T 1Y1

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. 23 -  
 Temporary Parking Lot".

This application will allow the short-term parking of  
 vehicles under 8,000 kg. (17,635 lbs) G.V.W. along the  
 southern portion of 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.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Vu	X		
N. Quon		X	
I. Tingley	X		
S. Dhaliwal		X	

NAME	FOR	AGAINST	CONCERN
M. Irankhah			X
B. Martin	X		
J. Martin	X		
D. Fearon	X		
M. Ngo			X
R. Coleman	X		

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17023  
Application: 7908-0058-00**

CIVIC ADDRESS: 7093 King George Highway

APPLICANT: Newton Square Properties Ltd.  
c/o Brook & Associates Inc. (Gary Pooni)  
#410, 535 Thurlow Street  
Vancouver, BC V6E 3L2

PROPOSAL: To rezone the site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 17023" Part 2, Section F, as follows:

- (a) To reduce the minimum side yard (south) setback from 7.5 metres (25 feet) to 7.0 m (23 feet); and
- (b) To reduce the minimum side yard (west) setback from 7.5 metres (25 ft.) to 0.3 m (1 foot).

The purpose of the rezoning is to permit the development of a Community Gaming Centre, including Bingo and a maximum of 150 slot machines. The development variance permit is to accommodate the non-conforming siting of the two (2) existing buildings being retained.

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

John Russell, 6846 King George Highway, Chair of Board of Directors of Surrey Options/Surrey Community Services ('SOCS'), stated: SOCS shares the concern that many have regarding the impact that gaming will have on the community; SOCS wants to make others aware that through the affiliation agreement with the bingo facility SOCS receives approximately \$344,000 of funding annually and this funding supports key programs in the community, such as the South Fraser Regional Crisis Line, Surrey Volunteer Centre, Suicide Prevention Workshops, Family Resource Programs (Guildford Family Place and Newton Family Place),



Late Counselling Program, Saturday Rehabilitation Program, Healthy Relationships Program, Volunteer Interpretators Program and Family Generation Y (a TV program for youth).

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council receive the letters, previously  
sent on September 9, 2009, from Mr. John Russell.

RES.R09-1820

Carried

David Matta, 14248 – 92 Avenue, stated: that he is a clinical counsellor and has counselled people with addictions; also linked with gambling is crime, alcoholism, drugs and prostitution and this is not what we want for our City; this is dealing with a problem by creating another problem; to create one more person with an addiction and to devastate one more family would be a loss to many.

Arne Bryan, 14358 – 109 Avenue, stated: he has lived in Surrey for most of the last 60 years; the casino operation aims at bringing the curse of gambling into the lives of everyone who will fall into the trap; and gambling will take away money from the poor.

Ross Johnston, 14420 – 80 Avenue, stated: he is representing the Surrey Pastor Network ('SPN'), in which he is a team member, representing 45 churches and 12,000 residents of Surrey that attend SPNs congregations; the primary motive for expanding gaming in our City is profit and behind that greed, and he urged Council to do the long term right thing and vote no and yes to a morally good City.

Diane Smith, 9116 – 158 Street, stated: provided a story regarding her son and his gambling addiction, and requested that Council not bring more devastation into the neighbourhood.

Amarjit Dosange, 9289 – 126 Street, stated: he is representing Surrey Memorial Auxiliary (SMA); SMA has relied on gaming funding for many years receiving 100,000 dollars annually; SMA has donated funding to extended care units and other units within the hospital to provide patient comfort; gaming funding is SMA's main source of income and without this funding SMA will not be able to provide this comfort and other necessities; he asked that Council vote yes.

Anita Huberman, #101 – 14439 – 104 Avenue, CEO Surrey Board of Trade, stated: she is present to support the development of Newton Square Mall and the Gaming facility; Boardwalk Gaming has been a member of the Surrey Board of Trade since 2001; the investment of dollars into the Newton Square Mall will help to beautify the area; many non-for-profits benefit from the funding from Boardwalk.

Eric Whalley, 12512 Knotts Street, Maple Ridge, Knights of Columbus, stated: that the funding the Knights received from gaming facility has a impact on many people lives; the Knights give \$5000 to the Share Society to be used to feed the less fortunate; the Knights also support the Covenant House and the Gap Base Resource Ministry; he stated that by approving the gaming centre you will be aiding the community.

Mark Fitz, 11347 Glen Avon Drive, stated: he is concerned regarding the expansion of gaming in the City, gaming brings gaming addiction and crime, please do not bring bad activities into the community; and, that he request Council to not approve slots in our City.

Safron Kanzeon, 6999 Bristol Place, stated: this approval will be community breaking, more of this type of development is not a helpful thing, and many have become reliant on the gaming funding. Do not approve this as it is not good for this community.

Sandy Smith, 13256 - 15 Avenue, stated: she is here on behalf of the charities, in particular the Surrey Gymnastics Society (SGS), which is one of the oldest non-profit Gymnastics Club in Surrey; SGS offers a low rate options for the children of Surrey, SGS is a high profile club in Canada as SGS sends many children to competition; bingo funding supports SGS and it is integral to SGS operating costs, and without this SGS is not sure how it will be able to operate.

George Burjoyne, 2621 - 127A Street, stated: quoted from a development document from Sport Canada, which states "they would like to see every child between the ages of 0 and 6 years old in a gymnastics program"; without the funding from bingo it puts programs in jeopardy, SGS would not be able to provide the programs it currently provides and would also not be able to provide travel expenses and equipment purchases; in one year 5500 children benefit from SGS's program, there are a lot of children athletes present tonight; and request Council to vote yes.

Julie Palfreyman, 9116 - 158 Street, stated: that she objects to any slots machines in the City, in this present economic climate many might be more susceptible to gaming issues. She provided a story regarding gaming addiction and its affect on the family. She asked Council to vote no to more slot machines.

Jane Rasoda, 10846 - 141 Street, stated: that she is representing Guildford Lions and advised that they received approximately \$32,000 of funding from gaming and she further advised of how the funds are distributed in the community.

Marion Brandner, 13857 - 68 Avenue, Executive Director of the Surrey Hospice Society, stated: that donations are down 20% percent, Fraser Health funds are in question, and referrals have increased substantially; all are in jeopardy of being cutback or lost altogether; the social fabric depends on charity work within the community; and, let the funds from the new gaming revenue reach us and help us continue this work.

Terrie Moore, 6235 - 136 Street, Executive Director of Sport Ability BC (SABC) stated: this proposal would provide further improvement to the community and discourage some of the negative elements that are currently in the area; the development is not a casino it is a community gaming facility; SABC has a 3 year affiliation license with Newton Bingo and much will be cut if SABC loses funding; as a business along King George Highway there have been many improvements in the neighbourhood; SABC serves athletes with physical disabilities; SABC has a membership base of 1500, most members reside in Surrey; there are 69 charities

involved in this hall and without these funds Surrey will lose some very valuable programs.

Kevin Cavanaugh, 14658 – 75A Avenue, stated: that he has a 600 signature petition opposed to the development: the emphasis is on the youth and the wonderfulness of the programs for development of their character and self esteem; he is concerned for the lives that Council is not hearing about, his congregation works with people struggling with addictions; there is concern for the effect that this facility would have on the community; there will be a social cost of crime and violence that will be brought into the area; he asked that Council stand strong against bringing this gaming facility into the City, and urged Council to vote no.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That Council receive the petition, in  
opposition, with 600 signatures from Kevin Cavanaugh.

RES.R09-1821

Carried

Murv Austin, 14546 – 92 Avenue, member of North Surrey Lions Club, stated that the Lions were able support at least 21 local charities and non-profit associations in Surrey, and without the gaming funding the Lions would lose 50% of revenue. On behalf of the North Surrey Lions Club we urge Council to support this application.

Celia King, 14654 - 102 Avenue, noted that she is employed at Boardwalk Gaming and supports the proposal.

Jordan Gnat, 7093 King George Highway, President and CEO of Boardwalk Gaming ('BG'), he noted that: BG has been a member of the Newton Community for over 25 years; BG stands arm in arm with their 69 charities and their volunteer heroes; BG is proud to part of a project that will be a catalyst to the much needed revitalization of Newton; and BG will bring a significant investment and a significant new number of family supporting jobs to Surrey. Members of the community and members of Council have expressed their concerns for Newton and BG share those concerns and BG will act on them, that is why BG is proposing a multimillion dollar investment in this neighbourhood to ignite the revitalization of Newton in these challenging economic times, to bring much needed jobs and to provide more safety and security to this community. The 69 charities affiliated with Newton Bingo Hall service over 100,000 people in the community directly and this does not include the services of Surrey Crime Prevention and Surrey Community Services Society and Diversity that services the entire Surrey community. Many charities have spoken this evening and there is a clear understanding of the need. This is not about putting in slot machines in the existing bingo hall, this is about creating a new vibrant first class development that Newton can be proud of, and the creation of a new landscape along King George Highway, and bring Newton Square Mall to the look and feel that is consistent with other areas of Surrey. BG has consulted with the community and has heard their concerns, safety and security is paramount to the design, function and operation of BG's facility and BG will ensure that that the CPTED standards are upheld. There will be 24 hour on site surveillance and security, and BG has been in discussion with the City of Surrey regarding the relocation of the RCMP

community policing station on King George Highway to ensure a strong presence in Newton. BG is joined here tonight with representation by 32 employees and our union partners the United Steel Workers. The revitalization will create 250 construction jobs and the new gaming centre will create another 50 family supporting jobs. The charities will have a facility to remain affiliated with, current jobs will be maintained, new jobs created, and the area will begin a revitalization process. Recapping some numbers he provided: 69 charities are currently affiliated with the Bingo Hall; 4.5 million dollars of annual funding to the charities of which, 1.4 million dollars is for sports groups like Surrey Minor Hockey, Surrey Gymnasts Society and North Surrey Minor Football; over 100,000 people are directly serviced by the charities affiliated with the Bingo Hall; and 50 new supporting family jobs will be created. BG request that the proposal be approved.

In response to questions from Council, the delegation responded: The lottery corporation does receive a portion of the net revenues (after prizing has been paid out); the affiliation status was created by the Gaming Policy and Enforcement Branch ('GPEB'); when BC Lottery Corporation ('BCLC') took over the conductive management of charitable bingo in the province there was a program established for those charities that were already affiliated with existing bingo facilities, they were put under a program called affiliation which allows charities already affiliated with existing bingo facilities the opportunity to have a contract to receive fixed sums of gaming funds that are generated by the lottery corporation but distributed by the GPEB; as the service provider to the lottery corporation BG has no say in that process of distributing fund, that is prescribed by GPEB. The Newton Bingo facility has declined in revenues by 30% in the last 3 years and currently is not profitable and cannot be maintained, closing the facility will cause the charities to lose their affiliation status and no longer receive funding. If a charity does not have affiliation status with the Bingo facility or if that affiliation status ends, the charity does not receive funding. BG has had no indication from the Provincial Ministries, BCLC and GPEB that the affiliation status with Bingo facilities is going to change. The concept of community gaming was to maintain these facilities in the community to ensure these facilities and businesses thrived and survived and maintained that affiliation connection with the charities. There is a difference between what a community gaming facility and a casino (such as Fraser Downs) offer; the only common product would be slot machines. Community gaming facilities do not have table games, a community gaming facilities would offer bingo, keno, break open tickets and lottery products. There is a current gaming use on this site and BG will be upgrading the use to what is being offered in 15 communities in the province, and BCLC has put in place as the new project has a new form as to what bingo entertainment is to look like, and this project and this facility is part of the development. BG as a member of the community is a strong supporter of many activities that take place in the City of Surrey; GPEB is the only one that decides on the disbursement of fund made by through the revenue provided from the facility. The money that is provided to charities is provided from a general pool that is given to GPEB from BCLC.

Melissa Jones, 7138 - 140 Street, noted that: she has been an employee of Bingo Country for 15 years; her daughter is part of a dance organization that benefits from the revenues provided from the bingo hall; she has chosen to live in the area to raise her family and has noticed the problems in the area and agrees that it is

time for a change; going ahead with the revitalization project will only have a positive impact on the community.

Rick Fijal, 6902 King George Highway, noted that: he operates Fast Signs across the street from the proposed development; he commended Council for the changes that have been implemented in the Whalley community; the Newton bingo hall has deteriorated in the past few years and it is a detriment to the businesses in the area; he greatly supports an investment such as this in the community as it will help businesses in the area and can become a beacon of light of hope, such as the investments that have happened in Whalley; and urged Council to vote in favour of the proposal.

Jamie Allen, 8145 - 141A Street, President of Surrey Minor Hockey ('MH'), noted that: he is one of 500 volunteers that is directing youth through sports; Surrey Minor Hockey has approximately 1100 children playing hockey and their motto is "it's better to build a boy than to mend a man"; between Surrey Semiahmoo and Cloverdale there are over 2500 children skating on Surrey ice and hockey is an expensive sport that MH is trying to make available to all; he encouraged Council to approve the gaming facility; gaming revenues have helped keep the hockey cost down for low income families and has given children a chance to succeed through sport; the young adults that play hockey are Surrey's future; it's not the gaming facilities that make our community it's the citizens and these young adults will be the future pillars of our society; and he encouraged Council to vote yes.

Rose Kilpatrick, 9585 - 155A Street, noted that: she is a parent of a child in Surrey Minor Hockey; as a parent she knows the importance of keeping children off the streets and out of trouble; her sons have succeeded through hockey; she hopes others will have the opportunity to participate in hockey.

Amy Dutschke, 11793 - 100 Avenue, noted that: her group is from the 7671 Dearmen Royal Air Cadets of Surrey; their program helps many people within Surrey; their specific squadron has over 100 cadets from many walks of life; the different aspects of the program and the benefits of the program; the funding from bingo revenues has assisted with the program; her group implores Council to vote yes.

Sanjit Sharma, #180 - 10077 - 156 Avenue, noted that: as a member of the Cadets, he has been able to obtain his pilot and glider pilot license at the age of 17, and this is through the funding provided from the revenues of Bingo to the Air Cadets program as they were able to send him to 6 month course to obtain a license.

Ernie Karalus, 8111 - 113B Street, noted that he is in favour of the proposal.

Doreen Mercer, 5557 - 209 Street, Langley, Chairman of the Board for the Lower Mainland / South Coast / Fraser Valley Region of the CNIB, noted that: the CNIB is a charity that requires the funding; there are 110,000 people in BC that are visual impaired and that number is expected to double in the next 20 years; CNIB assists with rehabilitation, retraining and mobility. She requested that Council vote yes.

Elizabeth Aubert, 1045 – 165 Street, noted that: she is speaking in support of proposal and she is representing Soroptimist International of South Surrey and White Rock (SI); SI is a service organization that receive funding (of \$35,000 per year) through association with the Newton Gaming Hall; SI will be celebrating 60 years as an organization next year; SI has been able to support a number of worthy organizations in our community by disbursing funds, she provided examples, Crescent Beach Community Services for their teen Mom and Tot Camp; South Fraser's Women Services Society for their Suds and Duds Project; Peace Arch Community Services for their Women's Anger Management Program; Surrey Food Bank for their Tiny Bundle Program; SI's most rewarding project is their signature project called Restart, which stands for Surviving Today And Restarting Tomorrow, Restart was developed in 2004, research had shown that women and children show up at transition houses often through police intervention or from hospital emergency wards with few or no personal belongings, we determined that basis household necessities are crucial when women and children are trying to start to live independently, therefore we provide start up packages to women leaving transition housing. She urged Council to approve the proposal.

Lynette McLean, 10338 – 125A Street, noted that: she is a parent and volunteer of Pacificaires ('PA'), which is a non-profit performing arts society located in Newton; PA provides dance and colour guard programs to children; over the past 27 years thousands and thousands have dance with PA and this may not have been offered without funding from gaming revenues. She stated that supporting the proposal means a lot to so many families in Surrey and the difference that would be made should many of the programs not be available to families in Surrey.

Allen Dyke, 6922 – 195A Street, founder of the Newton Bingo facility, noted that: over the past 30 years Newton Bingo has contributed 70 million dollars to local charities; Bingo has evolved from bingo chips, to paper, and now electronic bingo. If the proposal is not approved the following will happen: many charities and the services they provide will be lost; bingo affiliation from government will be lost; the existing 30 jobs at Bingo Country will be lost. He is asking Council to support this proposal.

In response to questions the delegation stated: This location does makes a difference, this facility has been there since 1990 and has done good things for the area. The affiliations are attached to the bingo hall located in Newton.

Frank McKenna, 7670 Berkeley Place, noted that: he has been in the area for over 32 years and support this proposal; his wife and he enjoy having entertainment such as this available in the neighbourhood; and his daughter has benefited from the funding as she was involved with Pacificaires. He hopes that Council supports this project.

Anita Prout, #308 - 14870 – 101A Avenue, stated that she brings seniors to bingo and noted how much seniors love to play bingo.

Scott McRitchie, 1284 White Pine Place, Coquitlam, Vice-President of United Steel Workers, local 2009, noted that: he is representing the officers, the union and the unionized workers of Newton Bingo Country; the facility has been unionized since

1995 and over the years has increased its number of employees; the facility largely employees women from the neighbourhood and provides good benefits and wages; there are very successful agreements in place and there is also a positive relationship with this employers; the expansion will provide for another 50 new union jobs; this employer is also a good corporate citizen, that provides direct support to the community.

In response to questions the delegation stated that United Steel Workers have represented workers in Abbotsford in their change in gaming facility; he has not seen a change in the clientele at the facilities that have expanded however it provide a good entertainment opportunity in the community.

Mike Gibsod, 13888 – 70 Avenue, Chelsea Gardens, noted that: he has been involved North Surrey Lions Club for many years; , the improvement that is being offered to Newton is fantastic and should be supported by Council, keep the kids involved in their sports and they will not get into trouble.

Lydia Steer, 40 Begbie Street, New Westminster, noted that: she is present on behalf of the Lower Mainland Purpose Society ('LMPS') for youth and families; the LMPS has been affiliated with the Newton Bingo hall and its association for many years; LMPS using the gaming funding for programs, one program is the Edmonds Youth and Resource Centre to pay for 2 staff members and the volunteers, the 60 youth that attend our programs are at the edge of poverty, and the most important issues for the youth are that they have someone to talk to and that they have food; another program is Apex that runs in July and August doing once a week day trips, including hiking, rock climbing, kayaking and canoeing; and, every Friday night they host a barbeque in which 230 youth attend. She volunteers at the Newton Bingo Hall and it would be nice to have a new facility.

Peter Maarsman, #39- 6380 – 121 Street, Past President of the Newton Bingo Society ('NBS'), noted that: if Council is to vote no for the proposal before them, they will not stop gaming addictions as there are gaming opportunities within driving distance; he is proud of NBS and the work that NBS contributes to the community; there are hundreds of volunteers giving their free time and encouraged Council to vote yes for the proposal and vote yes for the good work that is done by the organizations.

Christine Yablowski, 13638 – 112A Avenue, expressed her yes vote.

Wanda Janovich, 9247 – 132 Street, Bingo Country Employee noted that: she has been employed for 3½ years with Bingo Country, she has made many good friends, the clientele is wonderful, it would be nice to have new building and have job security in the future.

Joanne Oliver, 7828 – 117A Street, Delta, Bingo Country Employee noted that: she has been employed for 17 years with Bingo Country, and like her co-worker would like to see a new facility, and have job security.

Barry McDona, 6195 Cottonwood Street, Delta, representing the Delta Sun Gods ('DSG') Swim Club, noted that: the DSG gives the youth an opportunity to swim

competitively and with discipline; allow youth a chance to set a goal and to reach that goal; parent provide 1000s of volunteer hours; if funding is lost the program will be lost; he wanted to ensure that Council was aware of their decisions affect not only on the residents of Surrey but also on the neighbouring communities such as North Delta, and DSG hopes that Council votes yes.

Patricia Ceccheto, 15503 – 111A Avenue, noted that: for over 30 years she has been an advocate in Surrey for those living with a disability as well as their families, seen family devastated with those with lack of funding and lack of supports. She advised of a client and of her presentation to the Guildford Lions Club and funding that became available for helping the community.

Ken Malech, 7684 – 116A Street, Board of Directors for the Newton Bingo Association, spoke to the audience and ask them to forego the speaking order and let Council to make a decision.

Philip Bryant, 6298 Boundary Drive, East, Pastor of Community of Hope in Newton, presented a petition with 120 signature opposed to the proposal, and noted: that there are many great things being done by charities, but do the ends justify the means; the people expressing their concern this evening can find money from other means, that when someone is passionate enough they will find means other than taking off the backs of the poor; he is often the person that deals with the people that have made the bad choices because the opportunities were present, and there is already plenty opportunities for gaming available, a person can walk to the store and buy a lottery ticket, and we do not need to increase the opportunities.

It was Moved by Councillor Steele  
 Seconded by Councillor Villeneuve  
 That Council receive the petition, in  
 opposition, with 110 signatures from Pastor Philip Bryant.

RES.R09-1822

Carried

Gary Robinson, #202 – 13350 – 70A Avenue, noted that: he is a former member of Council, Executive Director of the Real Success Recovery Society and Vice-President of the Easy Does It Club, which has 40,000 user visit a year and is located at 73 Avenue and King George Highway; the decision is not about charities and not about hockey players, it is about the land use; he believes the facility is against the City's gaming policy of destination gaming only; cannot add more social problems in order to get gambling funding to treat the issues that already exist; and, the loss of gaming funding cannot be used to justified the destruction of families and neighbourhoods; he resides one block away from the proposed development and expressed his opposition to the location to the facility.

Staff clarified that a new building is being proposed and that the building will be located closer to King George Highway.

Len Friesen, 204 – 7182 – 133A Street, noted that: he resides approximately 3 blocks from the bingo hall; he is concerned that 47% of Surrey's assisted housing is in



walking distant of the proposed facility area; he has a petition in opposition to be submitted; most that have signed the petition are from the area or from churches.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That Council receive the petition, in

opposition, with over 600 signatures from Mr. Len Friesen.

RES.R09-1823

Carried

Noelle Goldschmidt, 9563 - 125 A Street, noted that: she is opposed to the installation of slots; slots are centered around money and this breeds greed, corruption, addiction and crime; the money will go to good causes but the money is most often provided by the vulnerable, the poor, and the addicted; the facility will bring revitalization to Newton but at what cost, it will hid a deeper problem, which is the rich get richer and the poor get poorer; fundamentally this puts out the message that you can get away with anything as long as you put on a good face and that the source of the money does not matter, and those are dangerous messages; the slots will bring good but the bad it brings will outweighs the good.

Gloria Clinker, 17300 - 26 Avenue, noted that: she is representing the arts and culture of Surrey; she is a member of the Peninsula Arts Foundation ('PAF') which just celebrated a 25<sup>th</sup> anniversary; PAF takes great pride in the work that they do, and would not be able to provide the work without the funding that is made available through bingo revenues; PAF receives a 3 year license for funding and if the facility is not approved PAF cannot survive without the funding; reviewed her sons experience in arts culture and the foundation's role in his venture. Please vote yes for the arts.

Andreas Dutschke, 11793 - 100 Avenue, noted that: that the funding provided by through an organizations affiliation status has very broad application, whereas other funding sources are very restrictive in their application of the funds; affiliation funding is important, and if it ends most groups will end.

Marie Cooper, 5937 - 124A Street, noted that: she provided a review of history on the surrounding area to the project; the development should be considered with the whole area, consideration of other development and transit development along King George Highway will have an effect on the development and again noted that the Newton community needs to be developed completely not piece meal.

Deb Jack, 7680 - 143 Street, noted that: her concern is for the intended theme for Newton centre, as there will be a transit exchange hub and increased traffic, also approved for the area is an addiction recovery facility two blocks from the bingo facility; for entertainment in the area there is a community movie theatre, a library, recreation centre, wave pool and we are soon to have a arts centre, she pointed out the cynical side of Newton as a large number of liquor stores, bars, prostitutes, and drug deliverers as the reality of where she lives; she understands that the project is a revitalization of the Newton Town Centre that will have 150 penny and nickel slot machines which would be less conducive to manual bingo, and an area of pawn shops and cheque cashing outlets; her son benefited from gaming supported activities as he was growing up, including the Navy League,

Beavers, Scouts and Army Cadets; she also understand the social service needs and the effects of addiction from her employment years; concerned for the amount of money that goes out of Surrey with regards to the gaming undertakings; the funds will be raised for programming by mostly Newton residents, she suggested that there be gaming facility in other location in Surrey so that not one area is carrying the burden; Council should not pass the proposal until there is a comprehensive assessment of the whole greater Newton town centre; and, that there be a Newton community consensus on its image and how that will be achieved.

Bill Edwards, #18 - 7875 - 122 Street, noted that: he is in attendance to support the proposal; , spoke of the benefits of cadets programs and sports involvement that keep the children off the streets; he supports the young women and men that are created from their involvement in programs and noted that these young women and men will be the individuals that will lead us into the future.

Greg Walker, 10760 Shellbridge Road, Richmond, Manager of Public Affairs, BC Lottery Corporation ('BCLC'), spoke about BCLC roles (conducting and managing gaming in BC) and how it applies to Surrey, stating: BCLC mandate is to conduct and manage gaming on behalf of the provincial government, BCLC does this by contracting with gaming service providers (Boardwalk Gaming and Entertainment ('BG')) to provide the day to day operations and services; the Gaming Policy and Enforcement Branch ('GPEB') register those gaming service providers and only the providers that are registered with GPEB are able to contract with BCLC; BCLC responsibilities are within the Gaming Control Act, BCLC is responsible for the conduct and management of casino and lottery gaming through service providers; only BCLC can determine where facilities will be located in the province, this is done by conducting market studies to review what the consumer demand for gaming is in a region, identifying what parameters around the proposed gaming facility will be based on the market study; BCLC has pride in the leadership that they are providing to fulfill their mandate to provide social responsible gaming in this province, such as, only those that are 19 years or older can play, our appropriate response training program, which has trained over 8,000 workers on the floor of gaming facilities to help them to intervene if they see someone that is challenged by using our products, our voluntary self exclusion program - a tool to help those that have indicated to BCLC that they want help in dealing with the fact that they are challenged by our products, we identify them through advanced technological closed surveillance systems such as facial recognition and license plate recognition; under the social responsibility umbrella is a program called 'game sense' - game sense reflect all the initiatives that BCLC has introduced, from making sure 1-800 help numbers are available to providing brochures, and making sure that all the initiatives are delivered in a coordinated way; game sense information centres are placed on the floor at gaming facilities; BCLC has a commitment to social responsibility. Present this evening is the Paul Smith, Director of Corporate Social Responsibility; it is a commitment of BCLC to ensure a strong relationship with police departments through our corporate security, to ensure that our corporate security and integrity of gaming are met; in any of the facility that have been placed in the province since 2004 there has been no indication that the placement of the facility has increase the amount of crime; City of Surrey, the Township of Langley, the City of Langley and the City of Vancouver have participated in a social-economic study on the impact of gaming on the

municipalities was measured and the study is available on the BCLC website, the study indicated that there is no increase in crime as a result of implementation of a gaming centre; the grants are based on gaming revenue however BCLC role in the distribution of grant is indirect, BCLC is specifically charged with raising the funds, GPEB is responsible for the distribution of the grants and criteria that is attached to the grants.

In response to questions the delegation stated: BCLC created in 2004 the community gaming centre model as a way to support the Bingo industry in BC; BCLC contracts the service provider at the facility; Under the Gaming Control Act BCLCs role is very specific, BCLC will lead the proposal working with its contractor; implementation of a community gaming centre is typically done with aging facilities that require an upgrade in order to broaden the player base and make a viable business, such as, a new building with food and beverage opportunities, additional gaming options such as lottery and slot machines and still maintaining bingo as the constant (anchor) game; Fraser Downs is also a contractor of BCLC; the lower mainland assessment study is available to the public; experience has shown that when a community gaming centre model is introduced the revenues drop for a 3 to 4 month period and thereafter they start to climb back; BCLC is maintaining bingo as part of the revitalization process.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Letters received	188	84	
Petition submitted by Boardwalk	4,086 signatures		
D. Attfield	X		
E. Williams		X	
T. Brattston	X		
T. Davies		X	
K. vanderLeek		X	
R. Yelland		X	

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

NAME	FOR	AGAINST	UNDECIDED
J. Blake	X		
J. Lee	X		
A. Lee	X		
M. Ho	X		
J. Kim	X		
R. Kim	X		
M. Kim	X		
A. Brophy	X		
J. Kim	X		
A. Looye	X		
P. Profitt	X		
R. Robinson	X		

NAME	FOR	AGAINST	UNDECIDED
K. Reichling	X		
E. Rochon	X		
J. Henderson	X		
L. DeSilva	X		
E. White	X		
W. Mitchell	X		
J. Christenson	X		
L. Gatchauan	X		
J. Kevezstes	X		
T. Dewell	X		
C. Jamieson	X		
D. McKewey	X		
J. Huta	X		
L. Morrow	X		
R. Cho	X		
W. Reid	X		
D. Hnatyszen	X		
D. Gardner	X		
B. Cairney	X		
A. Cairney	X		
M. Andersen	X		
S. Anderson	X		
C. Mason	X		
K. Norman	X		
P. Fix	X		
W. Fix	X		
B. O'Donnell	X		
H. Nguyen	X		
L. Veale	X		
T. Wittal	X		
R. O'Brien	X		
E. Weimer	X		
T. Milne	X		
C. Ziuza	X		
T. Marsh	X		
J. Lort	X		
F. Gil	X		
J. Hanan	X		
D. Le	X		
I. Marsh	X		
B. Ziola	X		
V. Godiw	X		
D. Seder	X		
C. Poppy	X		
W. Johnson	X		
C. Berezan	X		
C. Noble	X		
K. Montgomery	X		

NAME	FOR	AGAINST	UNDECIDED
M. McMillan	X		
S. Thomas	X		
J. McGillivray	X		
R. Scott	X		
C. Simkin	X		
G. Scott	X		
A. Quiring	X		
D. Williams	X		
G. Warlimont	X		
R. Kish	X		
E. Faessler	X		
P. Vanderzalm	X		
B. Vanderhelm	X		
D. Harder	X		
G. Washburn	X		
J. Minty	X		
S. Minty	X		
S. Sharma	X		
V. Hipolito	X		
C. Barr	X		
T. Crean	X		
H. Aldridge	X		
A. Adlridge	X		
G. Vaniderstine	X		
M. Vanidersine	X		
E. Baxter	X		
A. Krause	X		
O. Korotash	X		
D. Walther	X		
M. Fletcher	X		
T. Fletcher	X		
L. Weber	X		
J. Bains	X		
R. Bryant	X		
R. Carpenter	X		
D. Ferguson	X		
H. Gotzke	X		
D. deMontreuil	X		
M. Boyter	X		
G. Jones	X		
M. Taylor	X		
D. Fitzpatrick	X		
M. Kostamo	X		
M. Nystrom	X		
B. Zhang	X		
R. Long	X		
A. Keogh	X		
P. Duthschke	X		

NAME	FOR	AGAINST	UNDECIDED
A. Minty	X		
L. Hamilton	X		
M. Durward	X		
B. Colosie		X	
N. Goldschmidt		X	
S. Sanderson		X	
J. Dawn		X	
G. Zelaya		X	
A. Berue		X	
S. Brogan		X	
D. Coppick		X	
R. Wilkinson		X	
J. Fischler		X	
G. Venkataya		X	
E. Jonathan		X	
C. Matthews		X	
A. Satjarankha		X	
F. Hoeft		X	
M. Sachadeva		X	
P. Pedersen		X	
M. Al-Autman		X	
J. Pedersen		X	
G. Santiago		X	
Z. Santiago		X	
J. Oliveros		X	
E. Magaling		X	
J. Oliveros		X	
L. Afrondoza		X	
D. Lafond		X	
M. Rosales		X	
C. Gill		X	
J. Randhawa		X	
D. Rai		X	
G. Khattar		X	
C. Sandhu		X	
R. Rosales		X	
F. Ouellet		X	
S. Wong		X	
G. Parla		X	
P. Sohal		X	
S. Sohal		X	
V. Doubroff		X	
B. Sangha		X	
B. Ferguson		X	
A. Lacki		X	
A. Lacki		X	
S. Gill		X	
M. Gill		X	

NAME	FOR	AGAINST	UNDECIDED
W. Ablitt		X	
R. Adams		X	
E. Mathews		X	
W. Wieser		X	
T. Gill		X	
L. Stevenson		X	
C. Stevenson		X	
S. Dhaliwal		X	
H. Dhaliwal		X	
T. Garcha		X	
L. Gill		X	
V. Blancard		X	
E. Lof		X	
R. Brown		X	
J. Brown		X	
M. Jamieson		X	
C. Muirhead		X	
L. VanDerZalm		X	
D. Meersseman			X
D. Meersseman			X
P. Samuels	X		
T. Warwick	X		
D. Stephen	X		
G. Douglas	X		
P. Hearn	X		
C. Grant	X		
R. Manzer	X		
S. Hemming	X		
H. Wooley	X		
P. Dobbyn	X		
B. McDonough	X		
C. Patch	X		
W. Patch	X		
N. Hahn	X		
F. Perchie	X		
M. Tahir	X		
A. Meyer	X		
C. Monaghan	X		
S. Kinderdyk	X		
M. McCausland	X		
D. McKelvey	X		
D. Wickens	X		
S. Hasiuk	X		
S. Woolsey	X		
A. Richardson	X		
A. Edwards	X		
R. Fernande	X		
P. Dedish	X		

NAME	FOR	AGAINST	UNDECIDED
A. D'Souza	X		
L. Rizzard	X		
G. Wirszilas	X		
I. Wirszilas	X		
B. Valente	X		
P. McQuillan	X		
D. Yablonski	X		
L. Webb	X		
B. Dodd	X		
C. Anderson	X		
T. Diablo	X		
S. Gnorato	X		
J. Hendry	X		
S. Wong	X		
M. Hewitt	X		
C. Wong		X	
J. Oliver	X		
J. deGraaf	X		
R. Chow	X		
J. Kereski	X		
D. Hnatszen	X		
V. Santos	X		
R. McDonald	X		
B. O'Donnell	X		
H. Fleming	X		
R. Bullock	X		
J. Kidd	X		
B. Basfien	X		
J. Sarai	X		
M. Higgins		X	
J. Hai	X		
N. Kray	X		
M. Bottrill	X		
P. Vinning		X	
J. Campbell	X		
A. Schmelzel	X		
R. Barnett		X	
R. Hansen		X	
P. Khoo		X	
M. Aulakh		X	
S. Virk		X	
A. Caleb		X	
T. Horiguchi		X	
R. Moffatt		X	
E. Model	X		
B. Bear		X	
V. McDonald		X	
P. Dutschke	X		



NAME	FOR	AGAINST	UNDECIDED
B. Woudstra		X	
J. Badesha		X	
S. Melnyk		X	
P. Bola		X	
B. Khalsa		X	
R. Yelland		X	
K. van der Leek		X	

**C. COMMITTEE REPORTS**

**1. Agricultural Advisory Committee - September 3, 2009**

RES.R09-1824 (a) It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That the minutes of the Agricultural  
 Advisory Committee meeting held on September 3, 2009, be received.  
Carried

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

**Jim McMurtry, Perry Haddock, John Gordon, Tony Adams and residents representing "www.banthe cannons.com"**  
 File No. 0220-07; 0550-20-10

RES.R09-1825 It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council request Bylaw staff to enforce  
 the noise control bylaw more effectively (ie. noise violations outside of the  
 operating hours of blueberry cannons).  
Carried

**Support for Cage Free Eggs**  
 File No. 0450-01, Res. R09-976

RES.R09-1826 It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council not support cage free eggs as  
 countries who have supported this have lost their poultry industry because  
 the market will not remain competitive.  
Carried

**Potters Farm and Nursery Inc.**

File No. 4320-20; Res. R09-1318

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That staff be directed to advise Potters of the  
City's By-laws and the processes to be adhered to in attempting to bring  
the property into compliance to legalize the use and that Potters be  
provided with the processes necessary to appeal the Cease and Desist  
Order.

RES.R09-1827

Carried

**2. Environmental Advisory Committee - September 16, 2009**

(a) It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the minutes of the Environmental  
Advisory Committee meeting held on September 16, 2009, be received.

RES.R09-1828

Carried

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

**Wild Play Element Parks for Redwood Park**  
**Greg Ward, Urban Forestry and Environmental Programs Manager**  
**and Gord Ross, Wild Play Element Parks**  
File No.: 6140-20/R

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the submission be received as  
information and that particular attention be given to bird habitat.

RES.R09-1829

Carried

**Emterra Single-Stream Materials Recycling Facility**

File No. 2320-20

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That staff provide a comprehensive  
evaluation of the quantity and volumes of products handled under the  
single stream process compared with the previous program.

RES.R09-1830

Carried

3. **Transportation Committee - September 22, 2009**

- RES.R09-1831 (a) It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the minutes of the Transportation  
Committee meeting held on September 22, 2009, be received.  
Carried
- (b) The recommendations of these minutes were considered and dealt with as follows:
- Steven Beck**, BEST (Better Environmentally Sound Transportation)  
File No. 5400-80
- RES.R09-1832 It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That Council endorse and recommend  
participation in the Mobility Matters program.  
Carried

D. **BOARD/COMMISSION REPORTS**

1. **Surrey Heritage Advisory Commission - September 30, 2009**

**Note:** Recommendations of the September 30, 2009 Surrey Heritage Advisory Commission were considered and dealt with at the October 5, 2009 Regular Council - Public Hearing meeting.

- RES.R09-1833 It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on September 30, 2009, be received.  
Carried

E. **MAYOR'S REPORT**

1. **Proclamations**

- (a) **INTERNATIONAL ARTIST DAY**  
October 25, 2009

WHEREAS the City of Surrey is a dedicated supporter of the visual arts in our community; and

WHEREAS International Artist Day is intended to honor artists and recognize the contribution artists have made to civilization; and

WHEREAS proclaiming October 25 as International Artist Day will encourage residents to do something special on that day to enhance the visual arts (i.e. take an artist to lunch, host an exhibition, buy a piece of art, attend a gallery show or visit a studio); and

WHEREAS this is an important event that contributes to our citizens' awareness of their role in creating a peaceful world;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare October 25, 2009 as "INTERNATIONAL ARTIST DAY" in the City of Surrey.

Dianne L. Watts  
Mayor

**F. METRO VANCOUVER REPORTS/FCM REPORTS**

**G. CORPORATE REPORTS**

- 1. The Corporate Reports, under date of October 19, 2009, were considered and dealt with as follows:

<b>Item No. R190</b>	Appointment of Animal Control Officers
	File: 3900-20-12167

The City Solicitor submitted a report concerning the appointment of Animal Control Officers.

**Note:** See by-law No. 17034 under Item H.11.

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

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

- 1. Approve amendments to the By-Law Enforcement Officers By-law, 1994, No. 12167 (the "By-law") as documented in Appendix A to this report, which will have the effect of formally recognizing the new position of "Animal Control Officer" and provide authority to these Officer positions to enforce the City's By-laws in relation to animal control within the City; and
- 2. Authorize the City Clerk to bring forward the related amendment by-law for the required readings.

RES.R09-1834

Carried

**Item No. R191** South Fraser Family Court & Youth Justice Committee  
File: 0540-20V

The City Clerk submitted a report concerning the South Fraser Family Court and Youth Justice Committee.

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

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

1. receive Corporate Report R191 for information; and
2. authorize the City Clerk to forward a letter to the South Fraser Family Court and Youth Justice Committee, copied to the Attorney General's office, advising that as of December 31, 2009, the City of Surrey is withdrawing as a member of the Committee.

RES.R09-1835

Carried

**Item No. R192** 2010 TransLink's 10-Year Transportation and Financial Plan  
File: 0500-01

The General Manager, Engineering submitted a report concerning TransLink's 10-year transportation and financial plan.

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

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

1. Receive Corporate Report R192 as information;
2. Endorse the \$130 million Funding Stabilization Supplement as an interim funding mechanism for TransLink to allow time for continued discussion toward the development of a long term TransLink funding strategy;
3. Support the Mayors Advisory Council, working with TransLink and the Provincial Government, to develop a long term funding strategy for TransLink based on the principles articulated in this report to be formalized through the introduction of a further Supplemental Financial Plan for TransLink within the next 6 to 9 months; and

4. Authorize staff to forward a copy of this report and the related Council resolution to appropriate officials of TransLink and the Federal and Provincial governments.

RES.R09-1836

Carried

**Item No. R193** Grandview Heights Neighbourhood Concept Plan Area #2 (Sunnyside) - Status Report on Finalization of the Plan  
File: 6520-20 (Grandview Heights NCP#2)

The General Manager, Engineering and the General Manager, Planning and Development submitted a report to provide Council with an update on the status of work in relation to the completion of the Neighbourhood Concept Plan for Area #2 in Grandview Heights (NCP#2) and to summarize issues which need to be resolved prior to its completion.

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

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

1. Receive Corporate Report R193 as information; and
2. Direct staff to forward a copy of this report to the members of the Grandview Heights Citizens' Advisory Committee.

RES.R09-1837

Carried

**Item No. R194** Quarterly Financial Report - Third Quarter - 2009  
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with an update on the City's financial activity for the third quarter of 2009 and compare that activity with the 2009 Financial Plan.

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

It was Moved by Councillor Bose  
Seconded by Councillor Gill  
That Corporate Report R194 be received for  
information.

RES.R09-1838

Carried

**Item No. R195** Partial Discharge of Land Use Contracts  
File: 7909-0005-00

The General Manager, Planning and Development submitted a report to respond to Council's request for information on the existing procedure for processing proposals for a partial discharge of a Land Use Contract ("LUC") and to examine the feasibility and merits of exploring, in each case, the potential for discharging the LUC from all properties covered by the LUC.

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

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

1. Receive Corporate Report R195 as information; and
2. Continue to consider applications for the discharge of Land Use Contracts on a case by case basis and request that staff review in relation to each application the merit of extending the discharge to additional properties, prior to forwarding the application to Council for consideration.

RES.R09-1839

Carried

**Item No. R196** Newton Community Arts Hall (Formerly Fire Hall #10) -  
Award of Construction Contract  
File: 0800-20 (Newton Community Arts Hall)

The General Manager, Planning and Development submitted a report to obtain Council approval to award a construction contract to CDC Construction Ltd. to construct the conversion of former Fire Hall #10 to the Newton Community Arts Hall.

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

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

1. Receive Corporate Report R196 as information;
2. Approve the award of a contract to CDC Construction Ltd. for the construction of the conversion of the decommissioned Fire Hall #10 to the Newton Community Arts Hall in the amount of \$1,065,606.15, including GST; and

3. Set the expenditure authorization limit for the contract at \$1,263,000.00, including GST.

RES.R09-1840

Carried

**Item No. R197** Strategic Review of the Surrey Heritage Register and Inventory  
File: 6800-01

The General Manager, Planning and Development submitted a report to provide background information to Council for reference in considering HAC's recommendation that Council authorize the expenditure of up to \$20,000 (including GST and disbursements) from the HAC budget to retain a consultant to undertake a Strategic Review of the City's Heritage Register and Heritage Inventory.

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

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

1. Receive Corporate Report R197 as information; and
2. Approve the expenditure of up to \$20,000 (including GST and disbursements) from the Heritage Advisory Commission ("HAC") budget for a consultant to undertake a Strategic Review of the City's Heritage Register and Inventory, based on the Terms of Reference attached as Appendix I to this report.

RES.R09-1841

Carried

**Item No. R198** Heritage Foundation Feasibility Study  
File: 6800-01

The General Manager, Planning and Development submitted a report to provide background information in relation to a Heritage Advisory Committee recommendation that Council authorize the expenditure of up to \$5,000 (including GST and disbursements) from the 2009 HAC budget to retain a consultant to undertake a Heritage Foundation Feasibility Study.

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 Martin  
That Council:

1. Receive Corporate Report R198 as information; and
2. Approve the expenditure of up to \$5,000 (including GST and disbursements) from the Heritage Advisory Commission ("HAC") 2009 budget for purposes of retaining a consultant to undertake a Feasibility Study, based on the Terms of Reference attached as Appendix I to this report, related to establishing a Heritage Foundation in Surrey.

RES.R09-1842

Carried**H. BY-LAWS**

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 249 Amendment By-law, 2009, No. 17027"  
7908-0052-00 - 0794043 B.C. Ltd., c/o Chris Dikeakos Architect  
(Richard Bernstein)  
To authorize the redesignation of the site located at 9998 - 176 Street, 10020 - 176 Street, and Portion of 17626 Barnston Drive East from "Suburban (SUB)" and "Commercial (COM)" to "Multiple Residential (RM)".

Approved by Council: October 5, 2009

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028"  
7908-0052-00 - 0794043 B.C. Ltd., c/o Chris Dikeakos Architect  
(Richard Bernstein)

CD (BL 14876) and CG-2 (BL 12000) to CD (BL 12000) - 9998 - 176 Street, 10020 - 176 Street, and Portion of 17626 Barnston Drive East - to permit a mixed-use commercial and multi-family residential development with approximately 841 dwelling units.

Approved by Council: October 5, 2009

It was Moved by Councillor Villeneuve  
Seconded by Councillor Bose  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 249 Amendment By law, 2009, No. 17027" and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" be deferred to provide for further public consultation with the neighbourhood.

RES.R09-1843

Carried with Councillor Steele, Gill, Martin and Councillor Rasode against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17022"  
7909-0106-00 - Panorama Park Investments Ltd., c/o Terrex Realty  
(Richard Coulter)

CD (BL 16444) to CD (BL 12000) - 15230 Highway No. 10, 5577 - 153A Street and 5570 - 152 Street - to permit the relocation of an existing Neighbourhood Brew Pub and permit a new liquor retail store in a business/retail centre currently under construction.

Approved by Council: October 5, 2009

**Note:** See Liquor Primary License Relocation Application 7909-0106-00 under Clerk's Report, Item I.3(a).

RES.R09-1844  
 It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17022" pass its third reading.  
Carried with Councillor Hunt against.

RES.R09-1845  
 It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17022" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried with Councillor Hunt against.

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 247 Amendment By-law, 2009, No. 17017"  
 7909-0099-00 – Paro Properties Inc., Pacific Border Storage Ltd.,  
 Source One Holdings Ltd., c/o Michael Sanderson  
 To authorize the redesignation of a portion of the property located at  
 17565 - 2 Avenue from Commercial (COM) to Industrial (IND).

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law 17018.

RES.R09-1846  
 It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 247 Amendment By law, 2009, No. 17017" pass its third  
 reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17018"  
 7909-0099-00 – Paro Properties Inc., Pacific Border Storage Ltd.,  
 Source One Holdings Ltd., c/o Michael Sanderson  
 CD to CD (BL 12000) - 17565 – 2 Avenue - to permit the future development  
 of an Industrial Business Park, Commercial Retail Uses and Hotel.

Approved by Council: September 14, 2009



Approved by Council: September 14, 2009

**Note:** See Land Use Applications, Item B.6 of the Regular Council - Land Use Addendum Agenda.

This application was out of order.

7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 95 Amendment By-law, 2009, No. 17024"  
7909-0130-00 – City of Surrey, c/o Minh Ngo  
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. 23 – Temporary Parking Lot". This application will allow the short-term parking of vehicles under 8,000 kg. (17,635 lbs) GVW along the southern portion of the subject property located at 10459 – 144 Street.

Approved by Council: October 5, 2009

**Note:** See Temporary Commercial Use Permit No. 7909-0130-00 under Clerk's Report, Item I.2(a).

It was  
By-law, 1996, No. 12900, Text No. 95 Amendment By-law, 2009, No. 17024" pass its third reading.

Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan

RES.R09-1850

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023"  
7908-0058-00 – Newton Square Properties Ltd., c/o Brook & Associates Inc.  
(Gary Pooni)  
C-8 to CD (BL 12000) - 7093 King George Highway - to permit the development of a Community Gaming Centre including Bingo and a maximum of 150 slot machines and redevelopment of the existing commercial building.

Approved by Council: October 5, 2009

**Note:** See Development Variance Permit No. 7909-0058-00 under Clerk's Report, Item I.1(b)



Approved by Council: October 5, 2009  
Corporate Report Item: R180

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Local Area Service for West Bridgeview  
Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1853 Carried

INTRODUCTIONS

- 11. "Appointment of By-Law Enforcement Officers By-law, 1994, No. 12167, Amendment By-law, 2009, No. 17034"  
3900-20-17034 – Council Initiative  
"Appointment of By-Law Enforcement Officers By-law, 1994, No. 12167" as amended, is further amended in Sections 2 and 5 and by adding new Section 3.1 to reflect the new position of "Animal Control Officer" and provide the authority to these Officer positions to enforce the City's Bylaws in relation to animal control within the City.

Approved by Council: To be approved  
Corporate Report Item: R195

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R190.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Appointment of By-Law Enforcement  
Officers By-law, 1994, No. 12167, Amendment By-law, 2009, No. 17034" pass its first  
reading.

RES.R09-1854 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Appointment of By-Law Enforcement  
Officers By-law, 1994, No. 12167, Amendment By-law, 2009, No. 17034" pass its  
second reading.

RES.R09-1855 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Appointment of By-Law Enforcement  
 Officers By-law, 1994, No. 12167, Amendment By-law, 2009, No. 17034" pass its  
 third reading.

RES.R09-1856

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. 7909-0099-00  
 Paro Properties Inc., Pacific Border Storage Ltd. and  
 Source One Holdings Ltd., c/o Michael Sanderson**  
 17565 - 2 Avenue

To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the corner of the building only to permit the future development of an Industrial Business Park, Commercial Retail Uses and Hotel.

**Note:** See By-law No. 17018 under H.3.

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7909-0099-00 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.R09-1857

Carried

- (b) **Development Variance Permit No. 7908-0058-00  
 Newton Square Properties Ltd.  
 c/o Brook & Associates Inc. (Gary Pooni)**  
 7093 King George Highway

To reduce the minimum side yard (south) setback requirement from 7.5 metres (25 feet) to 7.0 m (23 feet); and to reduce the minimum side yard (west) setback requirement from 7.5 metres (25 ft.) to 0.3 m (1 foot), to accommodate the non-conforming siting of the two (2) existing buildings

being retained to permit the development of a Community Gaming Centre, including bingo and a maximum of 150 slot machines.

**Note:** See By-law No. 17023 under H.8.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7908-0058-00 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.R09-1858

Carried with Councillor Hunt and Bose against.

- (c) **Development Variance Permit No. 7909-0162-00**  
**Janice Pelling**  
3098 McBride Avenue

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

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

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7909-0162-00 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.R09-1859

Carried

- (d) **Development Variance Permit No. 7909-0141-00**  
**13938 Holdings Corporation**  
**c/o Maciej Dembek**  
13899 Laurel Drive (also shown as 13946 Fraser Highway)

To allow one tandem parking space to be unenclosed for 18 proposed units.

The proposal is to modify the parking for a 61-unit townhouse project currently under construction.



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

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

No. 7909-0141-00 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.R09-1860

Carried

- (e) **Development Variance Permit No. 7909-0164-00**  
**Canadian Ramgarhia Society**  
c/o Balbir Nanra  
8365 - 140 Street

To increase the maximum height requirement of an accessory structure from 4 metres (13 ft.) to 18.74 metres (60 ft.) to permit a flagpole for a Sikh Temple currently under construction.

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

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

No. 7909-0164-00 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.R09-1861

Carried

- (f) **Development Variance Permit No. 7909-0110-00**  
**Benchmark Estate (2009) Ltd. and Cambridge Business Centres Inc.**  
c/o Ionic Architecture Inc. (Sameh Guindi)  
5455 - 152 Street (also known as 5477 - 152 Street and  
15150 - Highway No. 10 (56 Avenue))

To reduce the minimum distance requirement between two free-standing signs on the same lot (152 Street) from 30 metres (100 ft.) to 25 metres (82 ft.) to install free standing signs.

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

**Note:** See Development Permit No. 7909-0110-00 under Clerk's Report, Item I.4(a).

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7909-0110-00 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.R09-1862

Carried

## 2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7909-0130-00**  
**City of Surrey, c/o Minh Ngo**  
 10459 - 144 Street

To allow the short-term parking of vehicles under 8,000 kg (17,635 lbs)  
 GVW along the southern portion of the subject property.

**Note:** See By-law No. 17024 under Item H.7.

**Note:** Council is requested to refer Temporary Commercial Use Permit  
 No. 7909-0130-00 back to Planning & Development to ensure all  
 outstanding issues have been dealt with.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council refer Temporary Commercial  
 Use Permit No. 7909-0130-00 back to Planning & Development to ensure  
 all outstanding issues have been dealt with.

RES.R09-1863

Carried

## 3. Formal Approval of Liquor Permits

- (a) **Liquor Primary License Relocation Application: 7909-0106-00**  
**Panorama Park Investments Ltd.**  
**c/o Terrex Realty (Richard Coulter)**  
 15230 Highway 10 (56 Avenue)

To relocate the Big Ridge Brew Pub from its current location at the  
 Panorama Ridge shopping centre to the northwest corner of subject site  
 (Building A).

If, after the Public Hearing, Council is in support of the proposed Liquor  
 Primary application, it is in order for Council to pass the following  
 resolution:

"After taking into account the following criteria outlined in the Planning Report dated October 5, 2009:

- (i) the location of the establishment;
- (ii) the proximity of the establishment to other social or recreational facilities and public buildings;
- (iii) the person capacity and hours of liquor service of the establishment;
- (iv) the number and market focus or clientele of liquor primary license establishments within a reasonable distance of the proposed location;
- (v) traffic, noise, parking and zoning;
- (vi) population and population trends;
- (vii) the impact on the community if the application is approved; and

after holding a Public Hearing on October 19, 2009, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

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

Surrey City Council recommends the issuance of the license, subject to the following conditions:

1. a maximum capacity of 85 persons (indoor only); and
2. hours of operation to be 11:00 a.m. to 1:00 a.m., Monday to Saturday, and 11:00 am. to midnight on Sunday."

**Note:** See By-law No. 17022 under Item H.2.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

After taking into account the following criteria outlined in the Planning Report dated October 5, 2009:

- (i) the location of the establishment;
- (ii) the proximity of the establishment to other social or recreational facilities and public buildings;
- (iii) the person capacity and hours of liquor service of the establishment;
- (iv) the number and market focus or clientele of liquor primary license establishments within a reasonable distance of the proposed location;
- (v) traffic, noise, parking and zoning;
- (vi) population and population trends;
- (vii) the impact on the community if the application is approved; and

after holding a Public Hearing on October 19, 2009, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

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

Surrey City Council recommends the issuance of the license, subject to the following conditions:

1. a maximum capacity of 85 persons (indoor only); and
2. hours of operation to be 11:00 a.m. to 1:00 a.m., Monday to Saturday, and 11:00 am. to midnight on Sunday.

RES.R09-1864

Carried with Councillor Hunt against.

#### 4. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0110-00**  
**Sameh Guindi, Ionic Architecture Inc. / Benchmark Estate (2009) Ltd.**  
**Inc. No. 842656 / Cambridge Business Centres Inc., Inc. No. 115798**  
 5455/5477 - 152 Street; 15150 Highway No. 10 (56 Avenue)

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

"That Development Permit No. 7909-0110-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See Development Variance Permit No. 7909-0110-00 under Clerk's Report, Item I.1(f).

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Development Permit No. 7909-0110-00  
 be approved; that the Mayor and Clerk be authorized to sign the  
 Development Permit; and that Council authorize the transfer of the Permit  
 to the heirs, administrators, executors, successors, and assigns of the title  
 of the land within the terms of the Permit.

RES.R09-1865

Carried

## 5. Delegation Requests

- (a) **Dr. Julio Montaner, Director  
BC Centre for Excellence in HIV/AIDS, and  
President, International AIDS Society**

File: 4900-01; 0550-20-10

Requesting to appear before Council to make a presentation with respect to the increased rates of incidence and deaths related to HIV and the impact on Surrey.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Dr. Julio Montaner, Director, BC Centre  
for Excellence in HIV/AIDS, and President, International AIDS Society be  
heard as a delegation at Council-in-Committee.

RES.R09-1866

Carried

- (b) **Lisa Fox**

Requesting to appear before Council regarding Bear Creek Park 84 Avenue extension.

File: 5400-80; 0550-20-10

**Note:** As the corporate reports dealing with this issue were dealt with at the October 5, 2009 Regular Council - Public Hearing, Council noted that the hearing of this delegation was not necessary.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Lisa Fox be heard as a delegation at the  
Transportation Committee.

RES.R09-1867

Carried

## 6. 2010 Council Meeting Schedule

Memorandum from the City Clerk recommending that Council approve the 2010 Council Meeting Schedule.

File: 0550-20-01

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the 2010 Council Meeting Schedule be  
approved.

RES.R09-1868

Carried

7. **Expropriation Notice BB817526**  
File: 5400-0060, R-09-111; 7907-0042-00

That Expropriation Notice BB817526 be received and that the expropriation of the registered property in the name of the City of Surrey. with the legal description of Lot 11, Section 24, Township 2, New Westminster District, Plan BCP40816 for property located at 7882 - 162 Street, be approved by Council as Approving Authority.

- \* Council is requested to pass a motion to receive Expropriation BB817526 and to approve the expropriation as the Approving Authority.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Expropriation Notice BB817526 be received and that the expropriation described in Expropriation Notice BB817526 of the registered property in the name of the City of Surrey with the legal description of Lot 11, Section 24, Township 2, New Westminster District, Plan BCP40816 for property located at 7882 - 162 Street, be approved by Council as Approving Authority.

RES.R09-1869

Carried

J. **CORRESPONDENCE**

K. **NOTICE OF MOTION**

L. **ANY OTHER BUSINESS**

1. **Newton Social Services**

Mayor Watts requested a report be brought forward to Council regarding the implementation of impact statements on any new social services in the Newton area.

2. **Certificate of Appreciation**

Councillor Martin advised that the City of Surrey has received a Certificate of Appreciation for their generous support in the promotion of academic, business, and community partnerships between SFU, BC and India.

M. ADJOURNMENT

It was

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


meeting do now adjourn.

RES.R09-1870

Carried

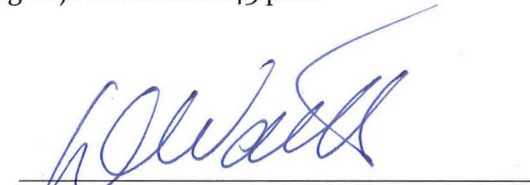
The Regular Council - Public Hearing meeting adjourned at 12:43 p.m.

Certified correct:



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Jane Sullivan, City Clerk



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Mayor Dianne Watts