

**Present:**

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

**Absent:**

Councillor Gill

**Staff Present:**

City Manager  
City Clerk  
Deputy City Manager  
General Manager, Investment and Intergovernmental  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Parks, Recreation and Culture  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Manager, Land Development, Engineering  
City Solicitor

**Councillors Entering  
Meeting as Indicated:****A. ADOPTION OF MINUTES****1. Special (Regular) Council - November 2, 2009**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Special (Regular)  
Council meeting held on November 2, 2009, be adopted.

RES.R09-1979

Carried**2. Regular Council - Land Use - November 2, 2009**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Land Use meeting held on November 2, 2009, be adopted.

RES.R09-1980

Carried**3. Finance Committee - November 2, 2009**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Finance Committee  
meeting held on November 2, 2009, be received.

RES.R09-1981

Carried

**4. Regular Council - Public Hearing - November 2, 2009**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on November 2, 2009, be adopted.  
RES.R09-1982 Carried

**5. Finance Committee - November 16, 2009**

The following recommendation to be adopted.

**Item No. Fo21** Financial Support for the Umoja Operation  
Compassion Society  
File: 1850-01

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

1. Receive Corporate Report Fo21 as information; and
2. Recommend that Council approve funding in an amount of up to \$600 from the Council Initiatives Fund to offset facility rental fees and associated equipment charges for the use of the Fraser Heights Recreation Centre by the Umoja Operation Compassion Society on November 15, 2009 for a Society fund-raising event.

RES.R09-1983 Carried

**B. DELEGATIONS – PUBLIC HEARING**

1. **Surrey Land Use Contract No. 179, Authorization By-law, 1978, No. 5736  
Partial Discharge By-law, 2009, No. 17039  
Application: 7909-0077-00**

**CIVIC ADDRESS:** 11573, 11578, 11585 and 11598 - 132A Street

**APPLICANT:** M.C.A. Land Development Corp.  
c/o CTA Architecture (John Kristianson)  
#101, 925 West 8 Avenue  
Vancouver, BC V5Z 1E4

**PROPOSAL:** To discharge Land Use Contract No. 179 from the properties to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 48, Section F, as follows:

- (a) To relax the east front yard setback (132A Street) for proposed Lot 1 from 7.5 metres (25 ft.) to 3 metres (10 ft.);
- (b) To relax the south side yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 7 metres (22 ft.);
- (c) To relax the north side yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 3.5 metres (11.4 ft.).
- (d) To relax the west front yard setback (132A Street) for proposed Lot 2 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (e) To relax the south side yard setback for proposed Lot 2 from 7.5 metres (25 ft.) to 1.0 metre (3 ft.); and
- (f) To relax the north flanking side yard setback for proposed Lot 2 from 7.5 metres to 0 metre.

The purpose of the Land Use Contract partial discharge and development variance permit is to permit subdivision into two lots with the development of lumber storage and office building on proposed lot 1 and retention of existing buildings on proposed Lot 2.

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.

2. **Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 96 Amendment By-law, 2009, No. 17036**

APPLICANT: City of Surrey  
14245 - 56 Avenue  
Surrey, BC V3X 3A2

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended is further amended in Section 3.6 Land Use Designations as follows:

- "(b) 10161, 10171, 10181, 10191 and 10201 - 153 Street and any subsequent civic addresses created, may have a floor area ratio of 2.5."



This amendment will increase the maximum allowable Floor Area Ratio (FAR) within the Town Centre designation from 1.5 to 2.5 for the site at 10161, 10171, 10181, 10191, 10201 - 153 Street and any subsequent addresses at this site.

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

An Unidentified Resident, 10180 - 153 Street, stated: that the development is not fair to those currently residing in the apartment building adjacent to the site, the proposed building will take away sunlight and will also cut away existing trees; there is a concern that the building will be too high and that the privacy of the current resident will be lost.

Steve Vesso, #218 - 10180 - 153 Street, stated: he is concerned that a five storey monster building is being proposed across from his second storey condo; he will lose the small view that he currently has; the sunlight will be blocked; there are currently empty commercial units; concerned that his property value will decrease. He is opposed to this development.

3. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 250 Amendment By-law, 2009, No. 17035  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17037  
Application: 7908-0275-00**

CIVIC ADDRESS: 10161, 10171, 10181, 10191, 10201 - 153 Street and Portion of Lane

APPLICANT: 153 St. Holdings Ltd.  
c/o Barnett Dembeck Architects Inc. (Lance Barnett)  
#135, 7536 - 130 Street  
Surrey, BC V3W 1H8

PROPOSAL: **By-law 17035**  
To redesignate the site from "Commercial (COM)" to "Town Centre (TC)".

**By-law 17037**  
To rezone the properties from "Single Family Residential Zone (RF)", and Portion of the Lane from "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit the development of a 5-storey retail/office building with two levels of underground parking.

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
S. Schelp		X	Height of building
M. Schelp		X	Height of building
S. Vesso		X	Property value
G. Chen		X	Height of building and property value
N. Wang		X	Height of building and property value

4. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17041**  
**Application: 7909-0149-00**

CIVIC ADDRESS: 14880 - 84 Avenue

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

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

The purpose of the rezoning is to allow subdivision into six (6) single family residential lots.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
I. LeBeau		X	Potential illegal suites and mega homes
A. LeBeau		X	
D. LeBeau		X	
D. LeBeau		X	
K. LeBeau		X	

5. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789, Amendment By-law, 2009, No. 17040**  
**Application: 7909-0112-00**

CIVIC ADDRESS: 5989 - 168 Street

**APPLICANT:** Parminder and Ramandeep Gill  
 c/o Anatoly Morgulis  
 1326 - 129 Street  
 Surrey, BC V4A 3X8

**PROPOSAL:** To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789", by replacing Section 2. B. 2 with the following:

- "2. A maximum of three *dwelling units* provided that:
  - (a) The *dwelling units* are contained within and form part of the *principal buildings*; and
  - (b) The total *gross floor area* of the *dwelling units* does not exceed 464 square metres [5,000 sq.ft.]."

This amendment will permit an addition to the residential component of an existing mixed-use building.

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
Resident		X	Parking and safety
C. Halvir			Parking concerns

**6. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17038**

**Application: 7909-0129-00**

**CIVIC ADDRESS:** 2755 - 190 Street

**APPLICANT:** 661903 British Columbia Ltd.  
 c/o Loblaw Properties West Ltd. (Daniel Jay)  
 3225 - 12 Street N.E.  
 Calgary, AB T2E 7S9

**PROPOSAL:** To rezone the property from "Business Park 1 Zone (IB-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit a 1,509 sq. m. (16,242 sq. ft.) truck trailer cleaning building and a truck refueling facility ancillary to a warehouse and distribution centre.



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

Phillip Milligan, 891 - 165 Street, stated: He is in attendance on behalf of Little Campbell River Watershed Society and the Semiahmoo Fish and Game Club ('CR&S') to provide a response to the Loblaw proposal; this proposal will allow the City to lead the way in providing environmentally sound solutions for an activity that could result in a major environmental mishap if not correctly planned, implemented and maintained; CR&S would like to see a solution that ensures all the effluent from the washing/refuelling station be directed into the sanitary sewer system or ensure that all the effluent be collected, stored and contained in the facility for disposal by a certified waste disposal facility; CR&S's concern is in that the proposed facility sits on a aquifer with numerous streams running through the area (some of which are salmon streams) a single leak could result in major problems to the local environment, which will result in cost and negative public response; toxic chemicals are used during the washing and refuelling, and the runoff of these chemicals would need to be handled as if it were a biohazard; CR&S would like to see the City develop a green approach to this proposal using a closed loop model as a solution with a system in place to manage all stored and residual waste products and to prevent any leakage of such products; the City has an opportunity to take a green approach solution and provide leadership to other municipalities; Members of the Little Campbell River Watershed Society would be pleased to work in conjunction with the City, Loblaws, and the developers to develop both an economical and environmental solution that could be seen as an standard for other municipalities.

In response to questions, staff advised:

- The Bylaw will limit the truck use to trucks that are on site; and a restrictive covenant will also be registered on title stating that no other trucks outside the Loblaw operation can use the facility for cleaning or refuelling.
- A site profile is being prepared (the site is not contaminated), and there are other measures to ensure that all the runoffs will go to the sewer system.
- The site is currently being serviced as part of the Loblaws main construction; the site is being serviced with a very comprehensive, low impact, state of the art drainage system to ensure that the rainwater that falls within the lot is treated through bio-swales and used to recharge the ground water in the area.
- The water from washing the vehicles will be contained separately and treated on site with grit removal, organics and oil, and the remaining effluent will be discharged into the sanitary sewer system not into the ground water.
- The details of the truck washing facility will be managed through a plumbing permit through the building division in consultation and review with the Engineering Department.
- Environmental concerns are covered by the Provincial Ministry of Environment; however, if the City becomes aware of environmental contamination occurring the City would advise the Ministry for their action.

Deb Jack, Surrey Environmental Partners ('SEP'), 7680 - 143 Street, stated: SEP had provided a submission with regards to the phase 1 Loblaws proposal, and she questioned why the development phases are separated; it was suggested that the phase 1 building have a green living roof, however this was not possible with the



number of refrigeration roof top units required for the building; there is a concern for the storm water management as the entire area may be non-permeable surface, and she also asked that consideration be given to living green walls.

Mike Compter, Hub Engineering, speaking on behalf of the applicant stated: he reviewed the site plan and indicated that the building was previously approved, and its construction almost complete. The application today is for the smaller building and the refuelling station at the south of the site; the waste will be processed through an oil grit separator and then to the sanitary sewer, this water will not access the storm water system to the aquifer; any spillage from the fuel station will be contained in an oil grit separator which meets the Ministry of Environment requirements, there will be a containment cell and an emergency shut off system as part of the regulations and requirements an any gas station, this site is a state of the art sustainable drainage site and has been designed for zero discharge; Ward consulting has provided the analysis of the site and the conclusions are that the refuelling centre reduces the number of trucks that will be required to travel through the City to refuel; there is no public access to the private refuelling site, and there is a guard house providing security; it was the applicants plan to expand the site; the trucks coming in to the site will be Loblaws and third parties servicing Loblaws.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Leidel		X	
Little Campbell River Watershed Society and Fish and Game Club			Washing and refuelling of trucks, toxic chemicals and would like a "green" approach

**C. COMMITTEE REPORTS**

**1. Parks & Community Services Committee - October 21, 2009**

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That the minutes of the Parks & Community  
 Services Committee meeting held on October 21, 2009, be received.

RES.R09-1984

Carried

**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

Mayor Watts read the following proclamations:

(a) YMCA WORLD PEACE WEEK  
November 21 - 28, 2009

WHEREAS the responsibility for peace begins with each person; and

WHEREAS the responsibility extends to our relationship with family and friends; community and national activities; and

WHEREAS for 123 years the YMCA of Greater Vancouver has worked for peace internationally, at home and within its diverse communities; and

WHEREAS YMCAs around the world will join to commemorate YMCA World Peace Week together from November 21 to 28, 2009; 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 November 21 - 28, 2009 as "YMCA WORLD PEACE WEEK" in the City of Surrey.

Dianne L. Watts  
Mayor

(b) EID-UL-ADHA  
November 28, 2009

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

WHEREAS the City of Surrey believes that every resident of Surrey has the right to realize her or his potential, regardless of gender, disability, race, colour, national or ethnic origin, and live at all times in conditions of dignity, respect and peace; and

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

WHEREAS the date on which the EID-UL-ADHA (Festival of Sacrifice) varies from year to year; and

WHEREAS the celebration of Eid-ul-Adha is in commemoration of the command by Allah to Prophet Abraham to sacrifice his first Son, Ishmael to Him; and

WHEREAS the City of Surrey believes that the celebration of Eid-Ul-Adha, (Festival of Sacrifice), an important celebration of the Muslim community, fosters the spirit of inclusiveness that makes Surrey one of the most desirable and livable cities in the world;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 28, 2009 as "EID-UL-ADHA" in the City of Surrey.

Dianne L. Watts  
Mayor

(c) **Gary Chase, Night Security Guard**

Mayor Watts noted that Gary Chase the Night Security Guard is retiring and she thanked him for his 22 years of services.

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

G. **CORPORATE REPORTS**

1. The Corporate Reports, under date of November 16, 2009, were considered and dealt with as follows:

**Item No. R204** Award of Contract M.S. 1709-007-11 - Traffic Signal Works, Road Works and Utility Works in the Vicinity of 60 Avenue/144 Street  
File: 1709-007-11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1709-007-11. Tenders were received as follows:

	<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1.	J. Cote & Son Excavating Ltd.	\$1,247,400.00	No Change
2.	Tyam Construction Ltd.	\$1,260,686.99	No Change
3.	Pedre Contractors Ltd.	\$1,298,000.00	No Change
4.	Delta Aggregates Ltd.	\$1,355,777.46	No Change
5.	Tag Construction Ltd.	\$1,363,238.10	No Change
6.	B & B Contracting Ltd.	\$1,366,600.00	No Change
7.	Tybo Contracting Ltd.	\$1,401,709.17	No Change
8.	Gemco Construction Ltd.	\$1,459,370.85	No Change
9.	Triahn Enterprises Ltd.	\$1,538,608.89	\$1,538,986.89
10.	J.S. Ferguson Construction Inc.	\$1,691,450.25	\$1,686,725.25



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

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

1. Award Contract M.S. 1709-007-11 to J. Cote & Son Excavating Ltd. in the amount of \$1,247,400, including GST; and
2. Set the expenditure authorization limit for Contract M.S. 1709-007-11 at \$1,440,747, including GST.

RES.R09-1985

Carried

**Item No. R205** Road Closure Adjacent to 2227 King George Highway  
File: 0910-30/150; 7906-0211

The General Manager, Engineering submitted a report concerning road closure adjacent to 2227 King George Highway.

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council authorize the City Clerk to  
bring forward a by-law to close and remove the dedication as highway of  
approximately 173 m<sup>2</sup> (1,861 ft.<sup>2</sup>), a portion of unopened road allowance adjacent to  
the west property line of 2227 King George Highway as illustrated on the attached  
Appendix I of Corporate Report R205.

RES.R09-1986

Carried

**Item No. R206** Road Closure, Portion of 132A Street Fronting 116 Avenue  
File: 0910-30/156

The General Manager, Engineering submitted a report concerning road closure of a portion of 132A Street fronting 116 Avenue.

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council authorize the City Clerk to  
bring forward a by-law to close and remove the dedication as highway of  
approximately 219 m<sup>2</sup> (2,357 ft.<sup>2</sup>) of 132A Street fronting 116 Avenue as illustrated on  
the attached Appendix I of Corporate Report R206.

RES.R09-1987

Carried

**Item No. R207** Street Name Changes  
File: 5400-00; 5400-80 (13710)

The General Manager, Engineering submitted a report to provide information to Council on the results of consultation with key stakeholders on proposed road name changes and to obtain Council approval for formally changing the names of various City roads.

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

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

1. Approve the renaming of "King George Highway" to "King George Boulevard";
2. Approve the renaming of "West Whalley Ring Road" to "University Drive";
3. Approve the renaming of "East Whalley Ring Road" to "Whalley Drive";
4. Approve the renaming of all sections of "135 Street" within the City Centre to "City Parkway";
5. Approve the above-recommended street name changes taking effect on January 31, 2010; and
6. Instruct staff to advise the post office, emergency services and the owners of all properties that have an address that will be affected by these changes and to take all other necessary actions to formalize the road name changes.

RES.R09-1988

Carried

**Item No. R208** Records Information Management Environment of  
British Columbia (PRIME - BC) User Fee Increase  
File: 7400-01

The General Manager, Finance and Technology submitted a report to inform Council of a recent communication from the RCMP that advises of a significant increase in the annual fees for the Provincial Records Information Management Environment of British Columbia (PRIME-BC) and to recommend a course of action for Council consideration.

The General Manager, Finance and Technology was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Council request that the Mayor forward  
 a letter on behalf of City Council to the Solicitor General of British Columbia that:

1. Urges the Province not to increase user fees for PRIME-BC as has been recently communicated to local governments so as to allow local governments to direct available police services funding to the purpose of adding police members to its local detachment strength; and
2. Include as attachments to the letter a copy of Corporate Report R208 and the related Council resolution.

RES.R09-1989

Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Rasode  
 That Council refer Corporate Report R208 to  
 the Intergovernmental Affairs Committee to draft a resolution to forward to the  
 UBCM with Corporate Report R208 enclosed.

RES.R09-1990

Carried

**Item No. R209** Ecosystems Management Study - Phase 1 Update  
 File: 6440-20 (2008)

The General Manager, Planning and Development submitted a report to update Council on the status of the Ecosystem Management Study (the "Study") and the feedback received to date; and to obtain Council's approval to present to the public for comment the draft Phase I report and related mapping at an open house prior to finalizing the Study and mapping for Council's consideration.

**Note:** A copy of Appendix I is available in the Clerk's Office for perusal.

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

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

1. Receive Corporate Report R209 as information;
2. Authorize staff to hold a public open house to receive feedback on the draft Phase I Ecosystem Management Study report and related mapping, as described in this report and outlined in Appendix I of Corporate Report R210; and
3. Direct staff to report back to Council with the feedback from the public and a recommended final Ecosystems Management Study report and mapping.



Before the motion was put to question:

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

1. Refer Corporate Report R209 to a shirtsleeve session; and
2. Refer Corporate Report R209 to the Environmental Advisory Committee for comments.

RES.R09-1991

Carried

**Item No. R210** Amendment to Surrey Tree Protection By-law  
File: 3900-20-16100

The General Manager, Planning and Development submitted a report to obtain Council approval for an amendment to Schedule "D" of the Tree Bylaw.

**Note:** See By-law 17047 under Item H.7.

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 R210 as information;
2. Approve amendments to Schedule "D" of Surrey Tree Protection Bylaw, 2006, No. 16100 (the "Tree Bylaw") as described in this report and documented in Appendix I; and
3. Authorize the City Clerk to bring forward an appropriate amending bylaw for the required readings.

RES.R09-1992

Carried

**Item No. R211** Proposed Amendments to Housing Agreement By-law,  
2009, No. 16968 (Timber Grove)

The General Manager, Planning and Development submitted a report to present, for Council's consideration, a new Housing Agreement for the Timber Grove Supportive Housing project proposed for the north-west portion of 13922 - 101 Avenue. The Housing Agreement has been revised in accordance with the recommendations contained in Corporate Report No. R186, which was approved by Council on October 5, 2009.

**Note:** See By-law 16968 under Item H.9.

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 Villeneuve  
That Council:

1. Receive Corporate Report R211 as information;
2. Rescind Council Resolution R09-1162 of the June 29, 2009 Regular Council – Land Use Meeting granting Third Reading to "Provincial Rental Housing Corporation Housing Agreement, Authorization By-law, 2009, No. 16968" and amend the By-law by:
  - (a) deleting the words "Schedule A" in the legal description before the words "certified correct" and replacing them with the words "Schedule B"; and
  - (b) deleting Schedule A in its entirety and replacing it with a new Schedule A and a new Schedule B as documented in Appendix I, attached to this report; and
3. Grant Third Reading to "Provincial Rental Housing Corporation Housing Agreement Authorization By-law, 2009, No. 16968, as amended".

RES.R09-1993

Carried

**Item No. R212** Update on South Port Kells Anniedale-Tynehead Neighbourhood Concept Plan - Draft Land Use Concept Options  
File: 6520-20 (SPK)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to obtain Council's authorization to proceed to a public open house with draft Land Use Concept options for the South Port Kells Tynehead-Anniedale NCP. Two draft options have been developed for the area, based on extensive consultation with the local Citizens' Advisory Committee, project consultants and other stakeholders. Feedback received at the Public Open House will assist in identifying a preferred Land Use Concept for Anniedale-Tynehead NCP Area. A final preferred Land Use Concept will be recommended in a further report to Council and will be taken to an additional open house, prior to Council's approval of the Stage 1 NCP. This is expected to be completed in early in 2010.

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

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

1. Receive Corporate Report R212 as information; and
2. Authorize staff to hold a public open house to seek feedback on draft Land Use Concept options for the South Port Kells Tynehead-Anniedale Neighbourhood Concept Plan ("NCP"), as illustrated in Appendices I and II of this report.

RES.R09-1994

Carried

**Item No. R213** Update on the Development of a Child and Youth Friendly City Strategy  
File: 5080-01

The General Manager, Planning and Development and the General Manager, Parks, Recreation and Culture submitted a report to:

- provide Council with an update on the status of the development of the *Child and Youth Friendly City Strategy* (the "Child and Youth Strategy");
- report on the results of consultations conducted with children, youth, parents, community stakeholders, City staff and City Committees; and
- obtain approval to proceed with drafting a Child and Youth Strategy for Council's consideration.

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

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

1. Receive Corporate Report R213 as information; and
2. Authorize staff to proceed with the next steps in the process of developing the *City of Surrey Child and Youth Friendly City Strategy* that will include:
  - (a) utilizing the information and feedback gathered to prepare a draft *Child and Youth Friendly City Strategy*;



- (b) receiving feedback from youth and community stakeholders on the draft *Child and Youth Friendly City Strategy*; and
- (c) presenting the final *Child and Youth Friendly City Strategy* for Council approval.

RES.R09-1995

Carried

**Item No. R214** Selection of a Consultant Design Team for the City Centre Library Project  
File: 6520-20 (City Centre)

The City Centre Library Project Evaluation Team submitted a report concerning the selection of a Consultant Design Team for the City Centre Library Project.

The City Centre Library Project Evaluation Team was recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Rasode  
Seconded by Councillor Steele  
That Council authorize staff to complete negotiations and execute a contract with Bing Thom Architects for the design and construction coordination of the new City Centre Library Project based on the description provided in this report.

RES.R09-1996

Carried

**Item No. R215** Potential Modifications to the Single Family Residential (RF) Zone - Report on Community Open House Meetings  
File: 6745-20 (RF)

The General Manager, Planning and Development submitted a report concerning Potential Modifications to the Single Family Residential (RF) Zone

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Corporate Report R215 be received for information.

RES.R09-1997

Carried

It was Moved by Mayor Watts  
Seconded by Councillor Martin  
That Council:

1. Request that staff bring forward a report outlining the policy and procedures that will allow any well defined neighbourhood within the City to initiate a rezoning process for that neighbourhood.; and
2. In relation to the stop work orders issued: Direct staff to undertake the appropriate measures and to ensure life safety concern is addressed.

RES.R09-1998

Carried

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That Council request staff to arrange a  
shirtsleeve session to review all issues regarding the potential modification to the  
RF Zone.

RES.R09-1999

Carried**H. BY-LAWS**

1. "Surrey Land Use Contract No. 179, Authorization By-law, 1978, No. 5736 Partial Discharge By-law, 2009, No. 17039"  
7909-0077-00 – M.C.A. Development Corp., c/o CTA Architecture  
(John Kristianson)  
To discharge Land Use Contract No. 179 from the properties to allow the underlying IL Zone to regulate the site located at 11573, 11578, 11585 and 11598 - 132A Street.

Approved by Council: November 2, 2009

**Note:** See Development Variance Permit 7909-0077-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 179,  
Authorization By-law, 1978, No. 5736 Partial Discharge By-law, 2009, No. 17039"  
pass its third reading.

RES.R09-2000

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 96 Amendment By-law, 2009, No. 17036"  
3900-20-17036 - City of Surrey (Council Initiative)  
"Surrey Official Community Plan By-law, 1996, No. 12900" as amended is further amended in Section 3.6 Land Use Designations: Allowable Density by increasing the maximum allowable Floor Area Ratio (FAR) within the Town Centre designation from 1.5 to 2.5 for the site at 10161, 10171, 10181, 10191 and 10201 - 153 Street, and any subsequent civic addresses created.

Approved by Council: November 2, 2009

This By-law is proceeding in conjunction with By-law Nos. 17035 & 17037.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 96 Amendment By-law, 2009, No. 17036" pass its  
third reading.

RES.R09-2001 Carried

- 3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 250 Amendment  
By-law, 2009, No. 17035"  
7908-0275-00 - 153 St. Holdings Ltd., c/o Barnett Dembek Architects Inc.  
(Lance Barnett)  
To authorize the redesignation of the site - 10161, 10171, 10181, 10191 and  
10201 - 153 Street, and Portion of Lane from COM to TC.

Approved by Council: November 2, 2009

This By-law is proceeding in conjunction with By-law Nos. 17036 & 17037.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 250 Amendment By law, 2009, No. 17035" pass its  
third reading.

RES.R09-2002 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17037"  
7908-0275-00 - 153 St. Holdings Ltd., c/o Barnett Dembek Architects Inc.  
(Lance Barnett)  
RF and C-15 to CD (BL 12000) - 10161, 10171, 10181, 10191 and 10201 - 153 Street,  
and Portion of Lane - to permit the development of a 5-storey retail/office  
building with two levels of underground parking.

Approved by Council: November 2, 2009

This By-law is proceeding in conjunction with By-law Nos. 17035 & 17036.

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17037" pass its third reading.

RES.R09-2003 Carried



4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17041"  
7909-0149-00 - Tarsem Kanda, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)  
RA to RF (BL 12000) - 14880 - 84 Avenue - to allow subdivision into 6 single  
family residential lots.

Approved by Council: November 2, 2009

RES.R09-2004  
It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17041" pass its third reading.  
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789,  
Amendment By-law, 2009, No. 17040"  
7909-0112-00 - Parminder and Ramandeep Gill, c/o Anatoly Morgulis  
To amend CD By-law 14789 by replacing Section 2. B.2 in order to permit an  
addition to the residential component of an existing mixed-use building on the  
property located at 5989 - 168 Street.

Approved by Council: November 2, 2009

RES.R09-2005  
It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2002, No. 14789, Amendment By-law, 2009, No. 17040" pass  
its third reading.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17038"  
7909-0129-00 - 661903 British Columbia Ltd., c/o Loblaw Properties West Ltd.  
(Daniel Jay)  
IB-1 to CD - (BL 12000) - 2755 - 190 Street - to permit a 1,509 sq. m.  
(16,242 sq. ft.) truck trailer cleaning building and a truck refueling facility  
ancillary to a warehouse and distribution centre.

Approved by Council: November 2, 2009

**Note:** See memorandum from the Manager, Area Planning & Development -  
South Surrey recommending Council replace the CD By-law that was  
attached to the Planning Report and that the revised By-law be considered  
for Third Reading.

RES.R09-2006  
It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17038" pass its third reading.  
Carried

## INTRODUCTIONS

7. "Surrey Tree Protection Bylaw, 2006 No. 16100, Amendment By-law, 2009, No. 17047"  
3900-20-17047 – Regulatory By-law Text Amendment  
"Surrey Tree Protection Bylaw, 2006 No. 16100" as amended is further amended by replacing Schedule "D" Tree Cutting Permit. This amendment will provide an expanded scope of information intended to improve consistency and record keeping in the permitting process and add content and detail to the data base on City trees.

Approved by Council: To be approved  
Corporate Report Item No. R210

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R210.

RES.R09-2007	It was  No. 16100, Amendment By-law, 2009, No. 17047" pass its first reading.	Moved by Councillor Martin Seconded by Councillor Rasode That "Surrey Tree Protection Bylaw, 2006 No. 16100, Amendment By-law, 2009, No. 17047" pass its first reading. <u>Carried</u>
--------------	---	--

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

RES.R09-2008	It was  No. 16100, Amendment By-law, 2009, No. 17047" pass its second reading.	Moved by Councillor Villeneuve Seconded by Councillor Rasode That "Surrey Tree Protection Bylaw, 2006 No. 16100, Amendment By-law, 2009, No. 17047" pass its second reading. <u>Carried</u>
--------------	--	---

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

RES.R09-2009	It was  No. 16100, Amendment By-law, 2009, No. 17047" pass its third reading.	Moved by Councillor Villeneuve Seconded by Councillor Rasode That "Surrey Tree Protection Bylaw, 2006 No. 16100, Amendment By-law, 2009, No. 17047" pass its third reading. <u>Carried</u>
--------------	---	--

## MISCELLANEOUS

8. "Surrey Park Closure By-law, 2009, No. 16964"  
3900-20-16964 – Council Initiative  
A by-law to close a portion of dedicated parkland at 9097 – 141A Street containing 58.2 square metres. The disposal of parkland is intended to facilitate the proposed subdivision of the adjacent lands at 14038, 14058, 14072, 14090 and 14130 - 92 Avenue under Development Application 7906-0458-00. The developers of the adjacent lands will, in return, dedicate as parkland the entire riparian protective area within the development site.

- \* Realty Services Division advise (see memorandum dated November, 2009 in by-law back-up) that Council approved Bylaw 16964 to close a portion of dedicated park at 9097-141A Street in exchange for adjacent privately-owned lands. The Alternative Approval process for this exchange was provided in accordance with Section 84 of the *Community Charter*.

Subsequent to final adoption of By-law 16964, Land Title Office determined that in order to file the By-law, the subdivision plan outlining the area being dedicated Park be filed first, and the areas being exchanged must be attached as Schedules to the By-law. As a result Council is requested to amend the by-law to accurately reflect this exchange and append a new Reference Plan identifying the correct scenery and a Subdivision Plan outlining the area of dedicated Park the City is receiving. It is requested that Council rescind Final Adoption and Third Reading of By-law 16964, and amend the By-law accordingly.

RES.R09-2010 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council rescind Resolution R09-1622 of the September 14, 2009 Regular Council-Public Hearing Minutes passing Final Adoption of "Surrey Park Closure By-law, 2009, No. 16964".  
Carried

RES.R09-2011 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council rescind Resolution R09-1297 of the July 13, 2009 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Park Closure By-law, 2009, No. 16964"  
Carried

RES.R09-2012 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend "Surrey Park Closure By-law, 2009, No. 16964" as shown in bold and underline in the revised By-law in by-law back-up and by appending new Schedule A Reference Plan and Schedule B Subdivision Plan.  
Carried

RES.R09-2013 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Park Closure By-law, 2009, No. 16964" pass its third reading as amended.  
Carried

9. "Provincial Rental Housing Corporation Housing Agreement, Authorization By-law, 2009, No. 16968"  
7909-0022-00 – City of Surrey c/o Coast Mental Health  
A by-law to authorize the City of Surrey to enter into a housing agreement with Provincial Rental Housing Corporation. This agreement is intended to restrict occupancy of the proposed facility on a Portion of 13922 - 101 Avenue to those who are homeless or at risk of becoming homeless.



Approved by Council: June 29, 2009

**Note:** This By-law will be in order for consideration should Council approve the recommendations of Corporate Report Item No. R211.

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Council rescind Resolution R09-1162 of  
the June 29, 2009 Regular Council-Land Use Minutes passing Third Reading of  
"Provincial Rental Housing Corporation Housing Agreement, Authorization  
By-law, 2009, No. 16968".

RES.R09-2014 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Council amend "Provincial Rental  
Housing Corporation Housing Agreement, Authorization By-law, 2009, No. 16968"  
as shown in the recommendations of Corporate Report R211.

RES.R09-2015 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Provincial Rental Housing Corporation  
Housing Agreement, Authorization By law, 2009, No. 16968" pass its third reading  
as amended.

RES.R09-2016 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. 7909-0077-00**  
**M.C.A. Land Development Corp.**  
**c/o CTA Architecture (John Kristianson)**  
11573, 11578, 11585 and 11598 - 132A Street

To relax requirements as follows:

- (a) To relax the east front yard setback (132A Street) for proposed Lot 1 from 7.5 metres (25 ft.) to 3 metres (10 ft.);
- (b) To relax the south side yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 7 metres (22 ft.);

- (c) To relax the north side yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 3.5 metres (11.4 ft).
- (d) To relax the west front yard setback (132A Street) for proposed Lot 2 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (e) To relax the south side yard setback for proposed Lot 2 from 7.5 metres (25 ft.) to 1.0 metre (3 ft.); and
- (f) To relax the north flanking side yard setback for proposed Lot 2 from 7.5 metres to 0 metre.

To permit subdivision into two lots with the development of lumber storage and office building on proposed Lot 1 and retention of existing buildings on proposed Lot 2.

**Note:** See By-law No. 17039 under Item H.1.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Rasode  
 That Development Variance Permit  
 No. 7909-0077-00 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.R09-2017

Carried

## J. CORRESPONDENCE

1. Letter received September 28, 2009 from **Bob Campbell, Past President and Director, West Panorama Ridge Ratepayers Association and residents**, regarding Development Variance Permit No. 7908-0146-00.  
 File: 7908-0146-00

**Note:** See memorandum in the binder cover regarding this item.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Correspondence item J.1 be received  
 RES.R09-2018 Carried

2. Letter dated November 6, 2009 from **Mrs. D.R. Comis, City Clerk, City of Burnaby**, advising that at their November 2, 2009 Council meeting, Burnaby City Council adopted the following recommendations:  
 File: 0480-20

"1. THAT Council request the Minister of Aboriginal Relations and Reconciliation (MARR) reinstate annual Lower Mainland Treaty Advisory

(LMTAC) funding to the pre-2002 level of \$82,500 on an ongoing basis, beginning in 2010.

- 2. THAT Council forward a copy of this report to The Honourable George Abbott, Minister of Aboriginal Relations and Reconciliation (MARR), the member jurisdictions of the Lower Mainland Treaty Advisory Committee (LMTAC) as listed in Appendix 2, Ms. Regan Schlecker, Managing Director, Lower Mainland Treaty Advisory Committee (LMTAC) and the Union of BC Municipalities."

It was Moved by Councillor Steele  
 Seconded by Councillor Villeneuve  
 That Council request the City Clerk to send a letter to request the Minister of Aboriginal Relations and Reconciliation (MARR) reinstate annual Lower Mainland Treaty Advisory (LMTAC) funding to the pre-2002 level of \$82,500 on an ongoing basis, beginning in 2010.

RES.R09-2019 Carried

**K. NOTICE OF MOTION**

**L. ANY OTHER BUSINESS**

**1. Friends of Bear Creek Park**

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That the letters dated October 22, 2009 and October 29, 2009 from Friends of Bear Creek Park in regard to closure of the 84th Avenue road allowance be referred to the Environmental Advisory Committee, Parks & Community Services Committee and the Transportation Committee for comment.

RES.R09-2020 Carried

**M. ADJOURNMENT**


It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Regular Council - Public Hearing meeting do now adjourn.


RES.R09-2021 Carried



The Regular Council - Public Hearing meeting adjourned at 8:04 p.m.

Certified correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

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