

**Present:**

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

**Absent:**

Councillor Martin

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

City Manager  
City Clerk  
Deputy City Manager  
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 - June 7, 2010**

	It was	Moved by Councillor Villeneuve Seconded by Councillor Steele That the minutes of the Special (Regular) Council meeting held on June 7, 2010, be adopted.
RES.R10-1134		<u>Carried</u>

**2. Council-in-Committee - June 7, 2010**

	It was	Moved by Councillor Villeneuve Seconded by Councillor Hepner That the minutes of the Council-in-Committee meeting held on June 7, 2010, be received.
RES.R10-1135		<u>Carried</u>

**3. Regular Council - Land Use - June 7, 2010**

	It was	Moved by Councillor Hepner Seconded by Councillor Gill That the minutes of the Regular Council - Land Use meeting held on June 7, 2010, be adopted.
RES.R10-1136		<u>Carried</u>

## 4. Finance Committee - June 7, 2010

(a) It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the minutes of the Finance Committee  
meeting held on June 7, 2010, be received.  
RES.R10-1137 Carried

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

**Item No. F013** Sponsorship Request - SFU President's Farewell Gala  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve from the Council  
Initiatives Fund sponsorship for the Simon Fraser University's (SFU)  
President's Farewell Gala being held on June 24, 2010 in the amount of  
\$5,000 (Master level), which includes, among other things, premium  
seating for 10 attendees as well as recognition at the Gala.  
RES.R10-1138 Carried

**Item No. F014** Financial Assistance for a Permanent Building for  
the Boys & Girls Club of Surrey  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve one-time assistance  
through the Community School Initiative Fund in the amount of \$50,000 to  
the Boys & Girls Clubs of Greater Vancouver (BGCGV) for the construction  
of a permanent building to house the Boys and Girls Club of Surrey subject  
to the BGCGV having raised the remainder of the necessary funding  
(\$450,000) to establish this permanent building.  
RES.R10-1139 Carried

## 5. Regular Council - Public Hearing - June 7, 2010

It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Public Hearing meeting held on June 7, 2010, be adopted.  
RES.R10-1140 Carried

**B. DELEGATIONS - PRESENTATIONS**

1. **Jamie Liang**  
**2010 Honey Hooser Scholarship Award**  
**Aelke Denhart, Vice President**  
**Peace Arch Weavers and Spinners Guild**  
File: 0290-20 HH; 0550-20-10

Mayor Watts announced that Ms Jaimie Liang is the winner of the Honey Hooser Scholarship award this year. She stated that Ms Liang graduated from Semiahmoo Secondary School in June 2010.

Ms Liang has been involved in the Concert Band program, and has been studying English, French and Mandarin, and Textiles, Drafting and Design all the while maintaining a high grade point average in her academic studies. She attained an "Honour Level" in the International Baccalaureate Visual Arts program. She is an exceptionally well-rounded student and a true perfectionist with a great talent for the visual arts. She is certainly deserving of the Honey Hooser Scholarship.

Ms Liang left for New York on June 6<sup>th</sup> to attend the Fashion Institute of Technology State University of New York to study Fine Art and Fashion Design and therefore was not available to receive her scholarship award in person.

On behalf of Surrey City Council, congratulations to Ms. Jamie Liang.

Mayor Watts presented the \$500 cheque to Aelke Denhart, Vice President of the Peace Arch Weavers and Spinners Guild.

2. **Kelli Rivett, Kwantlen Polytechnic University**  
**City of Surrey Employee Memorial Scholarship**  
File: 1770-01; 0550-20-10

Kelli Rivett was in attendance before Council to receive the Employee Memorial Scholarship Award.

Mayor Watts provided the background regarding the scholarship.

Mayor Watts presented a gift to Kelly Rivett and congratulated her on being awarded the scholarship.

3. **2009 Annual Municipal Report**

The Mayor called for anyone wishing to comment on or ask questions concerning the 2009 Annual Municipal Report.

There were no speakers to the 2009 Annual Municipal Report.

**B. DELEGATIONS – PUBLIC HEARING**

- 1. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17185**  
**Application: 7905-0184-00**

CIVIC ADDRESS: 8820 - 168 Street

APPLICANT: Gobind Marg Charitable Trust Society  
 c/o Prabhdev (Dave) Khera  
 14602 - 83 Avenue  
 Surrey, BC V3S 9K6

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

The purpose of the rezoning is to permit a private school to operate in the existing buildings on the subject property, including the historic, former Tynehead Elementary School building.

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

Elaine Godwin, 9016 – 164 Street, was in attendance and noted her concerns as: overzealous use of the site, the small property is being overloaded; the maximum use is 248 students and there will be a six week festival during in the summer; transportation plan may not support the amount of students; no outdoor amenity space or sports facilities to support the children; parking will be a concern on the site; 15m vegetated buffer is required between this property and ALR lands; there are safety concern with increased traffic in the area; and she questioned the enforcement of illegal soil fill and illegal parking on the site and on adjacent site.

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

NAME	FOR	AGAINST	UNDECIDED
T. Godwin		X	

- 2. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, Amendment By-law, 2010, No. 17184**  
**Application: 7910-0078-00**

CIVIC ADDRESS: 12025 - Nordel Way

APPLICANT: 0701115 B.C. Ltd.  
 c/o Rajinder Mann  
 8381 - 128 Street  
 Surrey, BC V3W 4G1

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342," as follows:

- (a) Part 2, Section B.4 to be replaced with the following: *"Eating establishment limited to a total gross floor area of 1,399 square metres [15,067 sq.ft.] and excluding drive-through restaurants."*, and
- (b) Part 2 Section B by adding one additional use: "7. *Child care centres*".

The purpose of the amendment is to increase the permitted floor area for an existing banquet hall and to add a childcare centre as a permitted use.

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
BC Hydro			No objection

**3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17187 Application: 7909-0205-00**

CIVIC ADDRESS: 14934 - 68A Avenue and Portion of Lane

APPLICANT: Dilbarjit S. and Parminder K. Bhumber  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
#101, 19292 - 60 Avenue  
Surrey, BC V3S 3M2

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

The purpose of the rezoning is to allow subdivision into 3 single family lots.

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

Jacqueline Smith, 14941 - 68 Avenue, was in attendance and advised that she is providing comments for both 17187 and 17194, she then noted her concerns as: in the right-of-way there will be no fencing around the half lane until the rest of the development is completed which could be 10 to 20 years; and the lane is utilized by the neighbourhood and government utilizes the lane for utilities. In response

to a question from Council the delegation advised that her only concern is the lane access.

Staff advised that the intention is to sell the north and south half of the lane to the adjoining properties and thereby close the east/west lane and once the land is purchased the individual owners can fence their land. The owners can be contacted individually and advised of cost to purchase the lane.

Nirmal Chehal, 14919 - 68 Avenue, was in attendance and noted her concerns as: access to garage will be a concern with the loss of the lane; and the traffic congestion in the area requires traffic calming measures.

Staff advised that they would investigate the decision to close the lane and report back to Council.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. & L. Coult			Lane closure and removal of trees

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

NAME	FOR	AGAINST	UNDECIDED
L. Coult		X	

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17194  
Application: 7909-0213-00**

CIVIC ADDRESS: 14970 - 68A Avenue and Portion of Lane

APPLICANT: Gurcharan S. Sekhon, Mandeep S. Biran, and Kanwar S. Brar  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
#101, 19292 - 60 Avenue  
Surrey, BC V3S 3M2

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

The purpose of the rezoning is to allow subdivision into 3 single family lots.

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

As requested by the delegation comments from item B.3 will be noted as the same concerns for item B.4.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. & L. Coult			Lane closure and removal of trees
S. & B. Rise			Trees, maintenance and access to lane

5. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909, Amendment By-law, 2010, No. 17195**  
**Application: 7910-0068-00**

**CIVIC ADDRESS:** 14728, 14736, 14742, 14756, 14755 - 56A Avenue, 14746, 14737 - 56B Avenue, 14758 - 57 Avenue, 5656, 5668, 5680 and 5698 - 147 Street

**APPLICANT:** Manjit K. Sahota, A. Walia Enterprises Ltd., Jasbir S. and Sandesh Luddu  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
9030 King George Boulevard  
Surrey, BC V3V 7Y3

**PROPOSAL:** To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909" as follows:

- (a) Part 1: Housekeeping amendment to reflect the current legal descriptions and addresses; and
- (b) Part 2: Section D. Density Sub Section 2(b)i and 2(b)iii and Section H. Off-Street Parking are amended to increase the floor area ratio, floor area and to provide three (3) car garages for lots 1 to 4 and 6 to 12.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section D, Sub-section 8(a)i, as follows:

To increase the maximum fence height from 1.8 metres (6 ft.) to 3 metres (10 ft.) along the south property line.

The purpose of the amendment and development variance permit is to increase the maximum allowable floor area of the houses from 307 square metres (3,300 sq. ft.) to 360 square metres (3,875 sq. ft.) and a maximum floor area ratio of 0.32.

**Note:** See Development Variance Permit No. 7910-0068-00 under Clerk's Report Item No. I.1(a)

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Petition		19	

6. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 265 Amendment By-law, 2010, No. 17196  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17197  
Application: 7909-0181-00**

CIVIC ADDRESS: 18725 - 64 Avenue

APPLICANT: 2561 Baptist Holdings Ltd.  
c/o Mosaic Avenue Development Ltd. (Jeff Skinner)  
#500, 2609 Granville Street  
Vancouver, BC V6H 3H3

PROPOSAL: **By-law 17196**  
To authorize the redesignation of the site from Urban (URB) to Multiple Residential (RM).

**By-law 17197**  
To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit the development of approximately 145 townhouse units.

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

Jeff Skinner, Applicant, 2609 Granville Street, Vancouver, was in attendance and provided a presentation regarding the development. He noted that the number one community concern was traffic and parking. He stated that there will be new road, intersection improvement at 65 Avenue and 188 Street, there will be better traffic flow; and there will be more on street parking. School capacity was another concern and there have been discussion with the School District. The school District has confirmed that Hillcrest has capacity for children associated with this proposal, the New Adams Road School will open in December 2010 and also the smaller town homes will equal fewer children. The last concern was how the development fit within the neighbourhood, he noted architectural designs, and urban parks within the connectors, street oriented homes, 10% more visitor onsite parking; he noted where the other 3 storey developments are in the neighbourhood; he noted that they have provided entrances, gates and hedging along street frontages; overall he believes that he has worked hard with staff over



the past 10 months to address the concerns of the neighbourhood. In response to questions he responded the roof height is approximately 36 feet. In response to questions the delegation noted that there is a difference of 49 additional townhouses and that the Adams Road School opens in December, the new school will accommodate 300 plus kids.

Carl Markwart, Unit 60 – 18883 – 65 Avenue, was in attendance and noted concerns as: 68 Avenue has continued to increase in traffic; parking is an issue; gross revenue on this development is in excess of 34 million however the community lives with the development; we are opposed to the doubling of the density and the impact the density will have on the neighbourhood; driving south on 188 Street is all residential houses and then you will come upon this monolith of 3 storey development. The community would expect road improvements even with only 96 units being developed.

Staff advised that the development is a Comprehensive Development (CD) Zone based on the RM-30 zone, and the 30 refers to 30 units per acre, currently the CD Zone is proposing two densities, the northern lot (27 lots per acre) and the southern lot (23 lots per acre) have an average of 25 units per acre.

Amanda Jackson, Unit 76 – 18883 – 65 Avenue, was in attendance and noted that she is a student at Clayton Heights Secondary and she stated concerns as: at Clayton Heights Secondary there is limited room, and more kids will over crowd the school; increasing traffic in the area will make getting across 188 Street more difficult; crime will increased if there is a increase in density. She requested that Council allow the neighbourhood to remain in its current zoning.

Joe McLaughlin, 18819 – 65 Avenue, was in attendance and noted concerns as: the RM 30 does not match the existing neighbourhood; the community has demonstrated significant opposition; concerned that the 'ground campaign' has a high number of neutral people; there are only 2 storey townhouses nearby, and the 3 storey townhouses are developed on a down slope and appear as two-storey townhouses; RM 15 estimate parking around 76 to 120 cars in comparison to RM 30 which estimates 300 cars; Hillcrest Elementary school already has six portables and Clayton Heights Secondary has ten portables, increasing the number of student will cause overcrowding at these schools; the developer estimates 20 students from the development, this is an under estimate; do not believe that the development will improve transit service; the effect on the property value; there will be more townhouses in our area then residential homes; and the community wants the developers to listen to their concerns.

Staff advised that the maximum height of the 3 storey structure in the RM 15 zone is 11 meters or 36 feet. The height is measure from the midpoint of the slope and the CD zones specifics a maximum height of 10 meters or 33 feet.

David Wolfe, Unit 18 – 18883 – 65 Avenue, was in attendance and noted concerns as: the local schools are full, and the local parking is full; the crosswalk at 65 Avenue and 188 Street is a safety concern; and, vandalism and crime will increase with the increased density.

Tony Shaer, 6521 – 188 Street, was in attendance and noted concerns as: the development will increase the amount of cars in the area; there is already traffic congestion on 188 Street; there are 574 students in Hillcrest and 138 students in Clayton with many portables more students will be an issue; and, impact of the development on the community.

Staff advised the number of students estimated from the development is done by the staff at the school district. The school district they confirmed that based on the revised 145 units that projected number of students from this development would be 23 elementary students and 12 secondary students, there is a formula that the school district uses to calculate this number.

Janice Welsh, Unit 63 – 18707 – 65 Avenue, was in attendance and noted concerns as: doubling density in the neighbourhood does not fit; there is not enough parking as it; the development will not enhance our neighbourhood; and she asked that Council say no to this development.

John Cook, Unit 24 - 18939 – 65 Avenue, was in attendance and noted concerns as: similar to other speakers and specifically the traffic flow in the area.

Gloria Jessop, Unit 17 – 18939 – 65 Avenue, was in attendance and noted concerns as: traffic congestion in the area, doubling density in the area does not fit in the neighbourhood; traffic safety concern; parking in the neighbourhood is limited and more units and the church will increase the parking issue; and the schools are already overcrowded.

Lindsay Huber, Unit 205 - 18755 – 68 Avenue, was in attendance and noted that she supports the development as she would like to upgrade in the near future and appreciates Mosaic developments.

Keven Hilton, 18453 – 66A Avenue, was in attendance and noted concerns as: traffic congestion is increasing; 88 Avenue cannot handle more traffic unless there are major upgrades; wrong spot for this type of development; and the development will lead to a host of problems. He requested that Council delay this project to make sure it's right.

Michael Carman, 63 – 18707 – 65 Avenue, was in attendance and noted that many of his concerns have been reiterated by the community members speaking tonight. A strong opposition to the development has been expressed by the community; too much traffic in the area; existing houses and townhouses in the area; property values will decrease; the developer should build something that fits within the neighbourhood; the road from 64 to 65 Avenue will cause further issues; and parking is already a problem.

Margaret Krenus, 6472 – 188 Street, was in attendance and noted her concerns as: the community objects to the rezoning; the height of the proposed building; the majority of the neighbourhood does not want this development in our neighbourhood; and, traffic and parking are concerns already in our neighbourhood this development will increase this issue.

Tannis Jovanovic, Unit 81 – 18883 – 65 Avenue, was in attendance and expressed her concerns as: impact on the schools in the area; doubling density will bring additional children; the developer is not listening to the community's concerns; and she noted that she hopes that Mayor and Council will hear their concern.

Andrea Camp, 1764 East 4<sup>th</sup>, Vancouver, a Representative of Mosaic Homes was in attendance and read a letter, dated June 15, from the Baptist Church stating support for the development; and an email in support from the Chairman of the Cloverdale Baptist Church also expressing support.

Gillian Palmer, 6346 – 188 Street, was in attendance and noted that there have been no traffic studies done in the area, and no consideration for advance lighting for left turn lanes; at 64 Avenue and 187 Street traffic will not be alleviated with left turn lanes; there are traffic safety concerns in this area; there is not enough parking; there are too many units and this will not be an asset to the neighbourhood; requested Council defeat this proposal and keep the neighbourhood at RM-15.

Dennis Dayton, Unit 2 - 18707 – 65 Street, was in attendance and stated that he is opposed to double density in the area; adding traffic into this area is a mistake; safety of the children at the school during the peak hours of the day; the congestion of traffic in the area; the schools are full now and adding more portables and the development will increase the population; hope that Council will defeat this application and keep the neighbourhood at RM-15.

Christian Santos, 18950 – 70A Avenue, was in attendance and stated that many members of his family have purchased Mosaic developments in the past and he supports this project being developed.

Margaret Wilson, 18614 – 65 Avenue, was in attendance and noted her concerns are: that her development has lots of green space around her units as there is only 26 units; she watches in the morning the parents dropping their children at the school and the congestion that is caused; fire trucks cannot manoeuvre on 65 Avenue with the congestion in the area; 188 Street has traffic safety concern and requires speed control measures; and, this development will not fit in with this community or the residents. She mention a survey from the local newspaper which states 82% of residents feel that increased development does increase the crime rate. She mentioned further concerns as: transit is not highly utilized in the neighbourhood; and there is a requirement for 3 stop signs to be installed near the school.

Reiner Tews, 6446 – 188 Street, was in attendance and provided a brief history of the development; the neighbourhood has collected 350 signatures in opposition whereas the congregation's petition of 177 signatures was from those that do not live in the area; this type of development does not belong in this neighbourhood; we ask that you vote against this proposal.

Carla Rafuse, Unit 93 - 18883 – 65 Avenue, was in attendance and noted that her neighbours do not want this development in the area; do not allow high density row housing to ruin the neighbourhood, and, do not allow future incidents at 65

Avenue and 188 Street to be the result of negligence. She asked that Council be their advocate.

Stephen Wall, 18572 – 65 Avenue, was in attendance and noted concerns as: increased traffic will cause much difficulty in the area; crime may increase in the area; opposed the development in this area as it is too much.

Pam Cielen, 18871 – 64A Avenue, was in attendance and noted that most of her concerns were already mentioned; the neighbourhood is appealing to Council to act on their behalf; having increased students at the school will cause overcrowding; the development does not fit with what is already in the area; and the height of the building. She urged Council to hear what is being said and refer the application back to Planning and Development staff.

Bob Cielen, 18871 – 64A Avenue, was in attendance and noted that the residents are not opposed to development they just want the development to make sense; there is no reason to increase the density on the subject site; increased number of cars in the neighbourhood; congestion of traffic at peak times of the day; concern for parking density and no traffic restrictions being proposed in the development; lack of traffic controls adds to the problem; accessibility to the schools; the residents have heard different numbers over time and have concerns with the accuracy of the information; height of the building and the effect of dwarfing other buildings in the neighbour; and, the impact on property values in the neighbourhood. He asked Council to support the residents when making their decision.

Kyle Pederson, Unit 22 – 18983 – 72A Avenue, was in attendance and noted that he is in support of the development, and can testify to the improvement that the development will have on the neighbourhood, and he also noted that the developer continues to ask how they can improve the community.

Sylvia Salp, 6515 - 188 Street, was in attendance and that most of the issues have been addressed this evening through previous speakers; all the houses in the area are level entry homes and do not have basement suites; and the monolithic look of the proposed building is imposing. She asked that Council say no to the proposal and further that the communities quality of life not be taken away.

Nadia Nadem, 10911 – 154 Street, Fraser Heights, was in attendance and noted that the green spaces and benches will not benefit the community they are for the benefit of those within the development; there are parking concerns; objecting to the number of kids that are projected to live within the development; 145 townhouses will bring an increase to residents in the area and with it a higher crime rate as there is no control as to who is moving in; the developer requires more work to be done and consideration of lower density and road improvements; and, more visitor parking should be contained within the site.

Cathy Bay, 18568 – 64B Avenue, was in attendance and noted that consideration should be given for more tree retention as there is high density development in the area; the crime rate has been increasing in the neighbourhood; the traffic in the area and traffic calming measures in the area are not sufficient; 188 Street and 65

Avenue is a traffic safety concern; and the development will not fit into the neighbourhood.

Patricia Cook, Unit 24 – 18939 – 65 Avenue, was in attendance and noted concerns with traffic, traffic congestion and lack of traffic calming measures in the area; the original zoning should stand; and tree retention in the Clayton area. She asked Council to stop the proposal.

Brian Wallace, Traffic Consultant for the Project, and noted that there are a number of road improvements for the development, 4 routes will be improved and four will remain as they exist. He reviewed the improvements to the surrounding roads. In response to questions from Council, the delegation stated that the road allowance that is proposed is to provide a moving lane in each direction and a parking lane, and room will be provided for trees and sidewalk; there is a signal at 64 Avenue and 188 Street; a left turn signal may be warranted by the warrant system that is adopted by each municipality; left turn in and left turn out onto 188 Street, left turn onto busy streets are self regulating as long as there are alternate routes.

Igor Jonavoic, Unit 81 – 18883 – 65 Avenue, was in attendance and noted his concerns as: parking in the area, and having a left turn lane on 65 Avenue.

Staff advised that there would be a 3 lane cross section with the additional left turn lane but they would be all controlled by the stop. The volumes along 187 Street would conflict with the left turn movement into the site and may create delays; however the creation of two lanes will increase the overall capacity for traffic flow in the area.

Trevor Johnson, 6812 – 185 Street, the PAC President for Hillcrest Elementary for the last two years, was in attendance and noted that a lot of parents in the neighbourhood state that this development does not make sense.

Robert Bourgaize, Unit 34 - 18707 – 65 Avenue, was in attendance and noted his concerns are: the height of the building, the road along 188 Street is very narrow and will make it a very dangerous spot.

The Senior Manager of Development at Mosaic Homes, stated the following in response to concerns: 65 Avenue will be widened to a true road with a 10 meter dedication on the north side; a dedication along 188 Street will also be provided to widen 188 street and alleviate some traffic congestion; and there will also be a widening along 64 Avenue to set the final curb and sidewalk treatment at this location. All around the perimeter of the development there will be road improvements and the neighbourhood will immediately see a significant impact to the current situation. Mosaic Homes has been working with staff and the community for over 10 months, we've held 3 community meetings, and have offered through staff to hold a community workshop; unfortunately it was rejected as the neighbourhood only wanted RM15. Mosaic Homes also embarked on their own door to door campaign, and were surprised that when we gave clarity as to what we were proposing, and there was more support for the project than at first

thought. This area has a lot of problems today, and this signifies a community in transition, and Mosaic Homes is looking for ways to make the solutions work.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. & J. Markwart		X	Traffic, overcrowding schools
D. & M. Mitchell		X	Density, traffic, parking
J. & P. Cook		X	Higher density
G. Olsson		X	Higher density
R. & P. Cielen		X	Higher density
L. Blair			Traffic, parking, overcrowding schools
J. Cook			Concerns
M. Sandberg		X	Parking, traffic, overcrowding schools
R. Holstein		X	Higher density
D. & R. Clements			Density, traffic, overcrowding schools
J. & M. Gowan		X	Higher Density
P. Weitzel		X	Higher Density
C. Rafuse		X	Traffic, Parking and density
D. & R. Dotto		X	Density & traffic
R. & C. Allen		X	Higher Density
C. Jackson		X	Higher Density
D. & D. Wolfe		X	Higher Density
I. & T. Jovanovic			Traffic, decrease in property value, overcrowding
D. & K. Ogilvy		X	
C. Markwart		X	Higher Density
F. Ashbridge		X	Higher Density
R. Kirkwood		X	Higher Density
K. & W. Paddock		X	Higher Density
L. Wiebe	X		Affordable Housing
A. Singh	X		
E. Dubois	X		
E. Katronis	X		
J. Faith	X		
E. Penner	X		
J. Penner	X		
C. Rush	X		
Private Citizen		X	Higher Density, height of building, decreased in property value, traffic, parking, and overcrowding schools

NAME	FOR	AGAINST	CONCERN
A. Schellenberg	X		
M. Lawand	X		
M. Hanson	X		
S. Major	X		
P. Paris		X	
T. Major		X	
M. Mosher	X		
J. Harris	X		
G. Paull	X		
K. Phillips	X		
K. Karpes	X		

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

NAME	FOR	AGAINST	UNDECIDED
R. Johnson	X		
K. Johnson	X		
J. Morrison	X		
W. Reid	X		
C. Munro	X		
I. Rovold	X		
C. Bay		X	
F. Krenus		X	
A. Patterson		X	
A. Slama		X	
M. Obrien		X	
I. Elliott		X	
R. Jessop		X	
M. Jalbert		X	
Z. Jelbert		X	
P. Jackson		X	
E. Tews		X	
B. Saip		X	
L. Murguly		X	
D. Bay		X	
E. McLaughlin		X	
S. Olson		X	
M. Skearns		X	
M. Olson		X	
L. & G. Desrosiers		X	
R. Andrus		X	
H. Elash		X	
D. Graham		X	
J. OBrien		X	
R. McBain		X	
G. Harris		X	
B. McLean		X	
K. Coultz		X	

NAME	FOR	AGAINST	UNDECIDED
R. Johnson		X	
B. Palmer		X	
T. Johnson		X	
L. Coult		X	
D. Turnbull		X	
B. Bay		X	
A. Wilson		X	
C. Gentry		X	
J. Dedrick		X	
S. Papp		X	
L. Papp		X	
R. Hostein		X	
D. Wall		X	
I. Hamilton		X	
N. Andrus		X	
B.&K. VonHausen		X	
A. Costea		X	
G. Wanlenger		X	
I. Jovanovic		X	

7. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 263 Amendment By-law, 2010, No.17188  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17189  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17190  
Application: 7910-0014-00**

CIVIC ADDRESS: 3685 and 3695 - 152 Street

APPLICANT: Barber Creek Properties Ltd.  
c/o Focus Architecture Inc. (Colin Hogan)  
#109, 1528 McCallum Road  
Abbotsford, BC V2S 8A3

PROPOSAL: **By-law 17188**  
To authorize the redesignation of a portion of the site from Urban (URB) to Multiple Residential (RM).

**By-law 17189**

**Block A**

To rezone a portion of 3695 - 152 Street from " One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

**Block B**

To rezone a portion of 3685 - 152 Street from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".



**By-law 17190**

**Block C**

To rezone a portion of 3695 - 152 Street from " One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

**Block D**

To rezone a portion of 3685 - 152 Street from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

The purpose of the redesignation and rezoning is to permit the development of an apartment complex consisting of five, 3-storey buildings containing 201 residential units; the undevelopable portions of Blocks C and D are to be dedicated to the City as open space.

**Note:** See Development Variance Permit No. 7906-0294-00 under Clerk's Report Item No. I.1(b).

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Hales		X	Traffic, crime rate, and higher density
J. Luckhurst		X	Loss of ALR, higher density, decrease in property value, traffic, and overcrowding schools
J. Sommer			Traffic

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

NAME	FOR	AGAINST	UNDECIDED
A. Greene			X

8. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17191  
Application: 7906-0294-00**

CIVIC ADDRESS: 14555 - 32 Avenue

APPLICANT: Vugranam and Jayashree Venkatesh  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
#3101, 9030 King George Highway  
Surrey, BC V3V 7Y3

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 15, Section F, as follows:

- (a) To reduce the minimum northerly setback from 3.0 metres (10 ft.) to 1.8 metres (6 ft.) on Lot 5;
- (b) To reduce the minimum easterly setback from 3.0 metres (10 ft.) to 2 metres (7 ft.) on Lot 1 to accommodate the retained house;
- (c) To reduce the minimum lot width from 30 metres (100 ft.) to 27 metres (89 ft.) on Lot 1; and
- (d) To reduce the minimum lot width from 30 metres (100 ft.) to 23 metres (75 ft.) on Lot 2.

The purpose of the rezoning and development variance permit is to allow subdivision into five half-acre gross density single family lots.

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

Jerry Basran, 14526 - 32B Avenue, was in attendance and stated his concerns were that the pan handle design does not fit within the current neighbourhood; emergency vehicle access to lot 3 is required; the proposed development grade drops off to the Semiahmoo trail; where will the overflow parking be placed; there are children playing at the end of the street and there is a concern that the vehicles will not see the children due to the slope; there is no continuity in the current design anywhere in the area; there will be an increase in the traffic; concern for access to the third lot for emergency vehicles; and, the proposed cul-de-sac would be best developed with two lots not three.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hepner  
 That the petition dated June 21, 2010 with  
 nine signatures in opposition be received.

RES.R10-1141

Carried

Alex Phillips, 14476 - 32B Avenue, was in attendance and stated his concerns are that there are architectural controls within the neighbourhood, and the proposal is not in keeping with the precedence in the neighbourhood; completely out of character then what we original bought into.

Jim & Gloria Fournier, 14517 - 32 Avenue, were in attendance and stated they are in favour of this plan and noted that there are other subdivisions in the area similar to this. We have a small section that goes from our property to 32 Avenue and there is minimal to next to no street parking on 32 Avenue, and rarely are there children out there playing and there should be no concern with the development; the site is constrained with Semiahmoo trail; and, this development has been four years in the process and the hope that the project could be expedited.

Roger Jawanda, CitiWest Consulting Ltd., was in attendance and stated that the panhandle will be a private driveway, vehicles will be parked in the cul-de-sac and not in the driveway, there will be plenty parking on site, there are a few variance, most are on lot 2 and on lot 1 we are retaining the existing house, there is a variance on lot 5 for the north side yard due to trying to achieve an 7.5 side yard, to allow an 5 meter buffer to the Semiahmoo trail, lots 3 and 4 do not require a DVP; and, lots 7 and 8 are wider because they are shallower lots to get to the 1300 square meter.

Vugraname Venkatish, Co owner of the property, was in attendance and stated: a majority of the trees are on the north side and will try to be retained.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
K. & K. Basran		X	Number of lots, traffic, parking and lane access
K. & C. Fox		X	Number of lots, traffic, parking and pan handle design
J. & P. Basran		X	Number of lots, traffic, parking, and pan handle design
Petition		8	
S. & M. Loo		X	Number of lots, traffic, parking and pan handle design
A. & S. Philips		X	Number of lots, traffic, parking and lane access

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

NAME	FOR	AGAINST	UNDECIDED
P. Basran		X	
K. Jandali		X	
C. Fox		X	
K. Basran		X	

9. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 264 Amendment By-law, 2010, No. 17192  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17193  
Application: 7906-0301-00**

**CIVIC ADDRESS:** 13111 King George Boulevard, Portion of 13140 - 113B Avenue,  
and Portions of 131 Street and 113A Avenue

**APPLICANT:** NSD Holdings Ltd., AHW 9009 Holdings Ltd., Apex Global  
Trade Inc., 648744 B.C. Ltd. and City of Surrey  
c/o WG Architecture (Wojciech Grzybowicz)  
1030 - 470 Granville Street  
Vancouver, BC V6C 1V5

**PROPOSAL:** **By-law 17192**  
To authorize the redesignation of the site from Urban  
(URB) to Multiple Residential (RM).

**By-law 17193**  
To rezone the site from "Single Family Residential Zone  
(RF)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit  
the development of approximately 68 townhouse units.

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

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

## C. COMMITTEE REPORTS

1. **Audit Committee - May 10, 2010**

(a) It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That the minutes of the Audit Committee  
meeting held on May 10, 2010, be received.  
RES.R10-1142 Carried

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

**2009 Audited Financial Statements**

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That Council receive and approve the 2009  
Audited Financial Statements.  
RES.R10-1143 Carried

**2. Transportation Committee - May 19, 2010**

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That the minutes of the Transportation  
Committee meeting held on May 19, 2010, be received.  
RES.R10-1144 Carried

**D. BOARD/COMMISSION REPORTS**

**1. Surrey Advisory Heritage Commission - May 26, 2010**

(a) The minutes of the Surrey Heritage Advisory Commission meeting held May 26, 2010 were received, and recommendations adopted at the June 7, 2010 Regular Council - Public Hearing.

(b) The additional recommendation of these minutes was considered and dealt with as follows:

**Heritage BC Annual Conference - June 3 - 5 - Victoria, BC**

It was Moved by Councillor Steele  
Seconded by Councillor Hepner  
That Council approve Commissioner Hart to  
attend the Heritage BC Annual Conference in Victoria from  
June 3 to 5, 2010.  
RES.R10-1145 Carried

**E. MAYOR'S REPORT**

Mayor Watts read the following proclamation:

**SURREY PRIDE WEEKEND**

July 9 - 11, 2010

WHEREAS the City of Surrey is proud to be the home of ethnically, culturally and racially diverse people who contribute to our strength and vitality; and

WHEREAS the concept of an annual pride celebration in Surrey originated in 1999 and today there are hundreds of Pride celebrations, festivals, and Pride-related special events held in Canada throughout the year. This event is targeted to the thousands of gay, lesbian, bisexual, transgender individuals and families including the straight community living within Surrey and the Fraser Valley area; and

WHEREAS held at Holland Park, this event will bring together people; providing an excellent opportunity for businesses, organizations and entertainers to reach out and proudly support diversity; and

WHEREAS OIS Rainbow Cultural Society has been committed to fundraising for local HIV/AIDS related issues over the past 10 years; and

WHEREAS OIS Rainbow Cultural Society and its many tireless volunteers provide education, support and a safe environment for people of alternative lifestyles and encompass all lifestyles in a celebration of life;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare July 9 - 11, 2010 as "SURREY PRIDE WEEKEND" in the City of Surrey.

Dianne L. Watts  
Mayor

**F. GOVERNMENTAL REPORTS****G. CORPORATE REPORTS**

1. The Corporate Reports, under date of June 21, 2010, were considered and dealt with as follows:

**Item No. R138** Build Surrey Program - Civic Centre Projects  
File: Civic Centre Project - City Hall

The City Manager submitted a report to provide information to Council regarding the Civic Centre project that is being designed for construction in Surrey City

Centre and about the Communications Plan that has been prepared to provide information to the media, stakeholders and the general public about the project.

The City Manager was recommending that the report be received for information.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R138 be received for  
information.

RES.R10-1146

Carried

**Item No. R139** Sustainability Charter Implementation - Update on Progress  
Related to the Development of Indicators and Targets  
File: 0512-02

The Deputy City Manager submitted a report to advise Council of the efforts being made to develop sustainability indicators and targets to measure progress towards the Sustainability Charter's vision and goals.

The Deputy City Manager was recommending that the report be received for information.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Corporate Report R139 be received for  
information and referred to the Environmental Advisory Committee.

RES.R10-1147

Carried

**Item No. R140** Metro Vancouver Integrated Liquid Waste and Resource  
Management Plan  
File: 0485-20 (LWMP)

The General Manager, Engineering submitted a report to:

- Provide an overview of the Metro Vancouver (MV) Integrated Liquid Waste and Resource Management Plan (ILWRMP) which has been forwarded to member MV municipalities for endorsement; and
- Obtain Council authorization to forward specific comments regarding implementation of the Plan to MV.

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

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

1. Receive Corporate Report R140 as information;
2. Endorse the commitments expected of municipalities as documented in the Metro Vancouver Integrated Liquid Waste and Resource Management Plan (the "Plan");
3. Request that Metro Vancouver defer construction of the Iona Island Wastewater Treatment Plant upgrade to the 2030 horizon as stipulated in the document titled "Canada-wide Strategy for the Management of Municipal Wastewater Effluent (CWSMMWE)" unless Metro Vancouver is able to obtain financial support significantly above the 2/3 senior government cost contribution that is currently stipulated in the Plan; and
4. Authorize the City Clerk to forward a copy Corporate Report R140 and the related Council resolution to Metro Vancouver as Surrey's comments on and input into the implementation of the Plan.

RES.R10-1148

Carried

**Item No. R141** 2009 City of Surrey Water System Annual Report  
File: 5600-42

The General Manager, Engineering submitted a report concerning the 2009 Annual Report of the City of Surrey Water System.

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

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

1. Receive Corporate Report R141 as information; and
2. Authorize staff to forward a copy of Corporate Report R141 to the Medical Health Officer as required by the *Drinking Water Protection Act*.

RES.R10-1149

Carried

**Item No. R142** Award of Contract M.S. 4710-001-11: Construction of Works to Protect Bear Creek Sanitary Sewer Trunk  
File: 4710-001-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 4710-001-11 Construction of Works to Protect Bear Creek Sanitary Sewer Trunk. Tenders were received as follows:



<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Mission Contractors Ltd.	\$518,966.52	\$519,369.70
2. Double M Excavating Ltd.	\$592,024.16	No Change

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

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

1. Award Contract M.S. 4710-001-11 to Mission Contractors Ltd. for the construction of works to protect the Bear Creek sanitary sewer trunk in the amount of \$519,369.70 including GST/HST; and
2. Set the expenditure authorization limit for Contract M.S. 4710-001-11 at \$600,000 including GST/HST.

RES.R10-1150

Carried

**Item No. R143** Purchase of Lot 2 (Phase 2) of Provincial Lands in Campbell Heights  
File: 0870-40/44

The General Manager, Engineering submitted a report concerning Purchase of Lot 2 (Phase 2) of Provincial Lands in Campbell Heights.

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

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council authorize staff to exercise on or before June 30, 2010 the Option to Purchase from British Columbia Transportation Finance Authority (BCTFA) Lot 2, Plan BCP43682 (Parcel Identifier: 028-138-821), with a completion date of February 28, 2011, which is illustrated on the aerial photograph attached as Appendix I to Corporate Report R143.

RES.R10-1151

Carried

**Item No. R144** 2009 Annual Financial Report  
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with information about the results of the audit of the City of Surrey 2009 financial statements.

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

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Corporate Report R144 be received for  
information.

RES.R10-1152

Carried

Councillor Gill mentioned that the current standards for reporting are not compatible for layman reviews and asked that the next year there be a better format to clearly see the deliverables.

**Item No. R145** Report of Council Remuneration and Expense  
Payments for 2009  
File: 0560-01

The General Manager, Finance and Technology submitted a report concerning Council Remuneration and Expense Payments for 2009.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R145 be received for  
information.

RES.R10-1153

Carried

**Item No. R146** Statement of Financial Information – 2009  
File: 0530-01; 1880-20

The General Manager, Finance and Technology submitted a report concerning Statement of Financial Information – 2009.

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

It was Moved by Councillor Steele  
Seconded by Councillor Hunt  
That Council approve the 2009 Statement of  
Financial Information attached to Corporate Report R146 as Appendix "A".

RES.R10-1154

Carried

**Item No. R147** Surrey School District Eligible School Sites Proposal 2010 –  
2019  
File: 0510-01

The General Manager, Planning and Development submitted a report to provide information to Council on the Surrey School District's Eligible School Sites Proposal 2010 - 2019.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Corporate Report R147 be received for  
information.

RES.R10-1155

Carried with Councillor Bose and Councillor  
Hunt against.

## H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17185" 7905-0184-00 - Gobind Marg Charitable Trust Society, c/o Prabhdev (Dave) Khera A-1 to CD (BL 12000) - 8820 - 168 Street - to permit a private school to operate in the existing buildings on the subject property, including the historic former Tynehead Elementary School building.

Approved by Council: June 7, 2010

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17185" pass its third reading.  
Carried

RES.R10-1156

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, Amendment By-law, 2010, No. 17184" 7910-0078-00 - 0701115 B.C. Ltd., c/o Rajinder Mann  
To amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, as follows:
  - (a) Part 2, Section B.4 to be replaced with:  
"Eating establishment limited to a total gross floor area of 1,399 square metres [15,067 sq. ft.] and excluding drive-through restaurants." and
  - (b) Part 2 Section B by adding one additional use:  
"7. Child care centres".

The purpose of the amendment is to increase the permitted floor area for an existing banquet hall and to add a childcare centre on the property located at 12025 Nordel Way as a permitted use.

Approved by Council: June 7, 2010

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2007, No. 16342, Amendment By-law, 2010, No. 17184" pass its  
 third reading.  
 RES.R10-1157 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17187"  
 7909-0205-00 - Parminder K. and Dilbarjit S. Bhumber,  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RA to RF (BL 12000) - 14934 - 68A Avenue and Portion of Lane - to permit  
 subdivision into 3 single family lots.

Approved by Council: June 7, 2010

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17187" pass its third reading.  
 RES.R10-1158 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That staff review the issues raised during the  
 public hearing with regards to lane closure and report back to Council.  
 RES.R10-1159 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17194"  
 7909-0213-00 - Gurcharan S. Sekhon, Mandeep S. Biran and Kanwar S. Brar,  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RA to RF (12000) - 14970 - 68A Avenue and Portion of Lane - to permit  
 subdivision into 3 single family lots.

Approved by Council: June 7, 2010

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17194" pass its third reading.  
 RES.R10-1160 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909,  
 Amendment By-law, 2010, No. 17195"  
 7910-0068-00 - Manjit K. Sahota, A. Walia Enterprises Inc. and Jasbir S. and  
 Sandesh Luddu, c/o CitiWest Consulting Ltd. (Roger Jawanda)

To amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909, as follows:

- (a) Part 1: Housekeeping amendment to reflect the current legal descriptions and addresses for 14728, 14736, 14742, 14756, 14755 - 56A Avenue, 14746, 14737 - 56B Avenue, 14758 - 57 Avenue, 5656, 5668, 5680 and 5698 - 147 Street; and
- (b) Part 2 Section D. Density Sub Section 2(b)i and 2(b)iii and Section H. Off Street Parking are amended to increase the floor area ratio, floor area and to provide three (3) car garages for lots 1 to 4 and 6 to 12.

The purpose of the amendment is to increase the maximum allowable floor area of the lots from 307 square metres (3,300 sq. ft.) to 360 square metres (3,875 sq. ft.) and a maximum floor area ratio of 0.32.

Approved by Council: June 7, 2010

**Note:** See Development Variance Permit No. 7910-0068-00 under Clerk's Report Item No. I.1(a).

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909, Amendment By-law, 2010, No. 17195" pass its third reading.

RES.R10-1161

Carried

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 265 Amendment By-law, 2010, No. 17196"  
 7909-0181-00 - 2561 Baptist Holdings Ltd., c/o Mosaic Avenue Development Ltd.  
 (Jeff Skinner)  
 To authorize the redesignation of the site located at 18725 - 65 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law No. 17197.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17197"  
 7909-0181-00 - 2561 Baptist Holdings Ltd., c/o Mosaic Avenue Development Ltd.  
 (Jeff Skinner)  
 RA to CD (BL 12000)- 18725 - 64 Avenue - to permit the development of approximately 145 townhouse units.

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law No. 17196.

RES.R10-1162

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Application 7909-0181-00 be referred  
back to staff to allow the developer to work toward a proposal that is within the  
site's RM 15 zoning.  
Carried with Councillor Bose and Councillor  
Hunt against.

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 263 Amendment  
By-law, 2010, No. 17188"  
7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.  
(Colin Hogan)  
To authorize the redesignation of portion the site located at 3685 and  
3695 - 192 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law Nos. 17189 & 17190.

RES.R10-1163

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 263 Amendment By law, 2010, No. 17188" pass its third  
reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17189"  
7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.  
(Colin Hogan)

RA and A-1 to CD (BL 12000) - 3685 and 3695 - 152 Street - to permit the  
development of an apartment complex consisting of five, 3-storey buildings  
containing 201 residential units.

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law Nos. 17188 & 17190.

RES.R10-1164

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17189" pass its third reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17190"  
 7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.  
 (Colin Hogan)  
 RA and A-1 to RF (BL 12000) - 3685 and 3695 - 152 Street - to permit  
 dedication of the undevelopable portion of the site to the City as open  
 space.

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law Nos. 17188 & 17189.

RES.R10-1165

It was	Moved by Councillor Gill
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17190"	pass its third reading.
	<u>Carried</u>

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17191"  
 7906-0294-00 - Vugranam and Jayashree Venkatesh, c/o CitiWest Consulting Ltd.  
 (Roger Jawanda)  
 RA to RH-G (12000) - 14555 - 32 Avenue - to permit subdivision into five  
 half-acre gross density single family lots.

Approved by Council: June 7, 2010

**Note:** See Development Variance Permit No. 7906-0294-00 under Clerk's Report  
 Item No. I.1(b)

RES.R10-1166

It was	Moved by Councillor Bose
	Seconded by Councillor Villeneuve
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17191"	pass its third reading.
	<u>Carried</u> with Councillor Gill against.

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 264 Amendment  
 By-law, 2010, No. 17192"  
 7906-0301-00 - NSD Holdings Ltd, AHW 9009 Holdings Ltd.,  
 Apex Global Trade Inc., 648744 B.C. Ltd. and City of Surrey,  
 c/o WG Architecture (Wojciech Grzybowicz)  
 To authorize the redesignation of the site located at 13111 King George Boulevard,  
 Portion of 13140 - 113B Avenue, Portions of 131 Street and 113A Avenue from Urban  
 (URB) to Multiple Residential (RM).

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law No. 17193.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 264 Amendment By law, 2010, No. 17192" pass its third  
 reading.  
 RES.R10-1167 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17193"  
 7906-0301-00 - NSD Holdings Ltd, AHW 9009 Holdings Ltd.,  
 Apex Global Trade Inc., 648744 B.C. Ltd. and City of Surrey,  
 c/o WG Architecture (Wojciech Grzybowicz)  
 RF to CD (BL 12000)- 13111 King George Boulevard, Portion of  
 13140 - 113B Avenue, Portions of 131 Street and 113A Avenue - to permit the  
 development of approximately 68 townhouse units.

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law No. 17192.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17193" pass its third reading.  
 RES.R10-1168 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. 7910-0068-00**  
**Manjit K. Sahota, A. Walia Enterprises Inc., Jasbir S. and**  
**Sandesh Luddu**  
**c/o CitiWest Consulting Ltd. (Roger Jawanda)**  
 14728, 14736, 14742, 14756, 14755 - 56A Avenue, 14746, 14737 - 56B Avenue,  
 14758 - 57 Avenue, 5656, 5668, 5680 and 5698 - 147 Street

**Note:** See By-law No. 17195 under Item H.5

To increase the maximum fence height from 1.8 metres (6 ft.) to 3 metres (10 ft.) along the south property line, to increase the maximum allowable floor area of the houses from 307 square metres (3,300 sq. ft.) to 360 square metres (3,875 sq. ft.) and a maximum floor area ratio of 0.32.



It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7910-0068-00 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.R10-1169

Carried

- (b) **Development Variance Permit No. 7906-0294-00**  
**Vugranam and Jayashree Venkatesh**  
**c/o CitiWest Consulting Ltd. (Roger Jawanda)**  
 14555 - 32 Avenue

**Note:** See By-law No. 17191 under Item H.8

To relax requirements as follows:

- (i) To reduce the minimum northerly setback from 3.0 metres (10 ft.) to 1.8 metres (6 ft.) on Lot 5;
- (ii) To reduce the minimum easterly setback from 3.0 metres (10 ft.) to 2 metres (7 ft.) on Lot 1 to accommodate the retained house;
- (iii) To reduce the minimum lot width from 30 metres (100 ft.) to 27 metres (89 ft.) on Lot 1; and
- (iv) To reduce the minimum lot width from 30 metres (100 ft.) to 23 metres (75 ft.) on Lot 2.

To allow subdivision into five half-acre gross density single family lots.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Bose  
 That Development Variance Permit  
 No. 7906-0294-00 be deferred.

RES.R10-1170

Carried

- (c) **Development Variance Permit No. 7909-0223-00**  
**Rakinder S. Sidhu, Lakhbir K. Sidhu, Wlodzimierz Grabowski,**  
**Mariola Grabowska, Virendra Kumar Sharma and Lalita Devi Sharma**  
**c/o H.Y. Engineering Ltd.**  
 15909 and 15939 - 98 Avenue, 15906 and 15940 - 99 Avenue

**Note:** See correspondence from Harminder, Hardip, Tarvinder &  
 Harjinder Sangha regarding this item.

To reduce the minimum side yard setback on a flanking street from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for proposed Lots 110 and 111, and to waive the requirement to provide vehicular highway systems, water supply, sanitary sewer, drainage works, underground wiring and street lighting systems for the east portion of 159 Street, to permit subdivision into 18 single family lots.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7909-0223-00 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.R10-1171

Carried

- (d) **Development Variance Permit No. 7910-0103-00**  
**Amritpal S. and Jagdeep K. Gill, Mohinder S. and**  
**Parvinder K. Samra**  
**c/o Paul Gill**  
6111 and 6137 - 145 Street

To reduce the minimum lot width requirement from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) on Lot 4 provided that the maximum width of the double garage or carport is 5.5 metres (18 ft.); and to reduce the minimum lot width requirement from 13.4 metres (44 ft.) to 12.2 metres (40 ft.) on Lot 5 provided that the maximum width of the double garage or carport is 5.5 metres (18 ft.), to allow side-by-side two-car garages on two single family residential lots.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7910-0103-00 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.R10-1172

Carried

- (e) **Development Variance Permit No. 7910-0119-00**  
**Catherine Hunter**

12245 - Agar Street

**Note:** See correspondence from Judy and Mike Villeneuve, and R.E. Gray in the binder cover regarding this item.

Councillor Villeneuve noted that she has no pecuniary interest in the following therefore she is able to vote on the issue.

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

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

The proposal is to construct a new single family dwelling.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7910-0119-00 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.R10-1173

Carried

## 2. Delegation Requests

- (a) **John Alfred Fulop**  
 File: 4320-01; 0550-20-10

Requesting to appear before Council regarding his property located at 12596 - 104 Avenue.

It was Moved by Councillor Steele  
 Seconded by Councillor Villeneuve  
 That John Alfred Fulop be referred to Bylaw  
 Division.

RES.R10-1174

Carried

- (b) **Joanne Giffin**  
 File: 3900-01; 0550-20-10

Requesting to appear before Council to make a presentation with respect to allowing backyard chickens in the City of Surrey.

RES.R10-1175                                       It was   Moved by Councillor Villeneuve  
   Seconded by Councillor Steele  
   That Joanne Giffin be referred to the  
   Agricultural Advisory Committee.  
   Carried

- (c) **Alf Andersen**  
 File: 6700-01; 0550-20-10

Requesting to appear before Council regarding outstanding property use issues.

RES.R10-1176                                       It was   Moved by Councillor Bose  
   Seconded by Councillor Villeneuve  
   That Alf Andersen be referred to Planning  
   and Development.  
   Carried

- (d) **Tom Tornø**  
**Surrey Communication for TZU CHI Foundation**  
 File: 0250-20; 0550-20-10

Requesting to appear before Council to make a presentation regarding the future for the victims of Haiti after the major earthquake.

RES.R10-1177                                       It was   Moved by Councillor Villeneuve  
   Seconded by Councillor Steele  
   That Tom Tornø, Surrey Communication for  
   TZU CHI Foundation be heard as a delegation at Council in Committee.  
   Carried

### 3. **Approval of Financial Statements and Budgets**

- (a) **Cloverdale Business Improvement Association**  
 File: 1970-10

Submitted 2009 Annual Audited Financial Statements, as required under Cloverdale Business Improvement Area By-law, 2005, No. 15616.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Cloverdale Business Improvement  
Association 2009 Annual Audited Financial Statements be received as  
information.

RES.R10-1178

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**1. Requirement for a Legal Survey**

File: 3900-01; 3900-20-9011

Councillor Bose deferred consideration of this motion to the next Council meeting.

“That Council consider amendments to the Building By-law, introducing the requirement for a legal survey of the completed foundation of a single family residential building as a condition that must be satisfied prior to construction proceeding above the foundation.”

**L. OTHER BUSINESS**

**M. ADJOURNMENT**

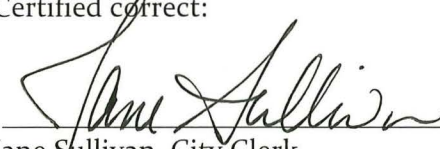
It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Regular Council - Public Hearing  
meeting do now adjourn.


RES.R10-1179

Carried

The Regular Council - Public Hearing meeting adjourned at 11:45 p.m.

Certified correct:

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

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