

# Regular Council - Public Hearing Minutes

**Present:**

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

**Absent:**

Councillor Villeneuve

**Staff Present:**

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

**A. ADOPTION OF MINUTES****1. Special (Regular) Council - January 24, 2011**

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That the minutes of the Special (Regular)  
Council meeting held on January 24, 2011, be adopted.

RES.R11-262

Carried**2. Regular Council - Land Use - January 24, 2011**

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Land Use meeting held on January 24, 2011, be adopted.

RES.R11-263

Carried**3. Finance Committee - January 24, 2011**

(a) It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the minutes of the Finance Committee  
meeting held on January 24, 2011, be received.

RES.R11-264

Carried



2. An increase to the 2011 grant to the Bridgeview Community Association from \$500 to \$1,000 in support of the annual Bridgeview Days celebration;
3. A grant of \$500 to Critter Care Wildlife Society to support the acquisition of medical supplies for their operation;
4. A grant of \$500 to the Royal Canadian Army Cadets 2812 Seaforth Highlanders to support the acquisition of first aid training supplies;
5. A grant of \$500 to the Sri Lankan Seniors Centre of BC to assist with out of pocket expenses related to their 2011 fundraising efforts; and
6. A grant of \$850 to the Surrey Amateur Radio Club to support their annual Amateur Radio Field Days.

RES.R11-267

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the City of Surrey absorb the payment  
 of utility fees associated with the Firehall for the Art Council's first year of  
 operations.

RES.R11-268

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That that Progressive Intercultural  
 Community Services (PICS) be granted \$2,000 from the Council initiatives  
 fund toward their Women's Health Clinic.

RES.R11-269

Carried

#### 4. Regular Council - Public Hearing - January 24, 2011

It was Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on January 24, 2011, be adopted.

RES.R11-270

Carried

#### 5. Special (Regular) Council - January 31, 2011

It was Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That the minutes of the Special (Regular)  
 Council meeting held on January 31, 2011, be adopted.

RES.R11-271

Carried

**B. DELEGATIONS - PRESENTATIONS**

1. **Len Garis, Fire Chief**  
**Surrey Fire Services Department**  
File: 0290-20; 0550-20-10

Len Garis, Fire Chief, was in attendance before Council to receive the Governor General's Award for 30 Years of Exemplary Service.

**B. DELEGATIONS - PUBLIC HEARING**

1. **Surrey Zoning By-law, 1993, No. 12000,**  
**Amendment By-law, 2011, No. 17361**  
**Application: 7910-0290-00**

CIVIC ADDRESS: 9962 - 156 Street

APPLICANT: Baldev S. Brar and Jagtar K. Brar  
c/o Avnash Banwait  
#206, 8363 - 128 Street  
Surrey, BC V3W 4G1

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)".

The purpose of the rezoning is to permit the development of 1 semi-detached (duplex-style) residential building on 2 small 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.

2. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. 16926,**  
**Amendment By-law, 2011, No. 17357**  
**Application: 7910-0311-00**

CIVIC ADDRESS: 13438 - 72 Avenue

APPLICANT: Common Exchange Ltd.  
c/o Peter Dandyk  
#205, 1205 - 56 Street  
Delta, BC V4L 2A6

PROPOSAL: To amend Surrey Zoning By-law No. 16926 as follows:

(a) Part 2, Section D. Density is amended by replacing the words:

"The *floor area ratio* shall not exceed 0.65".

with the words

"The *floor area ratio* shall not exceed 0.90".

The purpose of this amendment is to permit second storey storage space within the existing pawnshop on the site.

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

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

3. **Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140 Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216 Amendment By-law, 2011, No. 17358**  
**Application: 7910-0289-00**

CIVIC ADDRESS: 12827 - 76 Avenue (also shown as 12837 - 76 Avenue)

APPLICANT: o879617 B.C. Ltd.  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
#101, 9030 King George Boulevard  
Surrey, BC V3V 7Y3

PROPOSAL: To amend Surrey Zoning By-law No. 10140 in Schedule "A":  
Schedule of Permitted Land Use under Section 1. Area 1 as follows:

- "Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq.ft.] and permitted only in conjunction with a medical office use."

The purpose of this amendment is to include a pharmacy as a permitted use on Strata Lots 2, 4 and 6.

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

P. Weinstein, #218 - 12837, 76 Avenue: expressed concern regarding the development as follows: in order to complete the rezoning, his strata will be required to give up some property right of way. Rezoning would lead to increased traffic in the area. Based on the Strata Property Act, written permission is required by the Strata Council to do any alterations / renovations to the property. Further, if a letter was forwarded to the City indicating that the applicant indeed received approval from the Strata in writing, a copy of the letter is requested.

Planning staff shared that the building permits were issued to the applicant because the changes were limited to within individual units.

4. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17360  
Application: 7910-0265-00**

CIVIC ADDRESS: 19495 - 68 Avenue, Portion of 19407 and 19501 - 68 Avenue  
and Portion of 194A Street

APPLICANT: BPRT Holdings Ltd. and City of Surrey  
c/o Townline Group (Thomas Woo)  
#120, 13575 Commerce Parkway  
Richmond, BC V6V 2L1

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

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,  
Part 4, Sub-section E.17(b), Part 22, Section F, H.3, and  
H.5(b), as follows:

- (a) To increase the maximum number of risers to encroach into the building setback area along all lot lines from three (3) to four (4) risers;
- (b) To reduce the minimum setback from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face along all lot lines;
- (c) To reduce the minimum setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for roof overhangs, bay or boxed windows, hatches, eaves, balconies and columns along all lot lines;

- (d) To reduce the minimum east side yard setback for proposed Building No. 10 from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to the building face, and to 2.4 metres (7.9 ft.) for roof overhangs, and bay or boxed windows;
- (e) To allow one (1) visitor parking space within the east side yard setback; and
- (f) To allow one (1) outside tandem parking space for 66 of the 288 parking spaces.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 4, Sub-section 23.2, as follows:

- (a) To increase the maximum number of free-standing identification signs to be located on the property from one (1) to two (2).

The purpose of the rezoning and development variance permit is to permit the development of approximately 144 three-storey 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.

M. Borgford, Unit 1 – 19448, 68 Avenue: expressed concern regarding the lack of green space in the neighbourhood, would like to see the area rezoned as parkland or green-space for the community instead.

Planning staff reported that the setbacks are consistent with the neighbourhood concept plan.

Staff shared that there are a number of parks in the catchment area adjacent to the property and parkland to the south and west. All acquisition requirements for the area have been met. The ratio requirements are 1 acre/thousand people. Staff has been augmenting the park developments for the area and will present a detailed park plan for this catchment area back to Council.

M. Cheng, 6755 – 194 Street: expressed concern due to increased density and increased congestion of vehicles.

G. Rice, 10378 – 125A Street: expressed concern relative to the stress the proposed development will have on existing schools in the neighbourhood. The schools in the area already have 11 portables and the problem will be exacerbated by adding another portable to support this development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
T. Welton		X	
M. Cheng			X

- 5. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17359  
Application: 7910-0144-00**

CIVIC ADDRESS: 18866 - 32 Avenue (also shown as 18838 - 32 Avenue)

APPLICANT: Never Idle Holdings Ltd.  
c/o Pacific Land Group (Oleg Verbenkov)  
#101, 7485 - 130 Street  
Surrey, BC V3W 1H8

PROPOSAL: To rezone the property from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5, Section C. 3, Off-Street Parking, as follows:

- (a) To reduce the number of required off-street parking spaces from 206 to 78.

The purpose of the rezoning and development variance permit is to permit the development of cold storage facility in the Campbell Heights area.

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

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

**C. COMMITTEE REPORTS**

- 1. **Agricultural Advisory Committee - January 6, 2011**

- (a) It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Agricultural  
Advisory Committee meeting held on January 6, 2011, be received.  
Carried

RES.R11-272



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

**Brian Livingston, Randon Farms**

7051 - 176 Street

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

1. Write a letter over the Mayor's signature to the Minister of Transportation, copied to the Minister of Agriculture and to the Agricultural Land Commission, to request action on a number of issues currently affecting the viable operation of the Livingston Farm at 7051 176 Street. These issues arose as a result of completion of the Border Infrastructure Project on Highway 15 and include:
  - (a) *access road to the farm from 68A avenue:* construction that was started has stopped and not been completed;
  - (b) *turnaround design at 68A avenue west of HWY 15:* the turnaround is not large enough to accommodate the trucks currently using it (b-trains) forcing dangerous maneuvering such as backing up on public roads;
  - (c) *turnaround designs on 80th Avenue:* both of these are too small to accommodate a b-train safely; the turns should be enlarged; and
  - (d) *maintenance of the turnarounds:* garbage pickup and clean up should be undertaken by Ministry contractors since these facilities were constructed to support ministry infrastructure, and
2. Instruct City By-law Enforcement, when using the turnaround to inspect vehicles, to provide opportunities for other trucks and farm vehicles to get past.

RES.R11-273

Carried

2. **Social Planning Advisory Committee - January 20, 2011**

- (a) It was Moved by Councillor Hepner  
Seconded by Councillor Rasode  
That the minutes of the Social Planning  
Advisory Committee meeting held on January 20, 2011, be received.

RES.R11-274

Carried

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

**Proposed Adaptable and Accessible Housing Policies for the City of Surrey**

File No. 4815-30

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

- (a) Adopt the BC Building Code Adaptable Housing Standard for all new apartment units designed and built in the City of Surrey (e.g. 100% of units in any given project).
- (b) Adopt the Accessible Standard published by BC Housing as part of the *Independent Living BC Design & Construction Standards*, to be adopted voluntarily by developers seeking to demonstrate community benefit when applying for rezoning or Secondary Plan (e.g. NCP) amendment. To qualify as a community benefit the accessible units would have to be owned by a non-profit housing society.

Before the motion was put to a vote:

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That staff present the proposed Accessible  
Standard published by BC Housing as part of the *Independent Living BC Design & Construction Standards* to the Development Advisory Committee (DAC).

RES.R11-275

Carried

**3. Public Safety Committee - January 24, 2011**

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That the minutes of the Public Safety  
Committee meeting held on January 24, 2011, be received.

RES.R11-276

Carried



1. Provide a letter of support for Heritage BC regarding the following five key actions identified in '*A Call to Renew British Columbia's Heritage Program*':
  1. Adopt the Provincial Heritage Strategy
  2. Provide the Heritage Branch with Essential Resources
  3. Resolve the Heritage Properties Question
  4. Restore Community Support
  5. Invest in the Heritage Legacy Fund; and
2. Endorse the City of Victoria's resolution of support of '*A Call to Renew British Columbia's Heritage Program*' which was forwarded to the Union of Municipalities.

RES.R11-281

Carried**E. MAYOR'S REPORT**

Mayor Watts read the following proclamations:

- (a) **BULLYING STOPS HERE PINK SHIRT DAY**  
February 23, 2011

WHEREAS reducing and eventually eliminating bullying in our Province is a priority of our City; and

WHEREAS the Government, in partnership with school boards, parents, educators and the community provide information, training, and resources to help schools and communities enhance awareness; and

WHEREAS a partnership of youth, parents, educators and other school employees, police, youth-serving organizations and community members have a role to play in highlighting the dangers of bullying; and

WHEREAS it is important that we encourage everyone throughout our Province to be caring and respectful to one another so that all students can learn in a safe environment;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 23, 2011 as "Bullying Stops Here – Pink Shirt Day" in the City of Surrey.

Dianne L. Watts  
Mayor

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

1. The Corporate Reports, under date of February 7, 2011, were considered and dealt with as follows:

**Item No. Ro21** Council Meeting Agenda Process Review  
File: Council Agenda

The City Manager submitted a report concerning the Council meeting agenda process review.

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

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

1. Receive Corporate Report Ro21 as information;
2. Approve the distribution to Council of the Council agenda package on Thursday of the week prior to the Council meeting and the posting of the agenda package information on the City's website on the Friday of the week prior to the Council meeting; and
3. Authorize staff to work with Council toward the implementation of an electronic agenda process for the City of Surrey following the work stages as outlined in this report.

RES.R11-282

Carried

Mayor and Council thanked staff for the work done on Corporate Report Ro21. Mayor Watts suggested that the report be amended to reflect that hard copies are provided to only those who request it.

**Item No. Ro22** Appointment of Chief Election Officer and Deputy Chief Election Officer  
File: 4200-01

The City Manager submitted a report concerning the appointment of the Chief Election Officer and the Deputy Chief Election Officer.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Council appoint Jane Sullivan, City Clerk, as the Chief Election Officer and Claudia Jesson, Deputy City Clerk, as Deputy Chief Election Officer, for the 2011 local government general election, pursuant to Section 41 (1) of the *Local Government Act*.

RES.R11-283

Carried

**Item No. Ro23** Closure of a Portion of University Drive and a Public Lane South of 104 Avenue between University Boulevard and City Parkway  
File: 7910-0160

The General Manager, Engineering submitted a report concerning closure of a portion of University Drive and a public lane south of 104 Avenue between University Boulevard and City Parkway

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

It was Moved by Councillor Bose  
Seconded by Councillor Martin  
That Council approve the closure of a public lane that parallels and is south of 104th Avenue between University Drive and City Parkway and a portion of University Drive south of 104th Avenue, all as generally illustrated on Appendix I, for the purpose of consolidating a site for development of the new City Hall in City Centre.

RES.R11-284

Carried

**Item No. Ro24** Pre-Qualification of Contractors for Dyke and In-Creek Construction Work  
File: 0520-30 PQ; 1220-50-07-10

The General Manager, Engineering submitted a report concerning pre-qualification of Contractors for dyke and in-creek construction work.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That Council approve as "pre-qualified contractors" for the years 2011 through 2013 the contractors listed under each of the following categories of dyke and in-creek construction work:

(a) **Tier 1 and Tier 2 Dyke Projects:**

1. B&B Contracting Ltd.
2. Delta Aggregates Ltd.
3. Double M Excavating Ltd.
4. GCL Contracting and Excavating Ltd.

(b) **Tier 2 Dyke Projects:**

1. Golder Associates Innovative Applications Inc. (Gaia Contractors Inc.)
2. Jakes Construction Ltd.
3. Keywest Asphalt Ltd.
4. King Hoe Excavating Ltd.
5. Mainland Civil Works Inc.
6. Mission Contractors Ltd.
7. Wilco Landscape Westcoast Inc.

(c) **Tier 1 and 2 In-Creek Construction Projects:**

1. B. Cusano Contracting (2007) Inc.
2. B&B Contracting Ltd.
3. BD Hall Constructors Corp.
4. Delta Aggregates Ltd.
5. Double M Excavating Ltd.
6. GCL Contracting and Excavating Ltd.
7. Mainland Civil Works Inc.
8. Mission Contractors Ltd.
9. yam Construction Ltd.
10. Tybo Contracting Ltd.; and

(d) **Tier 2 In-Creek Construction Projects:**

1. McDonald & Ross Construction Ltd.
2. PW Trenchless Inc.
3. Terra Erosion Control Ltd.

RES.R11-285

Carried

**Item No. R025** Results of Surrey Heritage Foundation Feasibility Study  
File: 6950-20 (HFFS)

The General Manager, Planning and Development submitted a report to provide Council with an overview of the recommendations of the Feasibility Study related to establishing a Surrey Heritage Foundation. The Study was completed by Donald Luxton & Associates Inc. in concert with a strategic review of Surrey's heritage management practices, heritage inventory, and heritage register (the "Heritage Strategic Review").

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

It was

Moved by Councillor Steele  
Seconded by Councillor Martin  
That Council:

1. Receive Corporate Report R025 as information;
2. Approve, in principle, the establishment of a Surrey Heritage Foundation;  
and

3. Authorize staff to develop and bring forward detailed recommendations related to the establishment of a Surrey Heritage Foundation, including a governance and administration model and a financial strategy, based on Option 4, the "hybrid model", described in this report.

RES.R11-286

Carried

**Item No. Ro26** Contract No. 1220-30-41-10 – Operation of Outdoor Pools  
File: 1220-01

The General Manager, Parks, Recreation and Culture submitted a report to seek approval from Council for staff to enter into a contract for the operation of the City's eight outdoor swimming pools.

The General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in her report.

It was

Moved by Councillor Martin  
Seconded by Councillor Steele

That Council authorize staff to enter into a three(3) year contract with an option for a two(2) year extension in favour of the City with Tide's Out Services Ltd. for the operation of the City's eight outdoor pools with terms and conditions as generally described in this report.

RES.R11-287

Carried

with Councillors Bose and Rasode opposed

## H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17361"  
7910-0290-00 - Baldev S. and Jagtar K. Brar, c/o Avnash Banwait  
RF to RF-SD (BL 12000) - 9962 - 156 Street - to permit the development of  
1 semi-detached (duplex-style) residential building on 2 small single family  
residential lots.

Approved by Council: January 24, 2011

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17361" pass its third reading.

RES.R11-288

Carried



2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16926, Amendment By-law, 2011, No. 17357"  
7910-0311-00 - Common Exchange Ltd. c/o Peter Dandyk  
To amend CD By-law. 16926 in Part 2, Section D. Density as follows:  
by replacing the words:  
"The *floor area ratio* shall not exceed 0.65".  
with the words  
"The *floor area ratio* shall not exceed 0.90".  
The purpose of this amendment is to permit second storey storage space within the existing pawnshop on the site located at 13438 - 72 Avenue.

Approved by Council: January 24, 2011

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16926, Amendment By-law, 2011, No. 17357" pass its third reading.

RES.R11-289

Carried

3. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216, Amendment By-law, 2011, No. 17358"  
7910-0289-00 - 0879617 B.C. Ltd., c/o CitiWest Consulting Ltd. (Roger Jawanada)  
To amend CD By-law 10140 in Schedule "A": Schedule of Permitted Land Use under Section 1. Area 1 as follows:  
"Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq. ft.] and permitted only in conjunction with a medical office use."  
The purpose of this amendment is to include a pharmacy as a permitted use on Strata Lots 2, 4 and 6.

Approved by Council: January 24, 2011

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216, Amendment By-law, 2011, No. 17358" pass its third reading.

RES.R11-290

Carried

Council requested that comments from the Strata Council be provided prior to this by-law becoming final.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17360"  
7910-0265-00 - City of Surrey and BPRT Holdings Ltd., c/o Townline Group  
(Thomas Woo)  
RA to RM-30 (BL 12000) - 19495 - 68 Avenue, Portion of 19407 and  
19501 - 68 Avenue and Portion of 194A Street - to permit the development  
of approximately 144 three-storey townhouse units.

Approved by Council: January 24, 2011

Note: See Development Variance Permit No. 7910-0265-00 under Clerks Report  
Item I.1(a).

RES.R11-291

It was Moved by Councillor Gill  
Seconded by Councillor Rasode  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17360" pass its third reading.  
Carried  
with Councillor Bose opposed

Council expressed support for the application and stated that Surrey will continue to be vigilant in advocating Surrey's educational requirements. Progress has been made for the Province to understand that Surrey is an anomaly in the Province and a made-in-Surrey solution is in the future. The use of modular's and where they need to be placed will be given careful attention. Supporting high density development provides safety, a sense of community and land protection for the Agricultural Land Reserves (ALRs).

Mayor Watts commended Council for the work that has been done in meetings with School Boards, the Province, and Members of Legislative Assembly (MLAs) relative to educational requirements in Surrey. Surrey will continue to grow and it is important the information on growth rates is shared with all government sources.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17359"  
7910-0144-00 - Never Idle Holdings Ltd., c/o Pacific Land Group (Oleg Verbenkov)  
A-2 to IB-1 (BL 12000) - 18866 - 32 Avenue - to permit development of a  
cold storage facility in the Campbell Heights area.

Approved by Council: January 24, 2011

Note: See Development Variance Permit No. 7910-0144-00 under Clerks Report  
Item I.1(b).

RES.R11-292

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17359" pass its third reading.  
Carried

FINAL ADOPTIONS

6. "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment By-law, 2011, No. 17288"  
3900-20-17288 – Regulatory By-law Text Amendment  
"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611," as amended is further amended to incorporate housekeeping amendments in Parts 2, 3, 5 and Schedule C and policy amendments in Part 6.

Approved by Council: January 24, 2011  
Corporate Report Item No. R015

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment By-law, 2011, No. 17288" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-293

Carried

7. "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment By-law, 2011, No. 17289"  
3900-20-17289 – Regulatory By-law Text Amendment  
"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337", as amended, is further amended to incorporate housekeeping and policy related amendments.

Approved by Council: January 24, 2011  
Corporate Report Item No. R016

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment By-law, 2011, No. 17289" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-294

Carried

8. "Surrey Secondary Suite Service Fee By-law, 2011, No. 17356"  
3900-20-17356 – New Regulatory By-law  
A new regulatory by-law to authorize the collection of a "Secondary Suite Service Fee" as a component of the annual property taxes for each property containing a secondary suite.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Secondary Suite Service Fee By-law, 2011, No. 17356" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-295

Carried

INTRODUCTION

- 9. "Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391, Amendment By-law, 2011, No. 17362"  
3900-20-17362 – Regulatory By-law Text Amendment  
"Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391," as amended, is further amended by replacing Schedule "A", Fees and Charges to reflect a 4% fee increase.

Approved by Council: January 24, 2011

- \* At the January 24, 2011 Regular Council – Public Hearing meeting, Council approved the recommendations put forward by the Parks, Recreation & Culture Committee meeting, thereby authorizing a general 4% increase to admission and facility rental rates. Accordingly, amendments to Fee Setting By-law 15391 are now in order for Council consideration of three readings.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Parks, Recreation and Culture Fee-Setting By law, 2004, No. 15391, Amendment By law, 2011, No. 17362" pass its first reading.

RES.R11-296

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Parks, Recreation and Culture Fee-Setting By law, 2004, No. 15391, Amendment By law, 2011, No. 17362" pass its second reading.

RES.R11-297

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Parks, Recreation and Culture Fee-Setting By law, 2004, No. 15391, Amendment By law, 2011, No. 17362" pass its third reading.

RES.R11-298

Carried

**I. CLERK'S REPORT**

**1. 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. 7910-0265-00**  
**BPRT Holdings Ltd. and City of Surrey**  
**c/o Townline Group (Thomas Woo)**  
19495 - 68 Avenue, Portion of 19407 and 19501 - 68 Avenue and Portion of  
194A Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4,  
Sub-section E.17(b), Part 22, Section F, H.3, and H.5(b), as follows:

- (i) To increase the maximum number of risers to encroach into the building setback area along all lot lines from three (3) to four (4) risers;
- (ii) To reduce the minimum setback from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face along all lot lines;
- (iii) To reduce the minimum setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for roof overhangs, bay or boxed windows, hatches, eaves, balconies and columns along all lot lines;
- (iv) To reduce the minimum east side yard setback for proposed Building No. 10 from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to the building face, and to 2.4 metres (7.9 ft.) for roof overhangs, and bay or boxed windows;
- (v) To allow one (1) visitor parking space within the east side yard setback; and
- (vi) To allow one (1) outside tandem parking space for 66 of the 288 parking spaces.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended,  
Part 4, Sub-section 23.2, as follows:

- (i) To increase the maximum number of free-standing identification signs to be located on the property from one (1) to two (2).

To permit the development of approximately 144 three-storey townhouse units.

**Note:** See By-law No. 17360 under Item H.4

RES.R11-299

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0265-00 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.

Carried

- (b) **Development Variance Permit No. 7910-0144-00**  
**Never Idle Holdings Ltd.**  
**c/o Pacific Land Group (Oleg Verbenkov)**  
18866 - 32 Avenue (also shown as 18838 - 32 Avenue)

To reduce the number of required off-street parking spaces from 206 to 78, to permit the development of cold storage facility in the Campbell Heights area.

**Note:** See By-law No. 17359 under Item H.5

RES.R11-300

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0144-00 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.

Carried

- (c) **Development Variance Permit No. 7910-0231-00**  
**Bhajan S. and Balwinder K. Hans**  
**c/o Coastland Engineering and Surveying Ltd. (Mike Helle)**  
15260 - 88 Avenue

To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).

RES.R11-301

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0231-00 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.

Carried

- (d) **Development Variance Permit No. 7910-0269-00**  
**Jugal S. and Mandip K. Bilg**  
**c/o Jug Bilg**  
16732 - 64 Avenue

To reduce the minimum rear yard setback requirement from 7.5 metres (25 ft.) to 4.3 metres (14.1 ft.).

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0295-00 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.R11-302

Carried

- (e) **Development Variance Permit No. 7910-0295-00**  
**Nordel Crossing Shopping Centre Ltd.**  
**c/o Steel Arts Sign Corp. (Ryan Gaal)**  
12020 Nordel Way  
(shown as 12020 Nordel Way to 12130 Nordel Way)

To permit two (2) fascia signs on the north building elevation and two (2) fascia signs on the east building elevation.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0295-00 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.R11-303

Carried

- (f) **Development Variance Permit No. 7910-0246-00**  
**o875519 B.C. Ltd.**  
**c/o Rodney C. Lyons Architect (Rodney C. Lyons)**  
12850 - 87 Avenue

To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.); and to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.), to allow an addition to an existing building and construction of another industrial building on-site.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0246-00 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.R11-304

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**A Living Wage**

That Council revisit its previous policy on 'A Living Wage' with respect to the  
procurement of goods and services and that the recent experiences of other Municipalities  
be canvassed on the topic.

**L. OTHER BUSINESS**

**Forum for Progressive Governance**

It was Moved by Councillor Bose  
Seconded by Councillor Rasode  
That Council support the participation for all  
members of Council to attend, subject to Council Policy, the Forum for Progressive  
Governance, hosted in Harrison Hot Springs from Friday, March 25 - 26, 2011 at an all  
inclusive fee of \$375 CDN.

RES.R11-305

Carried



M. ADJOURNMENT

It was

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


meeting do now adjourn.


RES.R11-306

Carried

The Regular Council - Public Hearing meeting adjourned at 7:53 p.m.

Certified correct:

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

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