

Regular Council - Public Hearing Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 11, 2011
Time: 7:00 p.m.

Present:

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

Absent:**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance and Technology
General Manager, Investment and Intergovernmental Affairs
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 – June 27, 2011**

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Special (Regular)
Council meeting held on June 27, 2011, be adopted.

RES.R11-1243

Carried**2. Council-in-Committee - June 27, 2011**

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the
Council-in-Committee meeting held on June 27, 2011, be received.

RES.R11-1244

Carried**3. Regular Council - Land Use - June 27, 2011**

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council –
Land Use meeting held on June 27, 2011, be adopted.

RES.R11-1245

Carried

4. Finance Committee - June 27, 2011

(a) It was Moved by Councillor Gill
Seconded by Councillor Steele
That the minutes of the Finance Committee
meeting held on June 27, 2011, be received.
RES.R11-1246 Carried

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

Item No. Fo18 2011 Mayor's Charity Ball
File: 8200-01

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve the expenditure of
\$3,250 from the Council Initiative Fund to purchase a table for the Mayor
and Council to attend the 2011 Mayor's Charity Ball to be held on
Friday, September 9, 2011.
RES.R11-1247 Carried

5. Regular Council - Public Hearing - June 27, 2011

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That the minutes of the Regular Council -
Public Hearing meeting held on June 27, 2011, be adopted.
RES.R11-1248 Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 292 Amendment By-law, 2011, No. 17429
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17430
Application: 7907-0127-00**

CIVIC ADDRESS: 2594 Croydon Drive

APPLICANT: S.K.M.B. Harchand Const. Ltd.
c/o Wilson Chang Architect Inc. (Wilson Chang)
288 West 8th Avenue
Vancouver, BC V5Y 1N5

PROPOSAL: By-law 17429
To redesignate the property from Suburban (SUB) to
Industrial (IND).

By-law 17430

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

The purpose of the rezoning is to permit the development of a 3-storey office building.

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

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

2. **Surrey Official Community Plan By-law, 1996, No. 12900, No. 293 Amendment By-law, 2011, No. 17431
Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17432
Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17433
Application: 7911-0051-00**

CIVIC ADDRESS: 2638 Croydon Drive (also shown as 2635 - 158 Street)

APPLICANT: William and Pamela Bray
c/o Elkay Developments Ltd. (Leigh Sully)
#101A, 15252 - 32 Avenue
Surrey, BC V3S 0R7

PROPOSAL: **By-law 17431**
To redesignate a portion of the site from Suburban (SUB) to Industrial (IND).

By-law 17432

Block B

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

By-law 17433

Block A

To rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

The purpose of the redesignation and rezoning is to permit subdivision into two lots and to allow development of a four-storey office building on Block B (shown on attached sketch plan).

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, 1993, No. 12000,
Amendment By-law, 2011, No. 17441
Application: 7909-0210-00**

CIVIC ADDRESS: 15370, 15376, 15380 - 20 Avenue, 1955, 1963 and 1971 - 154 Street

APPLICANT: Boffo Developments (WR) Ltd.
c/o Jim Ellis
#201, 4695 East Hastings Street
Vancouver, BC V5C 2K6

PROPOSAL: To rezone 15380 - 20 Avenue from "Duplex Residential Zone (RM-D)" and 15370, 15376 - 20 Avenue and 1955, 1963, 1971 - 154 Street from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of 102 apartment units in two buildings.

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

C. Schule, Owner, Stratford Gardens (15350 19A Avenue): Expressed concern regarding the number of driveways associated with the development and the increased density the project will bring. Staff clarified that the applicant requested entrance to the development be located on 120 and 153 Street.

C. Johnston, 406, 15350 - 19A Avenue: Expressed concern regarding increased traffic and lack of buffering in the proposed landscaping plan. Staff confirmed that a number of the trees will be retained and an extensive landscaping buffer is planned; the setback between the two properties is 25 feet and it will be landscaped.

D. Fearon, 15342 - 20 Avenue: Speaking on behalf of the Strata Council for his development. Mr. Fearon expressed concern relative to increased traffic that will result on 19A from the proposed development and requested the developer to reconsider placement of the driveway.

C. Clark, #202 - 15350 19A Avenue: Expressed concern regarding increased vehicular and pedestrian traffic through the lawns and walkways of the Village Terrace complex. Noted the development is close to a nearby school and expressed concern regarding the potential impact of the development on the local school system.

J. Ellis, Boffo Developments (WR) Ltd: Addressed concerns raised by the interveners as follows: 1) driveway placement / easement, noted 19A has relatively low traffic issues as opposed to the other potential access points associated with the development. Each building has its own entrance with a safe vehicle pullout for visitor and handicapped access parking. 2) Vehicular / Pedestrian Traffic - visitors, drop offs and pickups would occur right off the major street, the need for left hand turns will be eliminated. The driveway currently exists, is wide enough and is designed for that function; the Engineering Department encouraged the developer to use the existing easement. As a multiple housing unit, garbage / recycling rooms have been designed at the base of the ramp. 3) Landscaping / Noise mitigation: the existing hedging on the site is substantial in height, full setbacks will be in place between the buildings, and a conscious effort has been made to face balconies to address the placement. There will be no air conditioning units installed and all noise making equipment (mechanical, etc.) will be located below grade. 4) Concern regarding rentals vs. owner occupied owners - the building will be largely owner occupied and will be a strata. The target audience for purchases are empty nesters, not first time home-buyers. 6) Impact on School Infrastructure - Staff noted the planning report did not indicate any impact on the schools.

Council requested staff to provide information regarding the traffic count for the area. Staff explained that counts were done with the neighbourhood NCP and that the development will be adding 100 units and with the easement in place, sufficient access movements will be in place. Staff further added that more long-term changes 20 Avenue and 152A could be explored in the future as required.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. & S. Shibley			X
D. & L. Bonnett		X	
C. & C. Shea			X
Sterling Place Strata Corporation			X
A. Assman		X	
L. & I. Clark		X	
B. Payne			X
E. Popova		X	

4. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17435
Application: 7910-0324-00**

CIVIC ADDRESS: 9647 - 137 Street

APPLICANT: 624733 B.C. Ltd.
c/o Herald Tessier
9608 - 134 Street
Surrey, BC V3T 4A7

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 35, Section F, as follows,

- (a) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.);
- (b) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.); and
- (c) To reduce the minimum east front yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), to increase the number of fascia signs from two (2) fascia signs to three (3) fascia signs.

The purpose of the rezoning and development variance permit is to permit the development of a two-storey medical office with basement.

Note: See Development Variance Permit No. 7910-0324-00 under Clerk's Report, Item 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.

5. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 294 Amendment By-law, 2011, No. 17436
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17437
Application: 7911-0053-00**

CIVIC ADDRESS: 13695, 13705, 13715, 13725 - 96 Avenue, 9630, 9638, 9646,
9656 - 137 Street, 9631, 9637, 9647 and 9655 - 137A Street

APPLICANT: North Harper Lands Development Ltd. and South Harper
Lands Development Ltd.
c/o Lark Group (Kirk Fisher)
Building A, #101A, 17802 - 66 Avenue
Surrey, BC V3S 7X1

PROPOSAL: By-law 17436
To redesignate 9656 - 137 Street and 9655 - 137A Street from Multiple Residential (RM) to Commercial (COM).

By-law 17437
To rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the re-designation and rezoning is to permit the development of two 12-storey commercial buildings in two phases.

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.

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council receive the petition provided
by Mr. H. Tessier as information.

RES.R11-1249

Carried

H. Tessier, 9692 - 137 Street: Opposed to the project for the following reasons 1) the proposed road alignment proposed does not line up with the street grid, and 2) the property owners in the area will be required to share the cost of constructing the road. Many have lived in the area for years and the residents in the area request fair treatment, to-date the neighbours have not been involved in discussions regarding the road network or engaged in public consultation regarding the project. Mr. Tessier requested an open house for the City of Surrey, the developers and the property owners.

R. Irving, 9661 - 137 Street: Opposed to the proposed road alignment for the project. Noted there are alternatives available worth considering, requested traffic calming measures be explored for the area for 136A and 97A Avenue.

M. Gill - 9661 - 137A Street: Did not receive a letter regarding the development and was not contacted regarding the impending purchase of his property.

K. Fisher - 3372 - 155 Street (on behalf of the developer): Addressed the proposed road location between Kinsmen and Laurel Place. Noted the City of Surrey proposed the road location mid block between 96 and 97A. When the site was started for development, the layout was prepared to have the lane to serve both projects between Phase A and Phase B. Looked at moving the road to the north so that it would line up and it would require extensive on-grade parking and the Phase B building would not happen. Environmentally, the project is going for LEED Gold Certification and relocating the parking would have lost 5 points. The road network the City wants has 96A and going south to connect to the lane between Laurel and Kinsmen.

Staff noted that Laurel and Kinsmen were both care facilities and noted that the road should not connect but rather stay where it is. The developer clarified they are paying for 56 percent of the road and that no landowner will pay the 44 percent and if anyone develops to the north the property will be purchased in the future. Landowners are not negatively reflected. The proposed road will bring traffic to the area and it makes surrounding properties more developable because the road network is already established. Noted the property to the north is not part of the project at this time. Clarified that the City of Surrey will be purchasing land at appraised value, the homeowner will not incur costs associated with the developer.

Council asked engineering to clarify the rationale regarding the road placement. Staff noted that the road network was selected to establish a finer road network and break up the long blocks. The preference would be to have a directly connected road; however, a number of items are evaluated and it is the best available option at this point. Staff noted that the road is not configured the same as a through road and will have a different look and feel to a future road shown to the north.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Lark Group	X		

**6. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17438
Application: 7911-0107-00**

CIVIC ADDRESS: 10354 - 120 Street

APPLICANT: 12033333 Holdings Ltd.
c/o Krahn Engineering Ltd. (Scott Delgatty)
#210, 1311 Kootenay Street
Vancouver, BC V5K 4Y3

PROPOSAL: To rezone the property from "Light Impact Industrial 1 Zone (IL-1)" to "Business Park 2 Zone (IB-2)".

The purpose of the rezoning is to facilitate future industrial development in South Westminster.

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

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

7. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17439
Application: 7911-0057-00**

CIVIC ADDRESS: 10368 Parkview Place

APPLICANT: Antonietta Vinciguerra
c/o H.Y. Engineering Ltd. (Lori Joyce)
#200, 9128 - 152 Street
Surrey, BC V3R 4E7

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section E.21(c) to reduce the minimum frontage width of a panhandle lot from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.

The purpose of the rezoning and development variance permit is to permit subdivision into two (2) single family lots.

Note: See Development Variance Permit No. 7911-0057-00 under Clerk's Report, Item 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.

8. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17440
Application: 7910-0271-00**

CIVIC ADDRESS: 6915, 6931 and 6951 - 142 Street

APPLICANT: Narinder S. and Narinder K. Garcha
c/o Barnett Dembek Architects (Maciej Dembek)
#135, 7536 - 130 Street
Surrey, BC V3W 1H8

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of 24 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.

**9. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2011, No. 17428**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Part 1 Definitions by deleting the definition of "Small-Scale Drug Store" in its entirety and inserting the following in its place:

"means a commercial establishment with a *gross floor area* of less than 600 square metres [6,450 square feet] which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*".

This amendment will categorize small-scale drug stores as pharmacies or commercial establishments which fill a broad range of pharmaceutical prescriptions but exclude methadone dispensaries (as detailed in Planning Report 7911-0114-00 Dated June 27, 2011).

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

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

**10. Surrey Official Community Plan By-law, 1996, No. 12900,
Text Amendment By-law, 2011, No. 17434**

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

PROPOSAL: To amend the "Surrey Official Community Plan By-law 1996, No. 12900", as amended, is hereby further amended in Division A. Schedule B "Temporary Use Permit Areas", by deleting "Temporary Commercial Use Permit Area No. 17" and replacing with "Temporary Commercial Use Permit Area No. 17 - Temporary Real Estate Sales Centre".

3. Social Planning Advisory Committee – June 23, 2011

RES.R11-1253 (a) It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the minutes of the Social Planning
Advisory Committee meeting held on June 23, 2011, be received.
Carried

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

Transitions into Post-Secondary Education

File No. 5080-01

Before the motion was put to question, Councillor Villeneuve requested the wording 'Simon Fraser University, Surrey' be added to the motion.

RES.R11-1254 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council urge the provincial government
to provide equitable funding to Kwantlen Polytechnic University in Surrey
and Simon Fraser University Surrey.
Carried

Councillor Villeneuve noted the delegation who presented the 'Transitions into Post-Secondary Education' report to the Social Planning Advisory Committee on June 23, 2011, will request to make the presentation to Council in the future.

D. BOARD/COMMISSION REPORTS**E. MAYOR'S REPORT****1. Annual Premier's Award Presentation**

Councillor Villeneuve presented Mayor Watts with the Annual Premier's Award. The Premier's Awards provide the public service's most prestigious recognition and are part of a much broader employee recognition program. The award was presented to Surrey for the work done by Surrey's Show Team on Surrey's Homeless Outreach Work. The Show Team coordinates efforts and integrates resources. Since initiated in Surrey in 2009 over 2,000 people have been housed.

2. **2011 Fiji Day Celebration - Whale Tooth Presentation**

Councillor Hunt attended the Fourth Annual Fiji Day Celebration held on Saturday, July 9, 2011 at Bear Creek Park on behalf of Mayor Watts. Councillor Hunt presented Mayor Watts with a Fijian traditional gift of welcome, a whale tooth. The tooth was presented to Mayor Watts on behalf of the Surrey Fijian Community as a token of high esteem.

F. **GOVERNMENTAL REPORTS**

G. **CORPORATE REPORTS**

1. The Corporate Reports, under date of July 11, 2011, were considered and dealt with as follows:

Item No. R132 Award of Contract to M.S. 4810-053-11
Miscellaneous Drainage Improvements
File: 4810-053-11

The General Manager, Engineering submitted a report concerning Award of Contract to M.S. 4810-053-11 Miscellaneous Drainage Improvements. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Pedre Contractors Ltd.	\$772,800.00	No Change
2. GCL Contracting & Engineering Inc.	\$1,040,838.40	No Change
3. Directional Mining & Drilling Ltd.	\$1,324,737.12	\$1,323,617.12
4. Mission Contractors Ltd.	\$1,396,299.32	\$1,396,300.44
5. Double M Excavating Ltd.	\$1,484,559.84	No Change

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

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

1. Award Contract M.S. 4810-053-11 to Pedre Contractors Ltd. for the miscellaneous drainage improvements in the amount of \$772,800.00 including HST; and
2. Set the expenditure authorization limit for Contract M.S. 4810-053-11 at \$859,400.00 including contingency and HST.

RES.R11-1255

Carried

Item No. R134 Surrey City Development Corporation – Annual General Meeting for 2011
File: 0112-03

The City Solicitor submitted a report to have Council, on behalf of the City of Surrey as the sole shareholder of the SCDC, address the holding of an AGM for the SCDC in 2011.

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

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

1. Receive Corporate Report R134 as information;
2. As sole shareholder of the Surrey City Development Corporation ("SCDC"), receive the Notice of Annual General Meeting for the SCDC attached as Schedule "A" to this report;
3. Appoint the City Solicitor to represent the City of Surrey at the AGM for the SCDC;
4. As sole shareholder of the SCDC, endorse the recommendations to the shareholders as set out in the Notice of Annual General Meeting; and
5. Authorize the City Clerk to make Council's resolution related to this report available to the public as information.

RES.R11-1257

Carried

Item No. R135 Request for a Review of Surrey Zoning By-law No. 12000, Amendment By-law, 2006, No. 16156 Related to the St. Helen's Park Neighbourhood
File: 6520-20 (SWM St. Helen's Park)

The General Manager, Planning, and Development submitted a report concerning Request for a Review of Surrey Zoning By-law No. 12000, Amendment By-law, 2006, No. 16156 Related to the St. Helen's Park Neighbourhood.

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

Before the motion was put to question, Councillor Hunt called for division of motion and noted that the Community has been very clear regarding the size of the houses relative to the context of the community in the St. Helen's Park neighbourhood. Further, if a developer is not consistent with the by-law in place for St. Helen's Park, they should be fined in accordance with the by-law.

Councillor Hunt suggested that the Red Tape Reduction Committee address the issue of covered balconies.

Councillor Hepner noted that some of the issues before the Red Tape Reduction Committee do relate to the number of zones the City has in place to review anomalies and architecture and design elements, they have a consultant looking into this. In terms of St. Helen's, there was a very full public consultation process and it is very clear what the neighbourhood context is.

Councillor Steele agreed with Councillor's Hunts comments and noted that the developer has 30 days to remove the covered balconies.

Councillor Villeneuve requested a stop work order be issued to the developers who are not in compliance and that the individuals who are abusing the by-law be dealt with.

Council requested clarification from staff regarding the recommendation. Staff noted that the purpose of the report was to initiate a text amendment. Staff clarified that the proposed amendments were discussed with the neighbourhood.

Councillor Hunt suggested an amendment to the recommendations by inserting a fifth point indicating that the current by-law should stipulate that if any new homes have enclosed their balconies, stop work orders should be issued in accordance with the by-law.

Before the motion was put to question there was a call for division.

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Council Receive Corporate Report R135
as information.

RES.R11-1258

Carried

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Council authorize staff to work with the
South Westminster Ratepayers Association and the owners of property in the
St. Helen's Park neighbourhood to determine what amendments to Surrey Zoning
By-law 1993, No. 12000, Amendment Bylaw, 2006, No. 16156 are necessary to ensure
that new homes constructed in the St. Helen's Park neighbourhood reflect the
intent of the By-law and the character of the neighbourhood.

RES.R11-1259

Defeated
with Councillors Steele, Gill, Martin, Rasode,
Hunt and Hepner opposed.

- | | | |
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| RES.R11-1260 | <p>It was</p> <p>bring forward text amendment(s) to Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2006, No. 16156 that have the support of the St. Helen's Park neighbourhood and are consistent with the development objectives for this neighbourhood.</p> | <p>Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Council authorize staff to prepare and</p> <p><u>Carried</u></p> |
| RES.R11-1261 | <p>It was</p> <p>forward a copy of Corporate Report R135 and the related Council resolution to the South Westminster Ratepayers Association.</p> | <p>Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Council instruct the City Clerk to</p> <p><u>Carried</u></p> |
| RES.R11-1262 | <p>It was</p> <p>neighbourhood that enclose their covered patios or balconies be issued stop work orders in accordance with Surrey Zoning By-law 1993, No. 12000, Amendment Bylaw, 2006, No. 16156.</p> | <p>Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That all new homes in St. Helen's Park</p> <p><u>Carried</u></p> |

H. BY-LAWS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 292 Amendment By-law, 2011, No. 17429"
 7907-0127-00 - S.K.M.B. Harchand Const. Ltd.
 c/o Wilson Chang Architect Inc. (Wilson Chang)
 To redesignate the site located at - 2594 Croydon Drive - from Suburban(SUB) to Industrial (IND).

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law No. 17430.

- | | | |
|--------------|--|--|
| RES.R11-1263 | <p>It was</p> <p>By-law, 1996, No. 12900, No. 292 Amendment By law, 2011, No. 17429" pass its third reading.</p> | <p>Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan</p> <p><u>Carried</u></p> |
|--------------|--|--|

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17430"
7907-0127-00 - S.K.M.B. Harchand Const. Ltd.
c/o Wilson Chang Architect Inc. (Wilson Chang)
RA to CD (BL 12000) - 2594 Croydon Drive - to permit the development of
a 3-storey office building.

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law No. 17429.

RES.R11-1264
It was
Amendment By-law, 2011, No. 17430" Carried
Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
pass its third reading.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 293 Amendment
By-law, 2011, No. 17431"
7911-0051-00 - William and Pamela Bray
c/o Elkay Developments Ltd. (Leigh Sully)
To redesignate a portion of the site located at - 2638 Croydon Drive - from
Suburban (SUB) to Industrial (IND).

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law Nos. 17432 & 17433.

RES.R11-1265
It was
By-law, 1996, No. 12900, No. 293 Amendment By law, 2011, No. 17431" pass its third
reading. Carried
Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17432"
7911-0051-00 - William and Pamela Bray
c/o Elkay Developments Ltd. (Leigh Sully)
RA to CD (BL 12000) - portion of 2638 Croydon Drive - to permit
subdivision into two lots and to allow development of a four-storey office
building on Block B as shown on attached sketch plan.

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law Nos. 17431 & 17433.

RES.R11-1266 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17432" pass its third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17433"
7911-0051-00 - William and Pamela Bray
c/o Elkay Developments Ltd. (Leigh Sully)
RA to RH (BL 12000) - portion of 2638 Croydon Drive - to permit
subdivision into two lots and to allow development of a four-storey office
building on Block B as shown on attached sketch plan.

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law Nos. 17431 & 17432.

RES.R11-1267 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17433" pass its third reading.
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17441"
7909-0210-00 - Boffo Developments (WR) Ltd.
c/o Jim Ellis
RF and RM-D to CD (BL 12000) - 15370, 15376, 15380 - 20 Avenue, 1955, 1963
and 1971 - 154 Street - to permit the development of 102 apartment units in
two buildings.

Approved by Council: June 27, 2011

RES.R11-1268 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17441" pass its third reading.
Carried

Councillor Martin left the meeting at 9:11 p.m.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17435"
7910-0324-00 - 624733 B.C. Ltd.
c/o Herald Tessier
RF to C-5 (BL 12000) - 9647 - 137 Street - to permit the development of a
two-storey medical office with basement.

Approved by Council: June 27, 2011

Note: See Development Variance Permit No. 7910-0324-00 under Clerk's Report
Item I.1(a).

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17438"
7911-0107-00 - 12033333 Holdings Ltd.
c/o Krahn Engineering Ltd. (Scott Delgatty)
IL-1 to IB-2 (BL 12000) - 10354 - 120 Street - to facilitate future industrial
development in South Westminster.

Approved by Council: June 27, 2011

RES.R11-1272
It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17438" pass its third reading.
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17439"
7911-0057-00 - Antonietta Vinciguerra
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF (BL 12000) - 10368 Parkview Place - to permit subdivision into
two (2) single family lots.

Approved by Council: June 27, 2011

Note: See Development Variance Permit No. 7911-0057-00 under Clerk's Report
Item I.1(b)

RES.R11-1273
It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17439" pass its third reading.
Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17440"
7910-0271-00 - Narinder S. and Narinder K. Garcha
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RF to CD (BL 12000) - 6915, 6931 and 6951 - 142 Street - to permit the
development of 24 townhouse units.

Approved to Council: June 27, 2011

RES.R11-1274
It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17440" pass its third reading.
Carried
with Councillor Bose opposed

Councillor Martin returned at 9:12 p.m.

9. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2011, No. 17428" "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Part 1 Definitions by deleting the definition of "Small-Scale Drug Store" in its entirety and inserting the following in its place:

"means a commercial establishment with a *gross floor area* of less than 600 square metres [6,450 square feet] which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*".

This amendment will categorize small-scale drug stores as pharmacies or commercial establishments which fill a broad range of pharmaceutical prescriptions but exclude methadone dispensaries.

Approved to Council: June 27, 2011

RES.R11-1275 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2011, No. 17428" pass its third reading.
Carried

RES.R11-1276 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2011, No. 17428" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
Carried

10. "Surrey Official Community Plan By-law, 1996, No. 12900, Text 107, Amendment By-law, 2011, No. 17434"
Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended in Division A. Schedule B "Temporary Use Permit Areas", by deleting "Temporary Commercial Use Permit Area No. 17" and replacing with "Temporary Commercial Use Permit Area No. 17 - Temporary Real Estate Sales Centre". This application will permit the development of a temporary real estate sales centre for an adjacent proposed residential project in Surrey City Centre.

Approved by Council: June 27, 2011

RES.R11-1277 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text 107, Amendment By-law, 2011, No. 17434" pass its
third reading.
Carried

RES.R11-1278

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text 107, Amendment By-law, 2011, No. 17434" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

INTRODUCTIONS

11. "Local Area Service Lane Paving (Project # 5011-1030-00) By-law, 2011, No. 17442".
 3900-20-17442 – Council Initiative
 A by-law to establish the local area service for paving of the lane
 located east of 128 Street between 76 Avenue and Hurdle Crescent, to
 authorize the construction to service parcels within the local service
 area; to define the boundaries of the local service area; and to impose
 local service taxes.

Approved by Council: June 13, 2011
 Corporate Report Item No. R112

RES.R11-1279

It was

Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Local Area Service Lane Paving
 (Project # 5011-1030-00) By-law, 2011, No. 17442". pass its first reading.

Carried

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

RES.R11-1280

It was

Moved by Councillor Bose
 Seconded by Councillor Martin
 That "Local Area Service Lane Paving
 (Project # 5011-1030-00) By-law, 2011, No. 17442". pass its second reading.

Carried

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

RES.R11-1281

It was

Moved by Councillor Bose
 Seconded by Councillor Martin
 That "Local Area Service Lane Paving
 (Project # 5011-1030-00) By-law, 2011, No. 17442". pass its third reading.

Carried

12. "Local Area Service Water Main Extension (Project # 1210-906) By-law, 2011, No. 17443".
3900-20-17443 – Council Initiative
A by-law to establish the local area service for water main extension to provide services to the parcels on 162A Street between 96B Avenue and #9774 162A Street, to authorize the construction, operation and maintenance of a water main and related appurtenances and service connections to service parcels within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct, operate and maintain the local area service; to define the boundaries of the local service area; and to impose local service taxes.

Approved by Council: June 13, 2011
Corporate Report Item No. R111

RES.R11-1282 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1210-906) By-law, 2011, No. 17443". pass its first reading.
Carried

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

RES.R11-1283 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1210-906) By-law, 2011, No. 17443" pass its second reading.
Carried

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

RES.R11-1284 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1210-906) By-law, 2011, No. 17443" pass its third reading.
Carried

13. "Local Area Service Water Main Extension (Project # 1211-902) By-law, 2011, No. 17444".
3900-20-17444 – Council Initiative
A by-law to establish the local area service for water main extension to provide services to the parcels on Abbey Drive from #17393 to #17497 in the 174 Street and 174A Street cul-de-sacs, to authorize the construction, operation and maintenance of a water main and related appurtenances and service connections to service parcels within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct, operate and maintain the local area service; to define the boundaries of the local service area; and to impose local service taxes.

Approved by Council: June 13, 2011

Corporate Report Item No. R110

RES.R11-1285 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1211-902) By-law, 2011, No. 17444" pass its first reading.
Carried

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

RES.R11-1286 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1211-902) By-law, 2011, No. 17444" pass its second reading.
Carried

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

RES.R11-1287 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Water Main
Extension (Project # 1211-902) By-law, 2011, No. 17444" pass its third reading.
Carried

I. CLERK'S REPORT

1. Development Variance Permits

It is in order for Council pass a resolution to indicate support of the following permits:

- (a) **Development Variance Permit No. 7910-0324-00**
624733 B.C. Ltd.
c/o Herald Tessier
9647 - 137 Street

Note: See By-law No. 17435 under Item H.4

To relax requirements as follows:

- (i) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.);
- (ii) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.); and
- (iii) To reduce the minimum east front yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), as follows:

- (i) To increase the number of fascia signs from two (2) fascia signs to three (3) fascia signs.

To permit the development of a two-storey medical office with basement.

It was
 Moved by Councillor Steele
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7910-0324-00 be supported and that staff be authorized to bring the
 Development Variance Permit forward for issuances and execution by the
 Mayor and City Clerk in conjunction with final adoption of the related
 rezoning by-law.

RES.R11-1288

Carried

- (b) **Development Variance Permit No. 7911-0057-00**
Antonietta Vinciguerra
c/o H.Y. Engineering Ltd. (Lori Joyce)
 10368 Parkview Place

Note: See By-law No. 17439 under Item H.7

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section E.21 (c), as follows:

- (i) To reduce the minimum frontage width of a panhandle lot from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.

To permit subdivision into two (2) single family lots.

It was
 Moved by Councillor Steele
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7911-0057-00 be supported; and that staff be authorized to bring the
 Development Variance Permit forward for issuances and execution by the
 Mayor and City Clerk in conjunction with final adoption of the related
 rezoning by-law.

RES.R11-1289

Carried

1.1 **Approval of Development Variance Permits**

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permit:

- (c) **Development Variance Permit No. 7910-0093-00**
Jaswinder S. and Jasbir K. Pabla
c/o H.Y. Engineering Ltd. (Lori Joyce)
9662 - 156 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, as follows:

- (i) To reduce the minimum rear yard setback for proposed Lot 101 from 7.5 metres (25 ft.) to 7.1 metres (23 ft.).

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, Part V, Section 24(a), as follows:

- (i) To defer the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring, and street lighting systems for 156A Street.

To allow subdivision into two lots and to retain the existing single family dwelling as shown on Schedule A.

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

It was

Moved by Councillor Steele
Seconded by Councillor Gill
That Development Variance Permit

No. 7910-0093-00 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.R11-1290

Carried

It is in order for Council pass a resolution to indicate support of the following permit:

- (d) **Development Variance Permit No. 7910-0258-00
0882160 B.C. LTD.
c/o Patrick Cotter Architect Inc. (Rob Whetter)
13718 - 100 Avenue**

To relax requirements as follows:

- (i) To reduce the minimum northern (100 Avenue) yard setback from 7.5 metres (25 ft.) to 1.0 metre (3 ft.);
- (ii) To reduce the minimum number of resident parking spaces from 977 to 886; and
- (iii) To permit roof overhangs to extend to the northern lot line.

To permit the development of two high-rise apartment towers and ground-oriented townhouse units.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7910-0258-00 be supported and that staff be authorized to bring the
Development Variance Permit forward for issuances and execution by the
Mayor and City Clerk in conjunction with final adoption of the related
rezoning by-law.

RES.R11-1291

Carried

It is in order for Council pass a resolution to indicate support of the following permits:

- (e) **Development Variance Permit No. 7911-0114-00
Panorama Park Investments Ltd.
c/o Pacific Land Group (Oleg Verbenkov)
15240 - No. 10 Highway (56 Avenue)**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section 28, as follows:

- (i) To reduce the minimum separation requirement between a small-scale drug store and existing drug store from 400 metres (1,300 ft.) to 170 metres (558 ft.).

The proposal is to permit a small-scale drug store.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7911-0114-00 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.R11-1292

Carried

2. Approval of Temporary Commercial Use Permits

- (a) **Temporary Commercial Use Permit No. 7911-0105-00**
Louie Huberman
c/o Peak Construction Management Ltd. (Doug Wilson)
13260 Old Yale Road (also shown as 13268 Old Yale Road)

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Temporary Commercial Use Permit
No. 7911-0105-00 be issued to Louie Huberman to allow a temporary real estate sales centre for an adjacent proposed residential project in Surrey City Centre for a period not to exceed two (2) years on the site more particularly described as Parcel Identifier: 011-924-951 Parcel "A" (Explanatory Plan 10207) Lot 13 Except: Firstly: Parcel "One" (Explanatory Plan 11312) Secondly: Parcel "2" (Bylaw Plan 51235), Section 27 Block 5 North Range 2 West New Westminster District Plan 822, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R11-1293

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

1. Property Acquisition Program

That a major property acquisition program be created in response to the requirements identified in the Ecological Management System Report.

L. OTHER BUSINESS**1. Red Tape Reduction Committee Request – Re: St. Helen's Enclosed Covered Patio Issue**

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Red Tape Reduction Committee's
Consultant review the issue of covered balconies in St. Helen's area.

RES.R11-1294

Carried**2. Surrey Fusion Festival – Chefs of Surrey Event
July 16, 2011, Holland Park, 135A Street & 100 Avenue, Surrey, BC**

Councillors Rasode and Hepner will be participating in the Surrey Fusion Festival 'Chefs of Surrey' Event on July 16, 2011 from 3:30 p.m. – 3:50 p.m. at the Cooking Stage.

**3. Crime Reduction Strategy Progress Report 2007-2010, May 9, 2011
Corporate Report Ro68**

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the clarification memorandum staff
provided to Council relative to the Regular Council Public Hearing May 9, 2011,
Corporate Report Ro68 regarding the Crime Reduction Strategy Progress Report
2007-2010, be appended to the original report and published on the website for the
public's information.

RES.R11-1295

Carried**4. Request for Appeal - Temporary Use Permit Application No. 7911-0064-00
To permit storage of RV's at 2715 and 2713 – 156 Street**

File: 7911-0064

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the letter received from Karsten Roh,
dated July 4, 2011, regarding a reconsideration request of the Temporary Use
Permit Application No. 7911-0064-00 decision from the June 27, 2011, Regular
Council Public Hearing be referred to staff.

RES.R11-1296

Carried

M. ADJOURNMENT

It was

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


meeting do now adjourn.

RES.R11-1297


Carried

The Regular Council - Public Hearing meeting adjourned at 9:20 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts