

**Present:**

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

**Absent:**

Councillor Villeneuve

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Human Resources  
General Manager, Investment & Intergovernmental Relations  
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 - May 28, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Special (Regular)  
Council meeting held on May 28, 2012, be adopted.  
RES.R12-1299 Carried

**2. Council-in-Committee - May 28, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the  
Council-in-Committee meeting held on May 28, 2012, be received.  
RES.R12-1300 Carried

**3. Regular Council - Land Use - May 28, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Land Use meeting held on May 28, 2012, be adopted.  
RES.R12-1301 Carried

4. Finance Committee - May 28, 2012

(a) It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Finance Committee  
meeting held on May 28, 2012, be received.  
RES.R12-1302 Carried

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

**Item No. Fo28** Transfer of Funds to the Surrey Housing and Homelessness Fund  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council authorize staff to take all  
necessary actions to transfer seventy-two thousand, six hundred dollars (\$72,600) from the Affordable Housing Special Reserve Fund to the Surrey Homelessness and Housing Fund for use by the Surrey Homelessness and Housing Society in fulfilling its mandate.  
RES.R12-1303 Carried

**Item No. Fo29** Late Grant Applications for 2012  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the following with  
funding from the "One Time Grants" budget:

1. a grant of \$1,000 to the Ocean Park Business Association to offset some of the costs associated with Ocean Park Day, which will take place on June 16, 2012; and
2. in partnership with the Canadian National Christian Foundation as described in Corporate Report Fo29, a grant of \$5,000 to the Surrey Canadian Baseball Association to support a coaching clinic that was held on April 14 and 15, 2012.

RES.R12-1304 Carried

5. Regular Council – Public Hearing - May 28, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on May 28, 2012, be adopted.  
RES.R12-1305 Carried

Mayor Watts requested that Corporate Reports R127 and R129 be brought forward for discussion before the start of the Public Hearing portion of this meeting.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the agenda be varied to address  
Corporate Reports R127 and R129 before the start of the Regular Council Public Hearing  
portion of this meeting.  
RES.R12-1306 Carried

G. CORPORATE REPORTS

**Item No. R127** By-law Enforcement Activities Quarterly Report –  
First Quarter 2012  
File: 4000-01

The City Solicitor submitted a report concerning By-law Enforcement Activities Quarterly Report - First Quarter 2012.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Corporate Report R127 be received for  
information.  
RES.R12-1307 Carried

Staff noted that regular quarterly reports will be provided from this point forward.

**Item No. R129** The Greenways Plan 2012 - Connecting Communities  
File: 6140-20/G

The General Manager, Parks, Recreation and Culture submitted a report summarizing the key elements of a new Greenways Plan for the City and seeking Council's approval of the proposed Plan, which is attached as Appendix 1 to Corporate Report R129.

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

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

1. Receive Corporate Report R129 as information; and
2. Approve the Greenways Plan – 2012, which is attached as Appendix 1 to this report.

RES.R12-1308

Carried

Council noted Corporate Report R129 is part of the Healthier Communities Partnership with Fraser Health and that the details of the partnership will be showcased at this year's Fusion Festival. Council further noted that under the Build Surrey program more networks / connections will be added and that with the endorsement of this plan, the various trails will be communicated to members of the public through printed brochures available within various Community Recreation Centres.

## **B. DELEGATIONS - PRESENTATIONS**

### **1. Long Service Awards – Senior Management Positions**

Murray Dinwoodie, City Manager (13 years) and Vivienne Wilke, General Manager, Finance and Technology (11 years). Mayor Watts announced that both individuals have been recognized by the Canadian Association of Municipal Administrators (CAMA) for their many years of dedicated service in local government.

### **2. Substance Abuse Awareness Week – May 27 - June 2**

The week encouraged groups within the community to plan their own Substance Use Awareness Week activities. The Surrey Pre-trial Service Centre; was one agency that embraced the week and organized various activities. One of the activities planned encouraged inmates to create Substance Use Awareness Week posters which showcased their thoughts around substance misuse and addiction; Mayor and Council were given the honour of judging the submissions.

**B. DELEGATIONS – PUBLIC HEARING**

- 1. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 324 Amendment By-law, 2012, No. 17670  
Surrey Land Use Contract No. 235, Authorization By-law, 1976,  
No. 4861 Partial Discharge By-law, 2012, No. 17671  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17672  
Application: 7911-0329-00**

CIVIC ADDRESS: 12859 - 88 Avenue

APPLICANT: Santosh Holdings Ltd.  
c/o Guru Nanak Holding Ltd. (Bob Cheema)  
#101, 13463 - 78 Avenue  
Surrey, BC V3W 0A8

PROPOSAL: **By-law 17670**  
To redesignate the property from Urban (URB) to Commercial (COM).

**By-law 17671**  
To discharge Land Use Contract No. 235 to allow the underlying "Single Family Residential Zone (RF)" to come into effect.

**By-law 17672**  
To rezone the property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a three-storey mixed-use (commercial/residential) building.

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

M. Miles, 14479 – 105A Avenue: Before Council representing the Board of Trustees for his church. Expressed concern regarding the following: 1) height of the proposed development (3 storeys) does not fit within the context of the neighbourhood; and 2) proposed exit on 128 Street is unsafe, noted the location is notorious for accidents.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
F. & J. Amadasun	X		
G. & S. Magill		X	

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17664  
Application: 7912-0038-00**

CIVIC ADDRESS: 15932 - 96 Avenue

APPLICANT: Lomen Enterprises Co. Ltd.  
c/o Matthew Cheng Architect Inc. (Matthew Cheng)  
#202, 670 Evans Avenue  
Vancouver, BC V6A 2K9

PROPOSAL: To rezone the property from "Local Commercial Zone (C-4)"  
to "Neighbourhood Commercial Zone (C-5)".

The purpose of the rezoning is to allow additional uses in an  
existing commercial 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.

3. **Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 113 Amendment By-law, 2012, No. 17669  
Application: 7912-0085-00**

CIVIC ADDRESS: 12582 - 84 Avenue

APPLICANT: British Columbia Hydro and Power Authority  
c/o Omicron Architecture Engineering Construction Ltd.  
(Pablo Yuste)  
595 Burrard Street 3 Bentall Centre, 5th Floor  
Vancouver, BC V7X 1L4

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996,  
No. 12900", as amended, in Division A, Schedule B  
Temporary Use Permit Areas, under the heading Temporary  
Industrial Use Permit Areas, by adding a new heading  
"Temporary Industrial Use Permit Area No. 41 - Temporary  
B.C. Hydro High-Voltage Training Facility."

This application will permit a high-voltage training facility  
on the B.C. Hydro Surrey Campus.

**Note:** See Temporary Industrial Use Permit No. 7912-0085-00 under Clerk's  
Report, Item I.3(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.

4. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17675  
Application: 7912-0037-00**

CIVIC ADDRESS: 6018, 6064 - 138 Street and 13819 - 60 Avenue

APPLICANT: Annie Spurr and North 60 Development Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
#300, 65 Richmond Street  
New Westminster, BC V3L 5P5

PROPOSAL: **Block C**  
To rezone a portion of 6064 - 138 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

**Block A and B**  
To rezone 13819 - 60 Avenue, 6018 - 138 Street and a portion of 6064 - 138 Street from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

The purpose of the rezoning is to permit subdivision into 31 lots (10 RF-12 and 21 RF-9).

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

A. Spurr, 6064 - 138 Street: Stated that the City of Surrey wishes to acquire 40 percent of her land for parkland but does not want to compensate her for it because it is classified as "riparian land". She provided an example where the developer directly north of her property was compensated and said that the City policy is inconsistent, she questioned why her land does not fall under the same zoning rules. The delegation commented that 40 percent of her land represents 18 percent of the proposed development. The developer wanting to buy her land plans to donate the land in lieu of the park fee. If the City will not accept the project, the sale of her property will not go through. She expressed concern that her land will be devalued.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G. Fowler			X

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

NAME	FOR	AGAINST	UNDECIDED
J. Spuw	X		

5. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17673  
Application: 7911-0071-00**

CIVIC ADDRESS: 18711 and 18737 - 54 Avenue

APPLICANT: Trevor Jones and Ranjit S. and Sukhvinder K. Sandhu  
c/o McElhanney Consulting Services Ltd. (Greg Mitchell)  
13160 - 88 Avenue  
Surrey, BC V3W 3K3

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

The purpose of the rezoning is to permit subdivision into  
(13) small suburban 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.

N. Hannafoid, 18649 – 54 Avenue: Expressed concern regarding the following: 1) the proposed development is inconsistent with the neighbourhood context, 2) potential for increased traffic on 186 Street and 54 Avenue and 3) no requirement for a buffer zone on 54 Avenue.

Staff clarified that pedestrian connectivity will not be negatively impacted. Council clarified that there is a CD zone as a buffer on the south side.

P. Molsen, 18638 – 54A Avenue: The delegation purchased his property specifically because of the 1/2 acre zone. Expressed concern regarding the following: 1) context of the proposed development is not in keeping with the neighbourhood, 2) potential for increased traffic and lack of parking.

B. Orioux, 18862 – 54A Avenue: Delegation has resided in the neighbourhood for 15 years and purchased specifically due to 1/2 acre gross density. She is opposed to any development for smaller lots.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That the letter presented by the delegation  
be received as correspondence.

RES.R12-1309

Carried

B. Graham, 18623 – 54A Avenue: Purchased due to the 1/2 acre gross density. Expressed concern regarding the following: 1) CD zoning opens up other properties to potential development applications, essentially 15 – 20 acres would be



available for development, 2) negative impact to the neighbourhood concept, 3) increased traffic. The delegation commented that the developer was aware of the zone when the property was purchased.

J. Vandergraaf, 18618 – 54A Avenue: Commented the neighbours are proud of their neighbourhood and their properties. Strongly disagrees with the change of zoning for the following reasons: 1) development not in keeping with neighbourhood context, 2) increased parking / traffic, 3) negative impact on schools, 4) lack of parkland dedication, and the cash in lieu option for the developer.

J. Streifel, 5414 – 185 Street: In favour of the development, noted the proposed development does make an appropriate transition in housing styles. Clarified that he encouraged residents come to the Regular Council Public Hearing to better understand the facts. Commented another resident in the neighbourhood was presenting untrue information regarding the application. Expressed concern regarding the current level of traffic but noted, in his view, the proposal will not provide increased traffic in the area.

K. Sandu, 18711 – 54 Avenue (on behalf of applicant): Noted the lot sizes proposed will be a good transition and it will bring several different housing forms together. Noted the traffic will not change significantly. Clarified the lots allow for adequate parking as the lot sizes are significantly larger.

G. Mitchell, Represent the Property Owners: Clarified the lots will have sufficient parking, noted that the road pattern as presented by the City presented a challenge. Commented that the applicant created the best possible subdivision layout given the road access given and that the 20 metre lot is within the character of the neighbourhood, architecturally speaking the development will enhance the neighbourhood.

Council noted that it appears one more lot is trying to be squeezed in to the development. The developer responded that 13 lots are the lowest they could go with still being economically viable. The goal with lot 12 was to make the development simpler and most cost effective way to move forward.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Lobley		X	
S. Wright			X
T. & D. Kuc		X	
A. Rodrigues		X	
N & D. Hannaford		X	
M. & A. Verleur		X	
S. Tymich		X	
Petition 7 Signatures		X	
A. & S. Donnery		X	
K. Burke		X	
L. Rainstrick & P. Laing		X	
Petition 10 Signatures		X	
A. & L. Hansen		X	

NAME	FOR	AGAINST	CONCERN
S. & D. Rothstein		X	
J. & E. Vandergraaf		X	
A. Rodrigues		X	
P. & L. Molsen		X	
Petition 8 Signatures		X	
B. & E. Bertholm		X	
R. & J. Wiebe		X	
L.A. & B. Melvin	X		
R. Gill	X		
J. Lisson	X		
K. & C. Tymich		X	
J. & E. Vandergraaf		X	
F. & J. Stevens		X	
J. Rodrigues		X	
A. Verma		X	
R. & K. Buck		X	

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

NAME	FOR	AGAINST	UNDECIDED
K. Prior		X	
C. Koliman		X	
E. Vandergraaf		X	
N. Orioux		X	
C. Atkinson		X	
C. Heinen		X	
J. Heinen		X	
R. Prior		X	
T. Graham		X	
T. Kuc		X	
D. Kuc		X	
S. Chohan		X	
S. Donnery		X	
A. Donnery		X	
J. Sandhu	X		
Concerned Resident	X		
A. Shandhu	X		
N. Takhar	X		

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17674  
Application: 7911-0092-00**

CIVIC ADDRESS: 6355, 6365 and 6373 - 168 Street

APPLICANT: 581947 B.C. Ltd.  
c/o Urban Design Group Architects Ltd. (Rick Jones)

#600, 1140 Pender Street West  
 Vancouver, BC V6E 4G1

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

The purpose of the rezoning is to permit the development of a retail shopping centre.

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

Mayor Watts clarified that with this application, the alley shown on the plan would be for pedestrian traffic only.

I. Petrow, 6351 – 167B Street: Noted the proposed Fruiticana will be backing directly onto their property. The delegation expressed concern regarding: 1) noise, 2) potential for rodents, 3) decrease property value, 4) smells coming from the operations garbage containers, 5) increased traffic, and 6) potential for crime.

L. Snow, 16799 – 63 Avenue: Noted that her concern was regarding increased traffic and danger to children. The announcement at the start of this application alleviated her concern.

P. Fitzgerald, 6239 – 174B Street: Noted there is an existing large vacancy rate with other similar retail complexes in Surrey and that another retail outlet in Cloverdale is not needed. Expressed concern regarding: 1) increased traffic and congestion on 64 Avenue, and 2) lack of parking. The delegation requested Mayor and Council to support existing businesses in Cloverdale.

M. Grewal, 6339 – 168 Street: Requested consideration be given for implementing locking gates to mitigate crime.

R. Jones, Applicant: Addressed the following issues raised by the delegations: 1) loading, will consist of 1 truck per day and it will be there for 15 – 20 minutes; 2) garbage facilities will be setback from the property lines and will be housed in a concrete / gated enclosure. The other issue addressed regarding security, during the design phase, the RCMP asked that the development be landscaped to facilitate a view corridor, and an open view style fencing will be used to further mitigate potential issues. In terms of buffering, there is a 25 foot setback and a tree-line of landscaping; it is strictly a landscape buffer zone.

Council asked for clarification in terms of the alley way and how it will work. The logic of the proposed alley way / connectivity was questioned. Staff clarified that the lane already exists through the boundary of the application; the reason for the connectivity is to provide residential access. Additionally, if residents walk to the corner of 168 Street, it provides neighbourhood commercial access.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
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NAME	FOR	AGAINST	CONCERN
G. & G. Newcomb		X	
M. Petrow		X	
B. Deforest & K. MacDonald		X	
N. & D. Patel		X	
J. Succamore		X	
B. Young		X	
L. & D. Snow			X
D. A. Auzins		X	
G. Domrique		X	

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

NAME	FOR	AGAINST	UNDECIDED
B. La Belle	X		
D. Snow		X	
J. Nelson		X	
J. LaBelle			X
R. Thomson			X
M. Grewal			X
K. Gill			X

**C. COMMITTEE REPORTS**

**1. Parks, Recreation & Sport Tourism Committee - May 16, 2012**

RES.R12-1310 (a) It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the minutes of the Parks, Recreation  
 and Sport Tourism Committee meeting held on May 16, 2012, be received.  
Carried

RES.R12-1311 (b) The recommendations of these minutes were considered and dealt with as follows:  
 It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Council receive a delegation from the  
 Canadian Open Fastpitch International Society at the Regular Council  
 meeting on June 25, 2012, to provide a short presentation.  
Carried

**D. BOARD/COMMISSION REPORTS**

**1. Surrey Heritage Advisory Commission - April 18, 2012**



Mayor

CELEBRATION OF COMMUNITY DAY IN DOWNTOWN SURREY

June 16, 2012

WHEREAS the City of Surrey appreciates the efforts of Community Associations to promote their neighbourhood; and

WHEREAS Community Festivals celebrate the diversity and honour the sustainability of communities within Surrey; and

WHEREAS the Whalley Community Association is hosting the 14<sup>th</sup> Annual Community Festival which includes over seventy sponsors, and seventy-five exhibitors;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare June 16, 2012 as "Celebration of Community Day in Downtown Surrey," in recognition of the efforts made by all sectors of the area to celebrate the Spirit of Community.

Dianne L. Watts  
Mayor

AMATEUR RADIO WEEK

June 17 - 23, 2012

WHEREAS the City of Surrey has several hundred licensed Amateur Radio operators who have demonstrated their value in public assistance by providing radio communications during emergencies and public service events; and

WHEREAS Amateur Radio operators in the City of Surrey donate their services free of charge to the City, in the interest of the citizens of the City as well as the province of BC and Canada; and

WHEREAS these Amateur Radio operators are on alert for any emergency, local, regional or worldwide, and practice their communication skills during the annual Field Day exercise; and

WHEREAS this year's Amateur Radio Field Day will take place on June 23 and 24, 2012;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare June 17 - 23, 2012 as "Amateur Radio Week" in the City of Surrey, in recognition of this important emergency preparedness exercise, and call upon all citizens to pay tribute to the Amateur Radio operators of our City.

Dianne L. Watts  
Mayor

SURREY PRIDE FESTIVAL

July 8, 2012

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 heterosexual 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 Surrey Pride 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 8, 2012 as "Surrey Pride Weekend" in the City of Surrey.

Dianne L. Watts  
Mayor

#### F. GOVERNMENTAL REPORTS

#### G. CORPORATE REPORTS (continued)

1. The Corporate Reports, under date of June 11, 2012, were considered and dealt with as follows:

**Item No. R121** Application to Community Charging Infrastructure Fund to Support Installation of Electric Vehicle Charging Stations  
File: 0512-01; EV Charging Stations

The General Manager, Engineering, General Manager, Finance and Technology and the Manager, Sustainability submitted a report to seek Council endorsement to submit an application to the Provincial Community Charging Infrastructure Fund for financial assistance to allow the installation of eighteen (18) Level-2 electric vehicle charging stations at City facilities, and in support of the application to obtain Council approval to use \$108,000 from the Climate Action Revenue Incentive Program (CARIP) reserve as the City's share of the costs of such installation.

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

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

1. Receive Corporate Report R121 as information;
2. Endorse the submission of an application to the Provincial Community Charging Infrastructure Fund for funding assistance of \$72,000, being \$4,000 for the installation of each of eighteen (18) Level-2 electric vehicle charging stations at civic facilities in Surrey as generally documented in this report; and
3. Approve the allocation of up to \$108,000 from the City's Climate Action Revenue Incentive Program (CARIP) reserve as the City's contribution toward this project.

RES.R12-1314

Carried

**Item No. R122** Award of Contract M.S. 1211-004-11 Installation/Upgrading of PRV Stations & Water Main Construction  
 File: 1211-004/11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1211-004-11 Installation/Upgrading of PRV Stations & Water Main Construction. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Tybo Contracting Ltd.	\$6,382,437.03	\$6,382,464.92
2. Hyland Excavating Ltd.	\$7,165,813.87	No Change
3. TAG Construction Ltd.	\$8,986,550.16	\$8,998,310.16

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

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

1. Award Contract M.S. 1211-004-11 to Tybo Contracting Ltd. in the amount of \$6,382,464.92, including HST, for the installation and upgrading of pressure reducing valve stations and the construction of water mains at various locations throughout the City; and
2. Set the expenditure authorization limit for Contract M.S. 1211-004-11 at \$7,240,000, including contingency and HST.

RES.R12-1315

Carried



**Item No. R123** City Centre District Energy System By-law and Related Financial Assistance Policy  
File: 5510-101

**Note:** See By-law No. 17667 under Item H.7

The General Manager, Engineering submitted a report concerning obtain Council approval of a by-law and related policy that will act to support the implementation of a District Energy System in the City Centre area.

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

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

1. Authorize the City Clerk to bring forward for the required readings the District Energy System By-law, 2012, No. 17667, which is attached as Appendix I to Corporate Report R123; and
2. Adopt the policy titled "District Energy Early Adopters Policy", which is attached as Appendix II to this report that will form the basis for the provision of financial assistance to residential development projects that are constructed with hydronic heating systems in support of the City Centre District Energy (DE) system.

RES.R12-1316

Carried

**Item No. R124** Sale of Surplus City Property at 9953 - 120A Street  
File: 0910-40/176

The General Manager, Engineering submitted a report concerning Sale of Surplus City Property at 9953 - 120A Street.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve the sale of the lot located at 9953- 120A Street (PID No. 002-541-611) as described in Corporate Report R124, subject to compliance with the notice provisions under Section 26 and 94 of the Community Charter, SBC, 2003, Chap. 26.

RES.R12-1317

Carried

**Item No. R125** Amendment to the Surrey Heritage Advisory Commission Establishment By-law  
File: 6800-01 / 1800-00

The General Manager, Finance and Technology submitted a report concerning Amendment to the Surrey Heritage Advisory Commission Establishment By-law.

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

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

1. Approve an amendment to Section (e) of Part V of the "Surrey Heritage Advisory Commission Establishment By law, 1997, No. 13282" that increases the minor expenditure limit stipulated in this Section of the By-law from \$1,000 to \$2,500 per expenditure; and
2. Instruct the City Clerk to bring forward an appropriate amendment by-law for the required readings.

RES.R12-1318

Carried

**Item No. R126** Proposed UBCM Resolution Related to the "Tethering of Dogs"  
 File: 3900-20-13880/#1B

The City Solicitor submitted a report to bring forward, for Council's consideration, a draft UBCM resolution that requests the provincial government to enforce the *Prevention of Cruelty to Animals Act*, R.S.B.C. 1996, c. 372 (the "PCA Act") as it relates to tethering of dogs.

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

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

1. Receive Corporate Report R126 as information; and
2. Instruct staff to take all necessary actions to forward to the Union of British Columbia Municipalities (UBCM) for consideration at its 2012 Annual Convention the Resolution related to "dog tethering" that is attached to this report as Appendix "A"; and
3. Request that the City Clerk forward a copy of this report and the related Council resolution to the delegation that appeared before Council regarding this matter.

RES.R12-1319

Carried

**Item No. R128** Award of Contract No. 1220-020-2012-002 for the Construction of Civil Works Related to an Artificial Turf Field at Newton Athletic Park  
File: 6140-20/N

The General Manager, Parks Recreation and Culture submitted a report to obtain Council approval to award a contract for the construction of civil works related to an artificial turf field at Newton Athletic Park. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Wilco Civil Inc.	\$1,793,863.68	No Change
2. Cedar Crest Lands (BC) Ltd.	\$2,118,704.00	No Change

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

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

- Award Contract No. 1220-020-2012-002 to Wilco Civil Inc. in the amount of \$1,793,863.68, including HST, for the construction of civil works related to an artificial turf field at Newton Athletic Park; and
- Set the expenditure authorization limit for the contract at \$1,973,249.90 including HST.

RES.R12-1320

Carried

**Item No. R130** Summer Sounds 2012 –  
Request for a Public Special Occasion License  
File: 6140-20/D

The City Clerk and the General Manager, Parks, Recreation and Culture submitted a report concerning Summer Sounds 2012 - Request for a Public Special Occasion License.

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

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

- Receive Corporate Report R130 as information; and
- Approve a Public Special Occasion License for the “Summer Sounds 2012” event that is being planned for September 2, 2012 at Holland Park.

RES.R12-1321

Carried  
with Councillor Hunt opposed

**Item No. R131** Proposed Amendments to City Policy O-45 - "Issuance of Building Permits for Replacement Single Family Dwellings"  
File: 0340-01

The General Manager, Planning and Development submitted a report to provide Council with information regarding City Policy O-45 (the "Policy") to address non-compliance issues related to the Policy and current land development scenarios. Minor housekeeping amendments related to formatting are also included in the revised Policy to make it consistent with the "City's Policy Initiative" currently being undertaken by Legislative Services.

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

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

1. Receive Corporate Report R131 as information; and
2. Approve revisions to City Policy No. O-45 - "Building Permits for Replacement Single Family Dwellings" as generally documented in this report and as included in the revised version of the Policy that is attached to this report as Appendix I.

RES.R12-1322

Carried

**Item No. R132** West Clayton NCPs - Draft Land Use Concept Plans  
File: 6520-20 (West Clayton NCPs 1 & 2)

The General Manager, Planning and Development submitted a report to obtain Council's authorization to proceed to a public open house with the draft Land Use Concept Plan for each of Area #1 (south of 76 Avenue) and Area #2 (north of 76 Avenue) of West Clayton. The report also seeks Council endorsement for draft Vision and Planning Principles that form the basis of these concept plans that will also be presented to the public as part of the open house. Comments received at the public open house will be used to refine the plans to a preferred Land Use Concept Plan for each NCP.

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

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

1. Receive Corporate Report R132 as information; and

- 2. Authorize staff to proceed with an open house to seek input from the public regarding:
  - (a) the Draft Land Use Concept Plan for each of West Clayton NCP Area #1 and West Clayton NCP Area #2, respectively, which Land Use Concept Plans are attached to this report as Appendix I; and
  - (b) the Draft Vision and Planning Principles for these NCPs, which are documented in Appendix II of this report.

RES.R12-1323

Carried

**H. BY-LAWS**

- 1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 324 Amendment By-law, 2012, No. 17670"  
7911-0329-00 - Santosh Holdings Ltd.  
c/o Guru Nanak Holding Ltd. (Bob Cheema)  
To redesignate 12859 - 88 Avenue from Urban (URB) to Commercial (COM).

Approved by Council: May 28, 2012

This By-law is proceeding in conjunction with By-law Nos. 17671 & 17672.

It was

Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 324 Amendment By law, 2012, No. 17670" pass its third reading.

RES.R12-1324

Carried

"Surrey Land Use Contract No. 235, Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2012, No. 17671"  
7911-0329-00 - Santosh Holdings Ltd.  
c/o Guru Nanak Holding Ltd. (Bob Cheema)  
To discharge 12859 - 88 Avenue Land Use Contract No. 235 to allow the underlying RF zone to come into effect.

Approved by Council: May 28, 2012

This By-law is proceeding in conjunction with By-law Nos. 17670 & 17672.

RES.R12-1325

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Land Use Contract No. 235,  
 Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2012, No. 17671" pass  
 its third reading.

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17672"  
 7911-0329-00 - Santosh Holdings Ltd.  
 c/o Guru Nanak Holding Ltd. (Bob Cheema)  
 RF to CD (BL 12000) - 12859 - 88 Avenue - to permit the development of a  
 three-storey mixed-use (commercial/residential) building.

Approved by Council: May 28, 2012

This By-law is proceeding in conjunction with By-law Nos. 17670 & 17671.

RES.R12-1326

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17672" pass its third reading.

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17664"  
 7912-0038-00 - Lomen Enterprises Co. Ltd.  
 c/o Matthew Cheng Architect Inc. (Matthew Cheng)  
 C-4 to C-5 (BL 12000) - 15932 - 96 Avenue - to allow additional uses in an  
 existing commercial building.

Approved by Council: May 28, 2012

RES.R12-1327

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17664" pass its third reading.

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 113 Amendment  
 By-law, 2012, No. 17669"  
 7912-0085-00 - British Columbia Hydro and Power Authority  
 c/o Omicron Architecture Engineering Construction Ltd. (Pablo Yuste)  
 To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as  
 amended, in Division A, Schedule B Temporary Use Permit Areas, under

the heading Temporary Industrial Use Permit Areas, by adding a new heading "Temporary Industrial Use Permit Area No. 41 - Temporary B.C. Hydro High-Voltage Training Facility." This application will permit a high voltage training facility on the B.C. Hydro Surrey Campus.

Approved by Council: May 28, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 113 Amendment By-law, 2012, No. 17669" pass its  
third reading.

RES.R12-1328

Carried

**Note:** See Temporary Industrial Use Permit No. 7912-0085-00 under Clerk's Report, Item I.3(a)

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17675"  
7912-0037-00 - Annie Spurr and North 60 Development Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF-12 and RF-9 - 6018, 6064 - 138 Street and 13819 - 60 Avenue - to  
permit subdivision into 31 lots (10 RF-12 and 21 RF-9).

Approved by Council: May 28, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17675" pass its third reading.

RES.R12-1329

Carried

Staff noted that they are currently in discussion with the delegation regarding the concerns she raised during the Public Hearing.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673"  
7911-0071-00 - Trevor Jones and Ranjit S. and Sukhvinder K. Sandhu  
c/o McElhanney Consulting Services Ltd. (Greg Mitchell)  
RA to CD (BL 12000) - 18711 and 18737 - 54 Avenue - to permit subdivision  
into (13) small suburban single family lots.

Approved by Council: May 28, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Rasode  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17673" pass its third reading.

Councillor Gill noted that the layout was questionable in terms of future lots. Would like to refer application back to staff to address the access / road to the triangular lots to the West. In principal, concerned with how the layout is physically presented.

Councillor Hayne noted there is one more lot that does not fit the bill. Expressed concern with the narrow lot fronting 54 Street and noted it does not fit the character of the neighbourhood.

Councillor Rasode would like to refer part of the application back to staff to address the issues raised concerning the narrow lot.

Councillor Hunt commented that the choice is that there are either 13 or 12 lots. The question is, if there are 13 lots, whether the narrow lot makes sense or should the project be 3 lots of equal size. The intent of the application is to have the existing house remain.

Councillor Hepner agrees with the concerns raised surrounding lots 12 and 13. Noted the project is consistent with the density size of the lots in the neighbourhood. The proposed lots are large and most of them would fit into the 1/2 acre gross density designation. The proposal could be sent back to staff however, the issue is only with the 12/13 split and how the configuration can accommodate the existing house.

Councillor Gill noted that the layout is to facilitate the needs of the two property owners instead of facilitating a layout that works for the entire neighbourhood.

Before the motion was put to vote:

It was Moved by Councillor Martin  
 Seconded by Councillor Hayne  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673" be referred back to staff to work with the applicant in developing a revised layout based on the comments made by residents and members of Council during the Regular Council Public Hearing.

RES.R12-1330

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17674" 7911-0092-00 - 581947 B.C. Ltd.  
 c/o Urban Design Group Architects Ltd. (Rick Jones)  
 RA to CD (BL 12000) - 6355, 6365 and 6373 - 168 Street - to permit the development of a retail shopping centre.

Approved by Council: May 28, 2012







Approved by Council: May 28, 2012  
Corporate Report Item No. R115

RES.R12-1338 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Rental Premises Standards of  
Maintenance By-law, 2012, No. 17686" pass its first reading.  
Carried

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

RES.R12-1339 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Rental Premises Standards of  
Maintenance By-law, 2012, No. 17686" pass its second reading.  
Carried

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

RES.R12-1340 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That "Surrey Rental Premises Standards of  
Maintenance By-law, 2012, No. 17686" pass its third reading.  
Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17687"  
3900-20-17687 Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in the  
Community Commercial C-8 and Town Centre Commercial C-15 Zones to permit a  
stand-alone licensee retail store as a principal use.

Approved by Council: May 28, 2012  
Corporate Report Item No. R114

RES.R12-1341 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2012, No. 17687" pass its first reading.  
Carried  
with Councillor Hunt opposed

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



It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7911-0231-00 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.R12-1344

Carried

## 2. 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. 7912-0079-00**  
**The Synod of The Diocese of New Westminster, 690174 B.C. Ltd.,**  
**Panorama Parkview Homes Ltd. and Grewal Management Ltd.,**  
**Douglas Wills and Balbir K. Dale, Jaswant S. and Parmjit K. Sangha,**  
**Ranjit S. and Svender S. Sangha**  
**c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)**  
 12996, 13020, 13034, 13052, 13068, 13076 - 60 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,  
 Part 17A, Section H.1, to permit driveway access along the front of the lot  
 where there is a lane up to or along the rear or side lot lines on Lot 6, 10, 11,  
 18, 19, 20 and 28.

To allow driveway access for seven (7) single family small lots from the  
 front lot line instead of from the rear lane.

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. 7912-0079-00 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.R12-1345

Carried

- (b) **Development Variance Permit No. 7912-0100-00**  
**Morgan Crossing Properties Ltd.**  
**c/o Art Phillips**  
 15760 Croydon Drive (also shown as 15770 and 15780 Croydon Drive)

**Note:** See Development Permit No. 7912-0100-00 under Item I.4(a)

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment By-law, 2009, No. 16989", as amended, Part 2, Section F, to reduce the minimum side yard (east) setback for Block B from 7.5 metres (25 ft.) to 0 metres (0 ft.).

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

To permit the development of a 446 square metre (4,800 sq.ft.) restaurant and a 639 square metre (6,900 sq.ft.) retail commercial building in the Morgan Crossing Lifestyle Centre.

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. 7912-0100-00 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.R12-1346

Carried

### 3. Approval of Temporary Industrial Use Permits

- (a) **Temporary Industrial Use Permit No. 7912-0085-00**  
**British Columbia Hydro and Power Authority**  
**c/o Omicron Architecture Engineering Construction Ltd. (Pablo Yuste)**  
12582 - 84 Avenue

**Note:** See By-law No. 17669 under Item H.3

Memo received from the Manager, Area Planning & Development - South Division, that Temporary Industrial Use Permit No. 7912-0085-00 is not in order for issuance. Council is requested to refer Temporary Industrial Use Permit No. 7912-0085-00 back to Planning & Development for completion of outstanding issues.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council refer Temporary Industrial Use  
Permit No. 7912-0085-00 back to Planning & Development for completion of outstanding issues.

RES.R12-1347

Carried

4. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7912-0100-00**  
**Morgan Crossing Properties Ltd.**  
**c/o Art Phillips**

15760 Croydon Drive (also shown as 15770 and 15780 Croydon Drive)

**Note:** See Development Variance Permit No. 7912-0100-00 under Item I.2(b)

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7912-0100-00.

RES.R12-1348

Carried

5. **Delegation Requests**

- (a) **Bayside Athletic Association**  
 File: 1840-01; 0550-20-10

Requesting to appear before Council regarding the South Surrey Athletic Park Community Field House project.

It was  
 Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Bayside Athletic Association be  
 referred to staff within the Parks, Recreation and Culture Department.

RES.R12-1349

Carried

- (b) **Sue McIntosh, Seniors Come Share Society**  
 File: 0250-20; 0550-20-10

Requesting to appear before Council to share 2011/2012 statistics and information regarding the Seniors Come Share Society.

It was  
 Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That Sue McIntosh, Seniors Come Share  
 Society, be heard as delegation before Council-in-Committee.

RES.R12-1350

Carried

**6. Approval of Financial Statements and Budgets**

**(a) Cloverdale Business Improvement Association**

File: 1970-10 C

Submitting the 2011 Annual Audited Financial Statements, as required under Cloverdale Business Improvement Area By-law, 2005, No. 15616.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That the Cloverdale Business Improvement Association 2011 Annual Audited Financial Statements be received as information.

RES.R12-1351

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

-

**L. OTHER BUSINESS**

**1. Policing Costs for Community Events**

Council requested staff to review the policing charge costs associated with special events outlining in further detail how events are charged. Mayor Watts suggested the report be prepared and referred to the Police Committee.

It was Moved by Councillor Hepner  
Seconded by Councillor Hunt  
That staff prepare a report regarding the charge out rates for policing Community Events for discussion at the Police Committee.

RES.R12-1352

Carried

**2. Establishing View Corridors – City Centre**

Council requested detail on how "view corridors" will be addressed with the future development of high-rises. In response, staff noted the Planning Department is presently working it. Three years ago a 3D Model of the new City Centre was created and is used to assist in the Advisory Design Panel process.



3. **White Paper re: Modern Building Regulatory System – Office of Housing and Construction Standards**

<http://www.housing.gov.bc.ca/mod/consult.htm>

The 2012 BC Building Code is to be introduced in early 2012 and become effective in fall 2012. Council requested a report from staff regarding the levy to be collected to cover off the cost of other elements of the system. Staff noted they are preparing a comprehensive report on all the issues that need to be addressed before the summer break and will have recommendations for the September 26 – 30, 2012, Union of British Columbia Municipalities (UBCM) convention.

M. **ADJOURNMENT**

It was

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


meeting do now adjourn.


RES.R12-1353

Carried

The Regular Council - Public Hearing meeting adjourned at 8:36 p.m.

Certified correct:

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

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