

**Present:**

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

**Absent:****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 - July 9, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That the minutes of the Special (Regular)  
Council meeting held on July 9, 2012, be adopted.  
RES.R12-1717 Carried

**2. Council-in-Committee - July 9, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the  
Council-in-Committee meeting held on July 9, 2012, be received.  
RES.R12-1718 Carried

**3. Regular Council - Land Use - July 9, 2012**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Land Use meeting held on July 9, 2012, be adopted.  
RES.R12-1719 Carried

4. Finance Committee - July 9, 2012

(a) It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Finance Committee  
meeting held on July 9, 2012, be received.  
RES.R12-1720 Carried

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

**Item No. F031** 2012 Mayor's Charity Ball  
File: 8200-01

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve an allocation of \$3,250  
from the Council Initiative Fund to purchase a table for the Mayor and  
Councillors to attend the 2012 Mayor's Charity Ball that is being held on  
Friday, September 7, 2012.  
RES.R12-1721 Carried

**Item No. F032** Late Grant Application - Field Hockey Event  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve funding in the amount  
of \$2,500 from the Council Initiatives Fund to assist in offsetting some of  
the facility rental costs for the Canada Cup Field Hockey Tournament that  
is taking place from July 13 through July 15, 2012 at Tamanawis Park.  
RES.R12-1722 Carried

5. Regular Council - Public Hearing - July 9, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on July 9, 2012, be adopted.  
RES.R12-1723 Carried

**6. Audit Committee - July 23, 2012**

**Note:** Audit Committee minutes and recommendations provided on table.

(a) It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Audit Committee  
meeting held on July 23, 2012, be received.  
RES.R12-1724 Carried

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

**Item No. A001 Appointment of External Financial Auditor**  
File: 1680-01

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

1. Appoint KPMG, LLP as the external financial auditor for the City of Surrey for a five-year period beginning with the 2012 fiscal year that ends on December 31, 2012 through to the 2016 fiscal year that ends on December 31, 2016; and
2. Approve the appropriate officials of the City to execute a contract with KPMG, LLP based on the terms and conditions as generally outlined Corporate Report A001.

RES.R12-1725 Carried

**7. Finance Committee - July 23, 2012**

**Note:** Finance Committee minutes and recommendations provided on table.

(a) It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That the minutes of the Finance Committee  
meeting held on July 23, 2012, be received.  
RES.R12-1726 Carried

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

**Item No. F033** Community Enhancement Partnership (CEP)  
Program Grant Applications - East Panorama Ridge  
Ratepayers Association  
File: 1850-01

It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That Council approve a grant under the CEP  
Program in the amount of \$500 to the East Panorama Ridge Community  
Association to support a Community Celebration and Movie Night in the  
Park as generally described in Corporate Report F003.

RES.R12-1727

Carried

**Item No. F034** Arts Space Expansion at the South Surrey Recreation  
Centre  
File: 0760-20/M

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

1. Receive Corporate Report F034 as information; and
2. Approve in the 2013 component of the 2013-2017 Five Year Financial Plan the inclusion of an additional \$850,000 for the arts space expansion project at the South Surrey Recreation Centre, which assumes a donation toward the project of \$250,000 from the South Surrey/White Rock Arts Society (SSWRAS), and which will provide an overall budget for the project of \$2,350,000.

RES.R12-1727A

Carried

## E. MAYOR'S REPORT

1. **BC Summer Games – Award Presentation**  
File: 8200-20; 0550-20-10

Before the start of the public hearing, Mayor Watts acknowledged all the BC Summer Games volunteers, staff, Councillors Hepner and Hayne for putting on such an amazing event.

In recognition of Surrey Hosting the Games a plaque was presented to City of Surrey as a gift from the Province.

Mayor and Council thanked Councillor Hayne for his role as a Director and for raising in-kind donations in the amount of \$.5 Million.

It was noted a 'Legacy Program' report will be presented in the fall providing further information on the games and the benefits associated with hosting them in terms of tourism and commerce.

2. **Fusion Festival / Flavours of Surrey 2012**

File: 8200-20

Councillor Martin thanked all the volunteers, communities and the wonderful facilities at Fusion Festival and noted there were over 40 communities represented and over 100 performers in attendance. Staff was thanked for their work in producing a successful event.

Councillor Steele thanked staff for their support of the Flavours of Surrey event at Fusion Festival. Councillor Steele announced that Heritage BC will confer an award of Outstanding Achievement, their highest honour, upon the Kensington Prairie Elementary School heritage restoration project.

Before the start of the meeting Mayor Watts requested that Corporate Reports R179, R180 and R181 be reviewed prior to the start of the Public Hearing

It was

Moved by Councillor Martin  
Seconded by Councillor Steele

That the agenda be varied to review

Corporate Reports R179, R180 and R181 before the start of the Public Hearing portion of the meeting.

RES.R12-1728

Carried

The agenda was varied

**G. CORPORATE REPORTS**

**Item No. R179**      Software Licensing and Maintenance Agreements -  
Microsoft  
File: 1355-01

The General Manager, Finance and Technology submitted a report concerning Software Licensing and Maintenance Agreements – Microsoft.

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council approve, under the BC  
Government Broader Public Sector Agreement, the renewal of licensing and  
maintenance Agreements with Microsoft Corporation for a 3-year term  
commencing on July 1, 2012 for the provision of software licensing and  
maintenance for the City's computers and related servers with the Agreements in  
combination having an upset cost limit of \$2,500,000 plus HST over the 3-year  
term all as generally described Corporate Report R179.

RES.R12-1729 Carried

**Item No. R180** Contract for the Purchase of Computer Equipment and  
Related Services  
File: 1355-01

The General Manager, Finance and Technology submitted a report concerning  
Contract for the Purchase of Computer Equipment and Related Services.

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council approve a contract with Dell  
Canada Inc. for the supply of computer equipment and related services for a two-  
year term with an option in favour of the City to renew the contract for each of two  
further one-year terms all subject to the terms and conditions as generally  
described in Corporate Report R180.

RES.R12-1730 Carried

**Item No. R181** HomeSafe Program in Surrey  
File: 7320-20

The Fire Chief submitted a report to provide information about the progress of and  
future direction of the HomeSafe program and other next step initiatives to reduce  
fire related injuries, deaths and property losses in the City of Surrey.

The Fire Chief was recommending that the report be received for information.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Corporate Report R181 be received for  
information.

RES.R12-1731 Carried

Council noted that the HomeSafe program was developed by Surrey Fire Service members who provided suggestions and recommendations to reduce the number of private dwelling fires in the City of Surrey and is being replicated throughout the Province. The Fire Chief was thanked for his work on this initiative and his significant and progressive work to enhance the safety of all Surrey residents.

The Fire Chief reported that since the program was launched, 40,000 high-risk residents have been visited by fire personnel, as a direct result; there was a 49% decrease in residential fires within the City of Surrey. Across the Province, 35 lives are lost on average each year due to preventable fires. It is estimated that 10 – 15 lives will be saved by launching the HomeSafe program Province-wide. The Fire Chief noted that the City of Vancouver has adopted the program will be going door-to-door in August and will be handing out smoke alarms to residents who do not currently have them installed as part of their phase 1 approach.

The HomeSafe program has a number of partners who make it possible, last week they were contacted by the Jimmy Patterson organization, Overwaitea Food Group will soon be partnering in the HomeSafe program.

The second week of October has been designated as Fire Prevention Week The Surrey Fire Service will canvas specific neighbourhoods to increase public awareness about fire safety, prevention and escape information. On October 12, 2012, a HomeSafe event that will be hosted in the City of Surrey.

## **B. DELEGATIONS – PUBLIC HEARING**

### **1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17707 Application: 7912-0060-00**

**CIVIC ADDRESS:** 13147 - 76 Avenue (also shown as 13163 and 13177 –  
76 Avenue)

**APPLICANT:** 581486 B.C. Ltd.  
c/o City of Surrey (Planning & Development Department)  
14245 - 56 Avenue  
Surrey, BC V3X 3A2

**PROPOSAL:** To rezone a portion of the property from "Light Impact Industrial Zone (IL)" and a portion from "Comprehensive Development Zone (CD)" (By-law No. 15851) to "Comprehensive Development Zone (CD)" (By-law No. 17707).

The purpose of the rezoning is to replace the existing split-zoning of the site thereby allowing the owner to construct another industrial building on the northerly portion of the subject property.

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

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

2. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031, Amendment By-law, 2010, No. 17269, Amendment By-law, 2012, No. 17708**  
**Application: 7912-0146-00**

CIVIC ADDRESS: 7475 - 135 Street

APPLICANT: All Owners Under Strata Plan BCS1684  
c/o Jarnail S. Saran  
5756 - 125A Street  
Surrey, BC V3X 3G8

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031" as amended, in Part 2, Section B. 11, as follows:

- (a) *Private Schools* provided that such use is limited in floor area to a maximum of 1,510 square metres [16,254 sq. ft.].

This amendment will allow the expansion of private school use from the existing 265.4 sq. m. (2,857 sq. ft.) to a maximum of 1,510 sq. m. [16,254 sq. ft.].

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, 2012, No. 17714**  
**Application: 7912-0018-00**

CIVIC ADDRESS: 6501 - 140 Street

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

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".



The purpose of the rezoning is to permit the development of 14 lots and 1 remainder parcel.

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

J. Hannah, 13839 - 65 Avenue: Expressed concern regarding the proposed rezoning due to the potential for illegal suites, negative environmental impact to salmon, and parking issues. Suggested consideration be given to building townhouse units instead, or buildings of a smaller density with larger setbacks.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Smarz		X	
A. & G. Samborski		X	
JK Hannah			X
P. & K. Kristensen		X	

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

NAME	FOR	AGAINST	UNDECIDED
A. Avery		X	
R. Smarz		X	
K. Borrie		X	

**4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17715  
Application: 7912-0045-00**

CIVIC ADDRESS: 7438 - 124 Street

APPLICANT: Darlene and Wayne Hunt  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
#101, 19292 - 60 Avenue  
Surrey, BC V3S 3M2

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

The purpose of the rezoning is to permit subdivision into 9 single family lots in conjunction with the adjacent property at 7435 - 124B Street.

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 Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17716  
Application: 7911-0166-00**

CIVIC ADDRESS: 6270, 6288, 6310 and 6324 - 128 Street

APPLICANT: 0791469 B.C. Ltd., Jitendra and Sushila Singh  
c/o Hub Engineering Inc. (Mike Kompter)  
#101, 7485 - 130 Street  
Surrey, BC V3W 1H8

PROPOSAL: **Block 1**

To rezone the site from "One-Acre Residential Zone (RA)"  
to "Single Family Residential (12) Zone (RF-12)".

**Block 2 and Block 3**

To rezone the site 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 17A, Section K, to reduce the minimum lot  
width (Type I) from 12 metres (40 ft.) to 10.8 metres  
(35.4 ft.) for Lots 1 to 15 inclusive.

The purpose of the rezoning and development variance  
permit is to permit subdivision into 27 single family lots  
with a portion from the adjacent Single Family Residential  
Zoned lot at 12865 - 63A Avenue.

**Note:** See Development Variance Permit No. 7911-0166-00 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.

M. Cooper, 5937 - 124A Street: Expressed concern regarding the development,  
opposed to the requested variance of 10 metres. Noted the project is too small for  
the requested use and that the yards are inadequate for children to play.  
Requested consideration for a traffic light (or calming measures) at 128th Street  
and 60th Avenue as it is a major north / south collector.

Council requested clarification from staff regarding the depth of the lots. In  
response staff clarified that the proposed lots are extra large / deep and measure  
36 metres long (120 feet) and noted that the zoning by-law requires 28 metres  
(90 feet).

M. Kompter (on behalf of the Applicant): Clarified that initially the project came forward for approval as a townhouse project; the community rejected the initial design concept and the applicant came back with an RF9 approach in response. The applicant conducted extensive community consultation and the layout before Council is the result. The proposed lots are significantly deeper than the required zoning by-law. The lots will have additional parking as a driveway coming off the lane; the reason for the smaller lots along 128 Street is to create a streetscape and provide frontage that looks like a house fronting a street. There is a park across the street and a proposed east / west walkway connect, with a controlled light to a park system on the west side of the property. The delegation clarified there are no coach houses proposed only single family residential.

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

NAME	FOR	AGAINST	UNDECIDED
K. Wong		X	
G. Sorgenfrei		X	

**6. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B, Amendment By-law, 2012, No. 17711  
Application: 7911-0065-00**

CIVIC ADDRESS: 17750 - 70 Avenue

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

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B", in Part 2. A, by attaching a new Schedule C.

This amendment will create one small single family lot shown as Block D2 and the remainder site as open space purposes to protect the riparian area as shown in attached Schedule C.

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

Councillor Rasode declared a conflict of interest 7:32 p.m. and noted she lives directly across from the subject site.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
T. & L. Oiom		X	
G. Izzard			X
C. Lamb			X
Petition 61 Signatures			X
D. Forbes			X

7. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 327 Amendment By-law, 2012, No. 17712  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17713  
Application: 7912-0122-00**

CIVIC ADDRESS: 7058, 7070 and 7076 - 188 Street

APPLICANT: Shane Bourel, Paul and Rosemary Jaques, Wayne and Sharon Bovee, B A J Holdings Inc.  
c/o Munish Katyal  
#101, 13463 - 78 Avenue  
Surrey, BC V3W 0A8

PROPOSAL: **By-law 17712**  
To redesignate the site from Urban (URB) to Multiple Residential (RM).

**By-law 17713**  
To rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

**DEVELOPMENT VARIANCE PERMIT**

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

- (a) To increase the number of stairs that may encroach into the building setback area from 3 to 10;
- (b) To increase the maximum lot coverage from 45% to 48%;
- (c) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 metres (10 ft.) to the front porch or veranda;
- (d) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the front porch or veranda;

- (e) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to the principal building; and
- (f) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 metres (5 ft.) to the front porch or veranda.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of 18 townhouse units.

**Note:** See Development Variance Permit No. 7912-0122-00 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.

S. Johal, 16615 – 57 Avenue (Speaking on behalf of his friend who lives on the south side of the project). The delegation noted his friend was not advised about the development and did not receive a public notification letter from the City. Expressed concern the developer (in the drawings / schematics) is combining three areas together and using his friend's drive-way as part of the application without asking permission. Expressed further concern regarding the possibility for decreased value in his friend's property due to the proposed development application and where the driveway is situated.

Council asked staff for clarification regarding the public consultation process associated with this proposal regarding the driveway placement. In response, staff could not speak to the applicant's discussions with the subject owner but clarified that the drawings are 'concept' drawings and are no indication of what may or may not be developed on any property other than the subject property.

Project Applicant: Clarified that the City of Surrey specifically requested the driveway placement be shown on the design concept. The applicant noted that the original proposal was to align the driveway with 70 Avenue and that the ultimate design would be coordinated with the owner of the subject property.

R. Heaton, 71014 – 70th Avenue: Expressed concern that that the Public Hearing Notice to residents did not include a proposed layout for the site. Only at his request did Staff provide a copy of the development application, at which time he discovered that the proposed driveway runs along his property. The delegation expressed concern regarding the design as it includes his property as well and his approval was not solicited by the applicant.

Staff clarified that the applicant was merely asked to "demonstrate" how the remaining properties could potentially be developed and it was a design concept only. The intent was to show the properties could be developed on their own

independent of the subject application. Staff noted that the subject property is located mid block. The lot to the north was recently approved and the access to the subject site would be through the driveway to the north which would be a shared driveway through both projects continuing south. Ultimately, there would be a cross-access agreement with the development to the north.

The delegation noted that he was not consulted in the process and expressed further concern there was significant detail in the plan to the south; it appears there are plans for a very high density.

Staff clarified that each project will have to meet the necessary zoning requirements. In this case, it is outdoor and indoor amenity space. In terms of driveway, the development has provided what is necessary to gain access to the site through a shared access agreement and has nothing to do with any properties in the south.

Concerned Resident, 7804 – 70A Street: The delegation summarized that Council clarified that proposal is only a design concept, the City would conduct public consultation and that the applicants cannot go through his property.

Staff clarified that given the length of 188 Street, there is a requirement of a driveway access coming through one of the development sites (referring to the east / west driveway) but noted the proposed driveway does not have to go through the delegation's property but it needs to be located along 71 and 70 Avenue.

Council asked for the rationale regarding the proposed driveway. Staff noted that they had requested the applicant to provide a revised layout concept outlining how a half driveway could be achieved on the development. Council noted there were 3 – 4 properties the driveway would make sense to be one and asked whether everyone involved has been required to contribute to the access to make sure that the costs are equally distributed. In response, staff confirmed they have not yet had a discussion with the applicant / area residents to clarify that matter but added the curb requirement was requested from the applicant, staff are currently awaiting the submission.

M. Cooper, 5937 – 124A Street: The delegation reiterated that the drawings submitted by the applicant are subject to change and noted there are overall concept plans for areas of Surrey and they have specific requirements, therefore, the plan may not be what the ultimate outcome is. It was noted that this application is about changing the zone; the final plan may be different than the layout before Council tonight.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
T. Singh		X	

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

NAME	FOR	AGAINST	UNDECIDED
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NAME	FOR	AGAINST	UNDECIDED
H. Dhami		X	
H. Mann		X	
T. Singh		X	

8. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 329 Amendment By-law, 2012, No. 17721  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17722  
Application: 7911-0330-00**

CIVIC ADDRESS: 16420 - 64 Avenue  
(also shown as 16406, 16412 and 16430 - 64 Avenue)

APPLICANT: Alan B Christie, Executor of the Will of Marilyn Louise Christie, Deceased, William B Bose, Reginald N Bose, Audrey M Prestage and Kenneth V Bose  
c/o McElhanney Consulting Services Ltd. (Greg Mitchell)  
13160 - 88 Avenue  
Surrey, BC V3W 3K3

PROPOSAL: **By-law 17721**  
To redesignate a portion of site from Suburban (SUB) to Urban (URB).

**By-law 17722**

**Block A**

To rezone a portion of the property from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".

**Block B**

To rezone a portion of the property from "General Agriculture Zone (A-1)" to "Single Family Residential (12) Zone (RF-12)".

**Block C**

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

The purpose of the redesignation and rezoning is to permit the development of approximately 65 single family lots and a future townhouse development (5 RF and 60 RF-12).

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

E. Kilpatrick, #302, 16447 – 64 Avenue: Delegation noted she purchased her condo specifically to look at the Bose Farm, expressed concern regarding the proposed tree removal, and associated environmental impacts.

F. Homans, 5845 – 173 Street: Expressed concern regarding the environmental impact and proposed tree removal.

G. McLaughlin, 16555 - 62A Avenue: Expressed concern regarding the proposed development, removal of trees and the potential environmental impact, requested Council to have a more balanced look at the development process and consider leaving Surrey "green" and vote against the project.

Council clarified that there are two properties. The entire piece of forest on the other property is totally being retained. The delegation requested the application have a more reasonable balance of tree retention.

Council noted that the concern for the neighbourhood is that there is not enough connectivity. The proposal is to connect the neighbourhood to 64 Avenue. The delegation noted he has no problem getting in and out of his residence.

James Bruschigito, 16539 – 63 Avenue: Expressed concern due to: increased pressure on the existing schools, potential for increase in traffic and the extensive tree removal associated with the proposed development.

Council clarified that the Province has a policy in place for determining if a school should be built or not in an area. Unfortunately, the population of students has to be in a neighbourhood first, before funding for a school is provided.

C. Robinson, 16556 – 64 Avenue: Expressed concern regarding lack of public consultation, proposed tree removal, potential for overcrowding of on street parking, / traffic issues and increased density.

Council requested clarification regarding future intersection placement. Staff clarified there will not be an intersection at 64 Avenue and 164 Street and noted there will be a driveway access off of 64 Avenue for the proposed development.

C. MacLeod, 6832 – 137A Street: Expressed concern regarding the following: tree removal, potential wildlife impact, increased density, and the lack of transit / traffic infrastructure on 64 Avenue.

Council clarified that land is not removed out of the ALR.

B. Campbell, 12745 Southridge Drive: Expressed concern regarding removal of a large stand of trees. Noted the project is a legacy opportunity and that Council has the ability to make their mark and do something special.

C. Walker, Unit 17, 6033 – 168 Street: Expressed concern regarding the proposal relative to removal of greenspace and trees. Requested further consideration be given to a plan that allows for greater tree retention.



M. Cain, 6180 – 164 Street: The delegation noted he would directly affected by the proposal. Further noted there are extensive wildlife and environmental implications associated with the development and that everyone has a role in the stewardship of the environment.

W. van Halst, 16628 – 62A Avenue: Expressed concern due to proposed tree removal, potential environmental impacts, pressure on local schools and increased traffic. Requested traffic calming measures for the area and suggested consideration be given to creating a park (similar to Stewart Farm) on the site.

L. Brooks, 6215 – 164A Street: Expressed concern regarding the size and the extent of the development, potential impact on the environment, increased traffic and the potential strain on community services; requested Mayor and Council to consider a more reasonable balance.

M. Bola, 17286 – 64A Avenue: In support of the proposal, expressed concern regarding increased traffic and potential parking issues. Request further consideration be given to expanding the road to allow for the increased density.

T. McLaughlin, 6851 – 193 Street: Expressed concern regarding proposed tree removal and potential environmental impact.

K. Thomasson, 19065 – 52 Avenue: Expressed concern regarding the proposed development application as it is part of the Surrey's Agricultural history / and biodiversity and should remain untouched.

Council clarified that the property was sold to developers who wish to develop the property. The matter is for discussion at Public Hearing to give members of the public an opportunity to express their opinions.

J. Sturge, 6054 – 153B Street: Expressed concern regarding the proposed development due to the environmental impact (tree removal), potential stress on local schools, and lack of public consultation.

L. Stronberg, 6617 – 181 Street: The delegation is not opposed to development but expressed concern regarding the proposed removal of trees. Requested Mayor and Council consider protecting the farm and surrounding trees to prevent the decline of the forest.

S. Goss, 61981 – 164 Street: Expressed concern regarding lack of public consultation, proposed tree removal, environmental impacts to wildlife, overcrowding in local schools. Requested consideration be given to traffic mitigation.

M. Cooper, 5937 – 124A Street: The delegation requested further detail regarding the heritage aspect of the site. In response Staff clarified that three buildings will be preserved with the proposed development 1) the farm house 2) the milk cooling shed and 3) the calf barn. The delegation stressed that ALR Land cannot be replaced and that Council has the responsibility to deny this application for the greater good of the community. The delegation further requested the tree

retention plan be reviewed by an independent arbourist, and suggested the City use the 'Conservation Act' to assist in preserving this property.

Staff clarified that this land is not ALR land.

M. Bright, 6235 – 164A Street: Expressed concern regarding the following: 1) access from 64 Avenue, 2) potential parking issues, 3) tree removal; 4) traffic on 166 Street, 5) pressure on local schools; 6) wildlife displacement and environmental impacts.

K. Crasnikoff, 18113 – 57A Avenue: Expressed concern regarding the heritage buildings and the indented use. Staff clarified the intent is for the residents of the townhouse to have access to the refurbished heritage buildings, the access is for proposed residents of the strata.

M. Wood, Surrey Resident: Expressed concern regarding the proposed tree removal and densification with townhouses. Requested further consideration be given to making the subject site into a park.

M. Watson, 1626 - 161A Avenue: Requested further consideration be given to tree retention and implementing a wildlife protection for the area.

T. Virella, 6338 – 156 Street: Expressed concern regarding increased traffic, and impact on local schools and proposed tree removal. Noted the entrance way to the proposed project would be in close proximity to his home. The delegation commented that 63B Avenue is not wide enough to accommodate the potential traffic associated with the development and requested clarification as to why the road access point (164 Street at 64th Street) is not being considered with the proposed development. In response, staff noted it is a safety issue because the roads intersection is located at the top of the hill.

D. Welters, 9866 Whalley Boulevard, Suite 404: Expressed concern regarding proposed tree removal, associated negative impact removal may have on overall air quality and wildlife.

I. White, Principal Consultant, Envirowest: Worked on the initial environmental assessment on the Bose application. Conducted a survey in accordance with Provincial standards; clarified that the site does not support Bald Eagles or Herons. Only recommendation for the site was that the applicant adheres to the provisions of the *Wildlife Act* and that no activity occurs during the nesting season; explained the ecosystem hub definition and environmental impact assessment. Noted that specific criterion determines if the development may (or may not) retain the biological diversification after the development. Noted that the hub will maintain its integrity; there are no water courses deemed as fish habitat.

G. Mitchell, Project Consultant (Representing Developer): Clarified the NCP for the area has never included a significant tree retention plan. The development is consistent with the NCP. The developer was given strict conditions from the city and they were asked to connect roadways, and therefore the plan reflected that. The version of the plan before council is after many iterations. The density in the

area will support future transit and road connectivity both in and through the neighbourhood. There is significant effort to preserve three heritage buildings on the site. Making road connections (as identified by the City) provided a number of challenges with grading; the developer is before Council in good faith to come up with answers. The development has a multi-use pathway which will provide additional connections. The view from 64 Avenue will not change as the hill is travelled, the trees will remain on the ridge point.

Council requested clarification regarding the proposed height of the buildings along 165 Street. The developer clarified that 165 Street will be complementary facing the single family homes to the east. It will be duplex style units in keeping with a proper interface.

C. Galvin, 18565 Fraser Highway: Expressed concern regarding potential drainage issues due to tree removal.

G. Murray, Project Tree Consultant: The delegation noted that his role is to provide an unbiased liaison between the developer and the city and has been an arbourist for 16 years. Clarified the subject site is 8 hectares; the forest on the west property is proposed to be retained while the forest on the east property is proposed to be removed. In conducting an arbourist report, a system of tree retention values is used in making tree assessments. Tree are reviewed and given a Tree Retention Value of high, medium, low, or poor. In making an assessment, consideration is given to where the tree are planted, and whether or not development / road construction will occur, and whether removal of trees from clusters would be suitable for a particular species. The delegation clarified 116 of the subject trees were reviewed and identified as being of low retention value. Although 322 trees are slated for removal for the proposed development, the developer is proposing to reinstate 454 new trees.

Council asked for clarification regarding the re-planting and where the trees would be situated. The arbourist noted that the replanted tree species would be smaller and more in keeping with the context of the proposed development.

Council requested staff to provide clarification regarding emergency access with the Rempel site. Staff clarified the intent is to have a driveway access and that the access was not intended as emergency only. The main access point would be on 64 Avenue. The completion of the other road networks, if the desire of Council would be to proceed with the preservation of the forest, the road network would not need to be as extensive. The road would be there to support the single family use. Staff would have to review the application further if the road placement was revised. Staff clarified the access to the site would be better if the driveway was installed as originally planned. Because of the steep slope the access into the Rempel site can only be right in /right out.

T. Right, 6094 - 169B: Expressed concern regarding the sustainability of the community, the environmental impact on air quality.

J. Deere, 6085 – 164B Street: The delegation noted the reason he purchased his lot was that there are three very large oak trees. Happy to hear the developer is planting 454 trees on the site.

H. Meyers, 16499 – 64 Avenue: Noted Mayor and Council have the power to decide on density. It is much cheaper for the developer to plant small trees. Suggested mature trees provide a better canopy and provide better quality of air.

D. Jack, President Surrey Environmental Partners: Expressed concern regarding the proposed development and associated environmental impacts. Noted the City of Surrey Ecosystem Management Study was not adequately mentioned in the development proposal and that the area is defined as an ecosystem hub (30% of which will be lost). Suggested a more thorough assessment is needed to review the wildlife implications to provide habitat possibilities / considerations and that perhaps something can be done to maximize ecological values and housing possibilities.

G. Rice, 10378 – 125A Street: Opposed to the proposed application regarding the proposed environmental impact and tree removal plan. Noted the NCP for the area is not in keeping with the Ecosystem Management Study (EMS). Suggested the proposed road network should not be driving the tree retention. Referred to the sustainable management checklist, suggested that it be implemented and given more weight in City of Surrey development projects. The delegation expressed concern regarding a possible negative impact on local schools with increased density in the area; requested Council to decline the application.

K. Krulla, 6353 – 165A Street: Expressed concern regarding the potential for road congestion due to increased density. Noted Council has an opportunity to make a positive impact, and deal with the carbon footprint in this area. Suggested another access point on 64 Avenue be considered and noted the developer has the opportunity to do the right thing and allow traffic to flow better through the neighbourhood.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Beechey			X
E. Kilpatrick			X
M. Williamson			X
Pat Y.			X
J. McQuillan			X
S. & L. Laine			X
K. Athwal			X
L. Peters			X
C. Walker			X
R. Klein			X
E. Fader			X
S. Hathaway			X
H. Buman			X
I. Thielemann			X

NAME	FOR	AGAINST	CONCERN
R. Zilcosky		X	
K. Zinger		X	
R. & D. McAdie			X
T. & M. Peritt		X	
D. Sousae			X
C. Mortiz		X	
T. Vurolea		X	
G. Burchart		X	
V. Birch		X	
G. Sahota	X		

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

NAME	FOR	AGAINST	UNDECIDED
H. Sahi	X		
J. Singh	X		
R. Lalai	X		
G. Mand	X		
M. Katyal	X		
J. Gill	X		
H. Singh	X		
A. Baga	X		
R. Samra	X		
A. Samra	X		
C. Johl	X		
S. Jhal	X		
A. Loodu	X		
H. Shergill	X		
S. Singh	X		
A. Khira	X		
D. Gill	X		
S. Bhuller	X		
G. Gill	X		
R. Aulakh	X		
D. Gill	X		
I. Dhilan	X		
S. Parada	X		
C. Toor	X		
S. Dham	X		
N. Takhar	X		
G. Mann	X		
B. Simum	X		
S. Jhal	X		
A. Hayrs	X		
R. Mangia	X		
H. Mann	X		
A. Jhal	X		

NAME	FOR	AGAINST	UNDECIDED
J. Waraich	X		
G. Whar	X		
J. Sani	X		
I. Man	X		
G. Sooch	X		
T. Hare	X		
I. Gill	X		
S. Thind	X		
R. Mann	X		
B. Dhalimal	X		
P. Gill	X		
H. Sahi	X		
R. Kang	X		
H. Graml	X		
S. Grewal	X		
K. Kang	X		
H. Johl	X		
A. Ramdhawa	X		
K. Dhamrah	X		
A. Athwal	X		
A. Sangha	X		
P. Dhalimal	X		
G. Mann	X		
M. Sani	X		
L. Bose	X		
G. Gill	X		
J. Singh	X		
S. Dhaliwal	X		
C. Dhaliwal	X		
S. Mann	X		
K. Minhas	X		
S. Pawar	X		
J. Sargha	X		
E. Johnson		X	
C. Callison		X	
T. Callison		X	
K. & B. Zinger		X	
E. White		X	
S. Morgan		X	
I. Bodner		X	
B. & L. Weir		X	
A. Welton		X	
P. Rife		X	
C. Hill		X	
T. Edwards		X	
D. Van Hatten		X	
P. Hart		X	

NAME	FOR	AGAINST	UNDECIDED
K. Hart		X	
F. Zhou		X	
B. Hofer		X	
D. Gould		X	
C. Gould		X	
A. Bahia		X	
D. Haynes		X	
K. Hofer		X	
K. Mann		X	
D. Danielson			X
D. Fioraso			X
R. Schandli		X	

9. **Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 326 Amendment By-law, 2012, No. 17709  
Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17710  
Application: 7910-0174-00**

CIVIC ADDRESS: 3023 - 188 Street

APPLICANT: Trojan Holdings Ltd.  
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
#101, 7485 - 130 Street  
Surrey, BC V3W 1H8

PROPOSAL: **By-law 17709**  
To redesignate a portion of the site from Agricultural (AGR)  
to Industrial (IND).

**By-law 17710**  
To rezone the site from "Intensive Agriculture Zone (A-2)"  
and "Business Park 1 Zone (IB-1)" to "Business Park 1 Zone  
(IB-1)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as  
amended, Part 47A, Section F and H.1, as follows:

- (a) To reduce the minimum south side yard setback  
from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
- (b) To reduce the minimum rear yard setback from 7.5  
metres (25 ft.) to 5.5 metres (18 ft.); and
- (c) To reduce the number of required off-street parking  
spaces from 175 to 83.

The purpose of the redesignation, rezoning, and development variance permit is to permit a 4,492 sq. m (48,351 sq. ft.) addition to the existing cold storage facility

**Note:** See Development Variance Permit No. 7910-0174-00 under Clerk's Report, Item I.1(c)

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.

10. **Surrey Official Community Plan By-law, 1996, No. 12900, No. 328 Amendment By-law, 2012, No. 17717  
Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17718  
Application: 7911-0328-00**

**CIVIC ADDRESS:** 15114 and 15180 - 24 Avenue (also shown as 15170 - 24 Avenue)

**APPLICANT:** York Fong, Michael and Teresa Fong  
c/o Dawson & Sawyer (Semiahmoo) Ltd. (Ted Dawson)  
#101, 15230 No. 10 Highway (56 Avenue)  
Surrey, BC V3S 5K7

**PROPOSAL:** **By-law 17717**  
To redesignate the site from Urban (URB) to Multiple Residential (RM).

**By-law 17718**  
To rezone 15114 - 24 Avenue and a portion of 15180 - 24 Avenue from "One-Acre Residential Zone (RA)" and a portion of 15180 - 24 Avenue from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the redesignation and rezoning is to permit the development of 35 townhouse units adjacent to the Semiahmoo Trail.

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

D. Mulberry, 2364 - 150B Street: The delegation expressed concern regarding the following: 1) development is not in keeping with the neighbourhood context, 2) public notification was only sent to people within 100 metres, 3) potential for secondary suites. The delegation requested the proposal be denied and sent back to staff to work with the developer.



B. Stobie, 151 37 – 24 Avenue (representing residents of Seagate Strata): Delegation resides directly across from the proposed development. Expressed concern regarding increased traffic, on-street parking, proposed street location and the increased density. The delegation requested the widening of 24 Avenue be considered for Surrey's Capital Plan for 2013 and suggested the number of townhouse units for the proposed development reduced.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
N. & C. McLean			X
D. & E. Orcutt		X	
E. O'Dell		X	
R. Hammond		X	
S. & H. Instance		X	
N. & D. Yalowsky		X	
J. Pears		X	

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

NAME	FOR	AGAINST	UNDECIDED
M. Avason	X		
G. Zokol	X		
S. Hooge	X		
M. Rahn	X		
P. Joyce	X		
D. Dawson	X		
T. Dawson	X		

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17720  
Application: 7912-0092-00**

CIVIC ADDRESS: 10088 Grace Road

APPLICANT: 0775846 B.C. Ltd.  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
13160 - 88 Avenue  
Surrey, BC V3W 3K3

PROPOSAL: To rezone the property from "Light Impact Industrial 1 Zone (IL-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow for the lease, sale and repair of industrial equipment.

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

B. Ram, 11695 River Road: Expressed concern regarding increased traffic, requested traffic mitigation measures.

R. Moore, 11777 River Road: Support the change of use, noted the truck drivers have been good neighbours. The delegation noted her back fence is adjacent to a truck parking lot. Requested traffic calming measures be implemented on River Road.

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

NAME	FOR	AGAINST	UNDECIDED
L. Chislett	X		
J. Moroz	X		
P. Singha	X		
W. Chislette	X		
R. Moore	X		
D. Moore	X		
M. Sidhu	X		
M. Sidhu	X		

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17728  
Application: 7911-0333-00**

**CIVIC ADDRESS:** 13409, 13425 - 104 Avenue (also shown as 13427 - 104 Avenue), 13410, 13420, 13430, 13440 - 105 Avenue and Portion of Lane

**APPLICANT:** Bosa Properties (S.C.) Inc.  
c/o Hermann Nuessler  
#1800, 4555 Kingsway  
Burnaby, BC V5H 4T8

**PROPOSAL:** To rezone 13409 - 104 Avenue, 13410, 13420, 13430 and 13440 - 105 Avenue from "Single Family Residential Zone (RF)" and 13425 - 104 Avenue from "Duplex Residential Zone (RM-D)" and Portion of Lane from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of two, high-rise residential towers, townhouses and commercial space.

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 left the meeting, Councillor Martin assumed role of Chairperson at 10:52 p.m.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Leung			X
J. Duckett		X	
E. Styles			X

13. **Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11302, Amendment By-law, 2004, No. 15501, Amendment By-law, 2012, No. 17706  
Application: 7912-0167-00**

CIVIC ADDRESS: 16033 - 108 Avenue

APPLICANT: Kevington Building Corporation Ltd.  
c/o Joe Khalifa  
#1, 2807 West 16 Avenue  
Vancouver, BC V6K 3C5

PROPOSAL: To amend "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11302", in Part 2, Section B Permitted Uses by removing Schedule A Site Plan that divides the uses on the site and to replace Part 2, Sections 1 and 6 with the following:

- (a) Meat market, fruit and vegetable stores, and retail bakeries, and
- (b) Only one grocery or food store not exceeding 1,300 square metres [14,000 sq. ft.] in gross floor area.

This amendment will permit the expansion of the existing food store, Nestors Market, from 1,190 square metres (12,800 sq. ft.) to 1,300 square metres (14,000 sq. ft.).

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.

14. **Surrey Official Community Plan By-law, 1996, No. 12900,  
 No. 330 Amendment By-law, 2012, No. 17725  
 Surrey Land Use Contract No. 594, Authorization By-law, 1978,  
 No. 5757, Partial Discharge By-law, 2012, No. 17726  
 Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17727  
 Application: 7912-0106-00**

CIVIC ADDRESS: 10585 - 152 Street and 15105 - 105 Avenue

APPLICANT: City of Surrey  
 c/o Bing Thom Architects Inc. (Lisa Potopsingh)  
 1430 Burrard Street  
 Vancouver, BC V6Z 2A3

PROPOSAL: **By-law 17725**  
 To redesignate 10585 - 152 Street from Multiple Residential (RM) to Town Centre (TC).

**By-law 17726**  
 To discharge Land Use Contract No. 594, as amended, from 10585 - 152 Street to allow the underlying zone to regulate the site.

**By-law 17727**  
 To rezone the site from "Comprehensive Development Zone (CD)" (By-law No. 2760 and No. 13783) to "Comprehensive Development Zone (CD)".

The purpose of the redesignation, Land Use Contract discharge and rezoning is to permit the development of a new aquatic centre in the Guildford Town Centre.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
H. M. Deng	X		

Mayor Watts returned at 10:54 p.m. and resumed the Chair.

**15. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2012, No. 17703**

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, Part 5 Off-Street Parking and Loading/Unloading, Part 40 Self-Service Gasoline Station Zone (CG-1) and Part 41 Combined Service Gasoline Station Zone (CG-2).

These amendments will include a requirement in the CG-1 and CG-2 zones that alternative fuel refuelling or recharging infrastructure be installed in conjunction with the construction of any gasoline station as detailed in Corporate Report R146 dated June 25, 2012.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Skowronski			X
D. Reid		X	

**16. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2012, No. 17704**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended to reflect housekeeping amendments that will provide clarification or modification to various sections to ensure the By-law is user friendly and clear in relation to its provisions and restrictions.

The proposed amendments are outlined in Appendix I of Corporate Report R159 dated July 9, 2012.

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

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

17. **Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203, Amendment By-law, 2012, No. 17705**  
**Application: 7911-0267-00**

CIVIC ADDRESS: 13951 Crescent Road

APPLICANT: Marc and Mary-Anne Hiatt  
 13951 Crescent Road  
 Surrey, BC V4P 1J4

PROPOSAL: To amend "Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203" to permit an Accessory dwelling unit above the garage (in addition to the uses already permitted in the "One-Acre Residential (RA)" Zone).

This amendment will allow for the reconstruction of the Daniel Johnson House ("Johnson House"), which was destroyed by fire in December 2010 (Please refer to Corporate Report R158 dated July 9, 2012 for additional details).

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

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

## C. COMMITTEE REPORTS

### 1. Agricultural and Food Security Advisory Committee - June 14, 2012

RES.R12-1732 It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the minutes of the Agriculture and Food Security Advisory Committee meeting held on June 14, 2012, be received.  
Carried

### 2. Public Art Advisory Committee - June 14, 2012

RES.R12-1733 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hayne  
 That the minutes of the Public Art Advisory Committee meeting held on June 14, 2012, be received.  
Carried

3. **Transportation and Infrastructure Committee - June 18, 2012**
- It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the minutes of the Transportation and  
Infrastructure Committee meeting held on June 18, 2012, be received.  
RES.R12-1734 Carried
4. **Culture Development Advisory Committee - June 19, 2012**
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Culture  
Development Advisory Committee meeting held on June 19, 2012, be received.  
RES.R12-1735 Carried
5. **Seniors Advisory and Accessibility Committee - June 21, 2012**
- It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That the minutes of the Seniors Advisory and  
Accessibility Committee meeting held on June 21, 2012, be received.  
RES.R12-1736 Carried
6. **Social Planning Advisory Committee - June 28, 2012**
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Rasode  
That the minutes of the Social Planning  
Advisory Committee meeting held on June 21, 2012, be received.  
RES.R12-1737 Carried
7. **Intergovernmental Relations Committee - July 4, 2012**
- (a) It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the minutes of the Intergovernmental  
Relations Committee meeting held on July 4, 2012, be received.  
RES.R12-1738 Carried

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

**Sister and Friendship City Agreements**

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That a delegation of City Council visit the City of Zhuhai, China in November 2012 to recognize the 25<sup>th</sup> Anniversary of the Surrey/Zhuhai Sister City Relationship and also meet with representatives from Surrey's friendship cities in China with the visit funded from the Council Initiatives Fund.

RES.R12-1739 Carried

**Ashcroft Terminal Project**

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Correspondence from The Corporation of the Village of Ashcroft regarding Ashcroft Terminal Project be referred to Metro Vancouver's Transportation Committee for information.

RES.R12-1740 Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - June 13, 2012**

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the minutes of the Board of Variance meeting held on June 13, 2012, be received.

RES.R12-1741 Carried

**2. Surrey Heritage Advisory Commission - June 27, 2012**

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That the minutes of the Surrey Heritage Advisory Commission meeting held on June 27, 2012, be received.

RES.R12-1742 Carried

**E. MAYOR'S REPORT (continued)**

Mayor Watts read the following proclamations:



WORLD HEPATITIS DAY

July 28, 2012

WHEREAS it is estimated that between 500,000 and 600,000 people in Canada are living with Hepatitis B and C and are at risk for developing complications related to the disease; and

WHEREAS hepatitis viruses can cause inflammation of the liver; chronic viral hepatitis infection can lead to cirrhosis and liver cancer. Viral hepatitis is a major global health threat with around 350 million people living with chronic Hepatitis B and around 170 million people living with chronic Hepatitis C; and

WHEREAS South Fraser Community Services Society, people living with viral hepatitis, other community-based organizations, health professionals and government partners in Surrey continue to work on preventing new infections and ensuring that care and support for those affected by viral hepatitis is accessible; and

WHEREAS the 63<sup>rd</sup> World Health Assembly has recognized July 28 as World Hepatitis Day to enhance public awareness and education, reduce stigma, foster tolerance and understanding of those affected and explore better ways to address Hepatitis B and C in the future; and

WHEREAS approximately 3% of British Columbians are chronically infected with Hepatitis B and Hepatitis C, the highest rates in Canada; and

WHEREAS 500 million people are living with chronic Hepatitis B and C worldwide. This widespread ignorance leads people to assume they are not at risk; and prevents testing, treatment, and awareness of messages, risk of infection, and transmission; and reinforces stigma; and

WHEREAS the theme for this first official WHO - sponsored World Hepatitis Day is 'Hepatitis affects everyone, everywhere. Know it. Confront it.' This highlights the huge reach of this epidemic, the importance of getting informed, and to tackle the stigma that has kept this epidemic so silent;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare July 28, 2012 as "World Hepatitis Day" in the City of Surrey, and urge all citizens to take part in activities and observances designed to increase awareness and understanding of the hepatitis virus as a global challenge, to take part in prevention activities and programs, and to join the global effort to the further spread of hepatitis.

Dianne L. Watts  
Mayor

TZU CHI DAY

September 1, 2012

WHEREAS Buddhist Compassion Relief Tzu Chi Foundation originated in Taiwan and is one of the most active charitable organizations in the world, devoting itself to assisting people in need world-wide in the areas of charity, medicine, education and humanistic; and

WHEREAS Tzu Chi Foundation Canada, founded in Canada in 1992, adhering to the teaching of Master Cheng Yen, has dedicated itself to spreading love and compassion in Canada, British Columbia and in particular, the City of Surrey; where Tzu Chi members have been serving senior homes and the Adopt-a-Street program continuously for up to 16 years; serving the Carelife Fleetwood care units 4 times a week throughout the year; provided Emergency Social Services for Surrey Memorial Hospital's new emergency centre; provided bursary program for under-privileged students, as well as winter relief to the homeless for a number of years; and

WHEREAS Tzu Chi Foundation Canada members have exemplified their devotion, generosity, volunteerism, and their efforts have reflected the compassionate nature of Buddhism and their kindness to humanity in providing relief of pain and suffering of people in need; and

WHEREAS in celebration of the 20<sup>th</sup> anniversary of the Buddhist Compassion Relief Tzu Chi Foundation Canada, Tzu Chi continues its services to the community;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 1, 2012 as "Tzu Chi Day" in the City of Surrey.

Dianne L. Watts  
Mayor

UNION LABEL BUYING WEEK

September 3 - 7, 2012

WHEREAS organized labour has always endeavoured to maintain and improve good working conditions and wage standards for Canadian Workers; and

WHEREAS labour's distinctive emblems of quality and service are union labels, shop cards, store cards and service buttons; and

WHEREAS the CLC Union Label Trades and Services Department is sponsoring a Union Label Week to salute these unique hallmarks and promote Canadian Union Made Goods and Services;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 3 - 7, 2012 as "Union Label Buying Week" in the City of Surrey, and call upon all citizens to support the products and services identified by the union label, store card, shop card and service button.

Dianne L. Watts  
Mayor

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS (continued)

- 1. The Corporate Reports, under date of July 23, 2012, were considered and dealt with as follows:

**Item No. R162** Community Consultation Project - Town Hall Meetings  
File: 0480-01M

The City Clerk submitted a report to provide information about Town Hall meetings that were held as part of the City's ongoing community consultation efforts and about other actions that the City is taking to remain engaged with the City's communities.

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

It was Moved by Councillor Rasode  
Seconded by Councillor Martin  
That Corporate Report R162 be received for information.

RES.R12-1743

Carried

Councillor Rasode acknowledged the 38 community associations and individuals who attended public consultations and noted positive work came out of the meetings and relationships were built. The next step will be to hold a "Community Summit" where members of the public will be involved in creating a conference to further address concerns and increase dialogue with city staff and Council.

Mayor and Council extended an invitation for the Surrey Leadership Youth Council (SLYC) to participate as part of the Community Summit Planning Group.

Special thanks were extended to Jane Sullivan, City Clerk, for her tireless effort in coordinating this initiative into such a well-received community forum.

**Item No. R163** Award of Contract M.S. 4812-004-11 Storm Sewer/Drainage Works at Various Locations  
File: 4812-004-11; 4812-004-01

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 4812-004-11 Storm Sewer/Drainage Works at Various Locations. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Targa Contracting Ltd.	\$874,755.84	No Change
2. Mission Contracting Ltd.	\$1,177,625.58	No Change
3. Tybo Contracting Ltd.	\$1,257,040.66	No Change

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

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

- Award Contract M.S. 4812-004-11 to Targa Contracting Ltd. in the amount of \$874,755.84, including HST, for the construction of storm sewer drainage works at various locations;
- Set the expenditure authorization limit for Contract M.S. 4812-004-11 at \$920,000.00 including contingency and HST; and
- Authorize and approve the exercise of those powers set out in section 32 of the *Community Charter* over 2175-123 Street (PID 010-337-695) for the purposes of allowing the removal and construction of storm sewer and drainage works contemplated as part of Contract M.S. 4812-004-11 all as generally described in Corporate Report R164.

RES.R12-1744

Carried

Before the motion was put, Councillor Hunt declared a conflict of interest and left the meeting at 11:03 p.m.

**Item No. R164** Award of Contract M.S. 4812-506-11 Installation of Storm Sewers in East Newton  
 File: 4812-506-11; 4812-506-00

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 4812-506-11 Installation of Storm Sewers in East Newton. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Double M Excavating Ltd.	\$699,681.07	\$762,909.39
2. Bray Enterprises Ltd.	\$829,175.20	\$809,519.20
3. Sandpiper Contracting LLP	\$823,602.08	No Change
4. Mainland Civil Works Inc.	\$824,732.16	No Change
5. Triahn Enterprises Ltd.	\$849,426.36	\$848,619.97

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

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

1. Award Contract M.S. 4812-506-11 to Double M Excavating Ltd. in the amount of \$762,909.39 including HST, for the installation of storm sewer in East Newton; and
2. Set the expenditure authorization limit for Contract M.S. 4812-506-11 at \$875,000.00, including contingency and HST.

RES.R12-1745

Carried

Councillor Hunt returned to the meeting at 11:04 p.m.

**Item No. R165** Local Area Service By-law for the Phase 2 Area of the Bridgeview Vacuum Sewer System Replacement Program  
File: 4711-904

**Note:** See By-law No. 17688 under Item H.18

The General Manager, Engineering submitted a report to seek Council approval of a Local Area Service By-law that is consistent with the Council-endorsed approach for financing the replacement of the Bridgeview vacuum sewer system (VSS). The new sewer system will provide more reliable service for the properties in the Phase 2 area of Bridgeview than the current vacuum system provides.

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. Approve a Local Area Service (LAS) for the replacement of the existing Vacuum Sewer System (VSS) in the Phase 2 Area of Bridgeview as illustrated on the map attached as Appendix I at an estimated cost of \$9.6 million and with the final costs of works to be apportioned to and levied on the benefitting lots in the area in accordance with the provisions of By-law No. 17688, a copy of which is attached as Appendix V; and
2. Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2012, No. 17688.

RES.R12-1746

Carried

**Item No. R166** Approval of Sale of Closed Portions of Lane Adjacent to 13995 Hansen Road, 14017 - 110 Avenue, and 11023 - 140A Street (Step 2)  
File: 0910-30/179

The General Manager, Engineering submitted a report concerning Approval of Sale of Closed Portions of Lane Adjacent to 13995 Hansen Road, 14017 - 110 Avenue, and 11023 - 140A Street (Step 2).

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council authorize the sale of a total area of 1,718 ft.2 (159.6 m<sup>2</sup>) of closed lane adjacent to 13995 Hansen Road, 14017 - 110 Avenue, and 11023 - 140A Street under the previously approved terms for this closure and sale as outlined in Corporate Report No. R171; 2011, a copy of which is attached to Corporate Report R166 as Appendix I.

RES.R12-1747 Carried

**Item No. R167** Award of Contract M.S. 1212-006-11 Musqueam Drive Local Area Services  
File: 1212-006-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1212-006-11 Musqueam Drive Local Area Services. The following tender was received:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Tybo Contracting Ltd.	\$2,554,276.08	\$2,699,816.32

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

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

- Award Contract M.S. 1212-006-11 to Tybo Contracting Ltd. for the construction of Musqueam Drive Local Area Services as described in Corporate Report R167 in the amount of \$2,699,816.32, including HST; and
- Set the expenditure authorization limit for Contract M.S. 1212-006-11 at \$3,240,000.00, including contingencies and HST.

RES.R12-1748 Carried

**Item No. R168** Award of Contract M.S. 1712-006-11 Widening of King George Boulevard from 32 Avenue Diversion to Anderson Creek  
File: 1712-006-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1712-006-11 Widening of King George Boulevard from 32 Avenue Diversion to Anderson Creek. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with HST</i>	<i>Corrected Amount</i>
1. Mainland Civil Works Inc.	\$3,624,990.88	No Change
2. Wilco Civil Inc.	\$3,666,934.43	\$3,666,945.63
3. B&B Contracting Ltd.	\$3,846,600.00	No Change
4. Columbia Bitulithic Ltd.	\$4,135,569.76	No Change
5. Tybo Contracting Ltd.	\$4,673,496.46	No Change

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

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

1. Award Contract M.S. 1712-006-11 to Mainland Civil Works Inc. for the construction of the widening of King George Boulevard (KGB) between 32 Avenue Diversion and Anderson Creek in the amount of \$3,624,990.88 including HST; and
2. Set the expenditure authorization limit for Contract M.S. 1712-006-11 at \$4,150,000.00 including contingency and HST.

RES.R12-1749

Carried

**Item No. R169** Surrey Cycling Plan  
File: 8630-40 (Bike)

The General Manager, Engineering submitted a report to summarize the key elements of a new Cycling Plan for the City, describe the consultation process related to the development of this new Plan and seek Council's approval of the new Plan, which is attached as Appendix I to Corporate Report R169.

The General Manager, Engineering 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 R169 as information; and
2. Approve the Surrey Cycling Plan, which is attached as Appendix I to this report, as a secondary plan to the Surrey Transportation Strategic Plan.

RES.R12-1750

Carried

**Item No. R170** 2011 Report on Transportation in Surrey  
File: 8630-40 (Strategic)

The General Manager, Engineering submitted a report to provide information on progress made during 2011 in implementing the vision of the Surrey Transportation Strategic Plan.

The General Manager, Engineering was recommending that the report be received for information.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Corporate Report R170 be received for  
information.

RES.R12-1751

Carried

**Item No. R171** License Agreement with Rogers Communications  
Partnership for Use of Road Allowance  
File: 5450-30 (Rogers)

The General Manager, Engineering submitted a report concerning License Agreement with Rogers Communications Partnership for Use of Road Allowance.

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

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council authorize the Mayor and the  
City Clerk to execute a license agreement with Rogers Communications  
Partnership ("Rogers") that will act to grant Rogers a non-exclusive right to install,  
operate and maintain telecommunications infrastructure for a 10-year period  
within the 17th Avenue road allowance east of 128th Street as illustrated on  
Appendix I attached to Corporate Report R171.

RES.R12-1752

Carried



**Item No. R172**                     Engineering Department Contract Awards between August 1, 2012 and September 7, 2012  
 File: 2320-01

The General Manager, Engineering submitted a report concerning Engineering Department Contract Awards between August 1, 2012 and September 7, 2012.

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

It was   Moved by Councillor Martin  
    Seconded by Councillor Gill  
    That Council authorize the City Manager to make a decision on the award of Contracts numbered M.S. 1712-002-11 and M.S. 1712-009-11, which are described in this report, provided the following criteria are satisfied:

1. Tenders are received through an open tender process;
2. The award is to the contractor submitting the lowest bid, which fully meets the contract specifications; and
3. The contract award is within the approved budget for the related work.

RES.R12-1753   Carried

**Item No. R173**                     Sale of Surplus City Property at 11004 - 129 Street  
 File: 0910-40/179

The General Manager, Engineering submitted a report concerning Sale of Surplus City Property at 11004 - 129 Street.

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

It was   Moved by Councillor Martin  
    Seconded by Councillor Gill  
    That Council approve the sale of the lot located at 11004- 129 Street (PID No. 011-379-405) to the terms and conditions as generally described in this report and subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, SBC, 2003, Chapter 26.

RES.R12-1754   Carried

**Item No. R174** City of Surrey Water System Annual Report for 2011  
File: 5600-42

The General Manager, Engineering submitted Corporate Report R173 concerning the 2011 Annual Report of the City of Surrey Water System, which has been prepared in accordance with the requirements of the *Drinking Water Protection Act*.

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. Receive Corporate Report R174 as information; and
2. Authorize staff to forward to the Medical Health Officer in accordance with the requirements of the *Drinking Water Protection Act* a copy of this report and the related report titled "City of Surrey Water System Annual Report for 2011", a summary of which is attached to this report as Appendix I.

RES.R12-1755

Carried

**Item No. R175** Update on Fish Habitat Restoration in the Phase I Area of Campbell Heights  
File: 4806-913

The General Manager, Engineering submitted a report to provide an update of the fish habitat restoration works that have been completed in the Campbell Heights Phase 1 area and which are being monitored.

The General Manager, Engineering was recommending that the report be received for information.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Corporate Report R175 be received for information.

RES.R12-1756

Carried

**Item No. R176** Acquisition of Property at 16272 - 24 Avenue for Parkland  
File: 0870/20-438/A

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report concerning Acquisition of Property at 16272 - 24 Avenue for Parkland.

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

It was Moved by Councillor Steele  
Seconded by Councillor Hepner  
That Council approve the purchase of a portion of the property at 16272 - 24 Avenue (PID No. 011-101-652), for parkland in accordance with the Sunnyside Heights Neighbourhood Concept Plan.

RES.R12-1757

Carried

**Item No. R177** Purchase of Natural Gas for Civic Facilities  
File: 2320-01

The General Manager, Finance and Technology submitted a report concerning Purchase of Natural Gas for Civic Facilities.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council authorize:

1. staff to undertake a Request for Proposal (RFP) process for the purposes of purchasing natural gas for City facilities from an independent supplier for a one-year term beginning on November 1, 2012; and
2. authorize the City Manager to make a decision regarding the award of such a contract so that if it is necessary notice can be given to Cascadia Energy Ltd on or prior to September 1, 2012 in accordance with the terms of their current contract with the City of Surrey and to Fortis BC if the City decides to purchase natural gas from Fortis BC commencing on November 1, 2012.

RES.R12-1758

Carried

**Item No. R178** Quarterly Financial Report - Second Quarter - 2012  
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with an update on the City's financial activity for the second quarter of 2012 and to compare that activity with the 2012 Financial Plan and the same period in prior years.

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

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Corporate Report R178 be received for  
information.  
RES.R12-1759 Carried

**Item No. R182** Community Infrastructure Improvement Fund - Application  
for Funding for Surrey Projects  
File: 1855-03

The General Manager, Parks, Recreation and Culture and the General Manager,  
Planning and Development submitted a report concerning Community  
Infrastructure Improvement Fund - Application for Funding for  
Surrey Projects.

The General Manager, Parks, Recreation and Culture and 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 Martin  
That Council:

1. Receive Corporate Report R182 as information;
2. Approve the projects documented in Appendix I to this report, in the  
priority they are listed, as the basis for an application for project funding to  
the Community Infrastructure Improvement Fund (the "CIIF"); and
3. Authorize staff to submit such an application to the CIIF on behalf of the  
City of Surrey.

RES.R12-1760 Carried

**Item No. R183** Surrey School District Eligible School Site Proposal - 2012 -  
2016 Capital Plan  
File: 0510-01

The General Manager, Planning and Development submitted a report concerning  
Surrey School District Eligible School Site Proposal - 2012 - 2016 Capital Plan.

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

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Corporate Report R183 be received for  
information.  
RES.R12-1761 Carried  
with Councillor Hunt opposed

**Item No. R184** Child and Youth Friendly City Strategy - Update on Initiatives  
File: 5120-01

The General Manager, Planning and Development submitted a report to provide information about two separate recently released reports on youth in Surrey, being:

- "A Profile of Youth in Surrey" (the "Youth Profile"), a copy of which is attached as Appendix I to Corporate Report R184, that compiles publically available data on youth; and
- "2012 Youth Speak Up!", a copy of which is attached as Appendix II to this report that provides highlights from the Surrey Leadership Youth Council's annual youth forum.

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Corporate Report R184 be received for  
information.

RES.R12-1762

Carried

**Item No. R185** Supporting the Settlement and Integration of Refugees in Surrey - Enhancing the Current Strategy  
File: 5080-01

The General Manager, Planning and Development submitted a report to:

- inform and update Council on the current strategy related to the settlement and integration of refugees in Surrey;
- inform Council of the Province's new Welcoming Communities Program and the opportunity that it provides to develop and implement a comprehensive, community based Action Plan to increase Surrey's capacity to support the integration of new immigrants and refugees; and
- seek Council approval for staff to participate in the Welcoming Communities initiative and proceed to work in collaboration with Community Partners to develop and implement an Action Plan as an extension of the above-referenced strategy that will support the integration of new immigrants and refugees into the social and economic life of the community.

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 Steele  
That Council:

1. Receive as information the current cross-jurisdictional Refugee Settlement and Integration Strategy including recent developments all as documented in Corporate Report R185; and
2. Authorize staff to work with community partners through the Welcoming Communities Program to refine the Strategy by developing a more detailed Action Plan to increase the partners' capacity to support the settlement and integration of new immigrants and refugees into the social and economic life of Surrey.

RES.R12-1763

Carried

Councillor Villeneuve noted this report is a step in the right direction and that it is important for Surrey to implement programs of this nature to protect its residents.

Council noted it is a challenging issue and that the Federal and Provincial governments should be held accountable for addressing these challenges for all citizens affected.

The City of Surrey is laying a good foundation and creating the framework and will have community partners at the table to assist with this initiative.

**Item No. R186** Pilot Program for the Use of Street Light and Utility Poles for the Installation of Wireless Communications Infrastructure  
File: 5450-01

The General Manager, Planning and Development, the General Manager, Engineering, and the General Manager, Investment & Intergovernmental Relations submitted a report to seek Council approval of a one-year pilot program to allow for the secondary use of up to 20 City street light poles or existing utility poles for the installation, operation and maintenance of wireless transmission equipment and to execute a license agreement with Mobilicity for such an installation on a specific street light pole on 152 Street at 84 Avenue.

The General Manager, Planning and Development, the General Manager, Engineering, and the General Manager, Investment & Intergovernmental Relations was recommending approval of the recommendations outlined in the report.

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

1. Receive Corporate Report R186 as information;

2. Approve a one-year pilot program during which each of the major cellular providers (Telus, Bell, Rogers, Wind and Mobilicity) will be allowed to install and operate wireless transmission equipment on a total of up to 20 existing City street light poles or utility poles (i.e., four installations per provider) all as generally described in this report; and
3. Authorize the appropriate City officials to execute a license agreement, as generally described in this report, with Data and Audio-Visual Enterprises Wireless Inc. doing business as Mobilicity ("Mobilicity") to allow the installation, operation and maintenance of wireless transmission infrastructure on a street light pole at the intersection of 152 Street and 84 Avenue as generally illustrated in Appendix I and with terms and conditions as documented in this report.

RES.R12-1764

Carried

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17707" 7912-0060-00 - 581486 B.C. Ltd.  
 c/o City of Surrey (Planning & Development Department)  
 IL and CD (By-law 15851) to CD (BL 12000) - 13147 - 76 Avenue - to replace the existing split-zoning of the site thereby allowing the owner to construct another industrial building on the northerly portion of the subject property.

Approved by Council: July 9, 2012

**Note:** Planning and Development Department advises that all subject conditions have been met. Council may consider the By-law for Third Reading and Final Adoption.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17707" pass its third reading.  
Carried

RES.R12-1765

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17707" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R12-1766

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031, Amendment By-law, 2010, No. 17269, Amendment By-law, 2012, No. 17708" 7912-0146-00 - All Owners Under Strata Plan BCS1684  
 c/o Jarnail S. Saran

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031" as amended, in Part 2, Section B. 11, for 7475 - 135 Street as follows:

- (a) *Private Schools* provided that such use is limited in floor area to a maximum of 1,510 square metres [16,254 sq. ft.].

This amendment will allow the expansion of private school use from the existing 265.4 sq. m. (2,857 sq. ft.).

Approved by Council: July 9, 2012

RES.R12-1767	<p>It was</p> <p>Amendment By-law, 2009, No. 17031, Amendment By-law, 2010, No. 17269, Amendment By-law, 2012, No. 17708" pass its third reading.</p>	<p>Moved by Councillor Martin Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17269, Amendment By-law, 2012, No. 17708" pass its third reading. <u>Carried</u></p>
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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17714" 7912-0018-00 - Donald Cameron  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF-12 (BL 12000) - 6501 - 140 Street - to permit the development of 14 lots and 1 remainder parcel.

Approved by Council: July 9, 2012

RES.R12-1768	<p>It was</p> <p>Amendment By-law, 2012, No. 17714" pass its third reading.</p>	<p>Moved by Councillor Martin Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17714" pass its third reading. <u>Carried</u></p>
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4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17715" 7912-0045-00 - Darlene and Wayne Hunt  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
RA to RF (BL 12000) - 7438 - 124 Street - to permit subdivision into 9 single family lots in conjunction with the adjacent property at 7435 - 124B Street.

Approved by Council: July 9, 2012

RES.R12-1769	<p>It was</p> <p>Amendment By-law, 2012, No. 17715" pass its third reading.</p>	<p>Moved by Councillor Martin Seconded by Councillor Villeneuve That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17715" pass its third reading. <u>Carried</u></p>
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5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17716"  
7911-0166-00 - 0791469 B.C. Ltd., Jitendra and Sushila Singh  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF and RF-12 (BL 12000) - 6270, 6288, 6310 and 6324 - 128 Street - to  
permit subdivision into 27 single family lots with a portion from the  
adjacent lot at 12865 - 63A Avenue.

Approved by Council: July 9, 2012

**Note:** See Development Variance Permit No. 7911-0166-00 under Clerk's Report,  
Item I.1(a)

It was	Moved by Councillor Martin
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17716" pass its third reading.
RES.R12-1770	<u>Carried</u>

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B,  
Amendment By-law, 2012, No. 17711"  
7911-0065-00 - Vesta Properties Ltd.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2008, No. 16866B", in Part 2. A., by attaching a new Schedule C.

This amendment will create one small single family lot at address  
17750 - 70 Avenue and the remainder as open space purposes to protect the  
riparian area as shown in attached Schedule C.

Approved by Council: July 9, 2012

It was	Moved by Councillor Hunt
	Seconded by Councillor Gill
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B, Amendment By-law, 2012, No. 17711" pass its third reading.
RES.R12-1771	<u>Carried</u> With Councillors Rasode, Villeneuve, Martin and Hepner opposed

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 327 Amendment By-law, 2012, No. 17712"  
7912-0122-00 - Shane Bourel, Paul and Rosemary Jaques, Wayne and Sharon Bovee, B A J Holdings Inc.  
c/o Munish Katyal  
To redesignate the site - 7058, 7070 and 7076 - 188 Street - from Urban (URB) to Multiple Residential (RM).

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17713.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 327 Amendment By law, 2012, No. 17712" pass its third reading.

RES.R12-1773

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17713"  
7912-0122-00 - Shane Bourel, Paul and Rosemary Jaques, Wayne and Sharon Bovee, B A J Holdings Inc.  
c/o Munish Katyal  
RA to RM-30 (BL 12000) - 7058, 7070 and 7076 - 188 Street - to permit the development of 18 townhouse units.

Approved by Council: July 9, 2012

**Note:** See Development Variance Permit No. 7912-0122-00 under Clerk's Report, Item I.1(b)

This By-law is proceeding in conjunction with By-law No. 17712.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17713" pass its third reading.

RES.R12-1774

Carried

It was discussed that the driveway placement on the preliminary plan should be re-addressed with the applicant. Council asked staff to add a recommendation to this project to ensure there is compensation for the other owners near the development for use of a proportion of driveway in support of the development. Going forward, Council requested staff to address this specific concern for similar applications of this nature to ensure costs are proportionate for everyone.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That there is a condition included in the Development Agreement outlining compensation for the extra driveway that needs to go in, as well as clear provision made for both amenity; greenspace, and road development and that the overall plan and context of the development is reviewed with staff to address the comments received at the Regular Council Public Hearing.

RES.R12-1772

Carried

Staff noted they will look at the cost equity and a more equitable location for the placement of the driveway.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 329 Amendment By-law, 2012, No. 17721."  
 7911-0330-00 - Alan B. Christie, Executor of the Will of Marilyn Louise Christie, Deceased, William B. Bose, Reginald N. Bose, Audrey M. Prestage and Kenneth V. Bose  
 c/o McElhanney Consulting Services Ltd. (Greg Mitchell)  
 To redesignate a portion of site - 16420 - 64 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17722.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 329 Amendment By law, 2012, No. 17721" be referred back to staff work with the applicant to find resolution to issues brought forward at the Public Hearing:

1. review the site grading plan relative to the Remple Property (adjacent site);
2. retain as many trees as possible;
3. review the road network plan and traffic interchange to increase connectivity; and
4. conduct community consultation with residents and stakeholder groups.

RES.R12-1775

Carried

Council commended the developer with the job on the heritage preservation components of the plan and clarified that the developer came forward with the best intentions for the property; Council asked the developer to work with the residents to arrive at a mutually agreeable solution.

Council further added that the best interests of the community should be considered, and suggested that the applicant may achieve that by revisiting the proposed housing form.

Council acknowledged this has been a challenging application but noted there are trade-offs that can still make the development work and facilitate tree retention and habitat preservation; it is important the site to the west be reviewed as part of the overall design concept plan for the development.

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 326 Amendment By-law, 2012, No. 17709"  
7910-0174-00 - Trojan Holdings Ltd.  
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
To redesignate a portion of the site - 3023 - 188 Street - from Agricultural (AGR) to Industrial (IND).

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17710.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 326 Amendment By law, 2012, No. 17709" pass its third reading.

RES.R12-1776

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17710."  
7910-0174-00 - Trojan Holdings Ltd.  
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
A-2 and IB-1 to IB-1 (BL 12000) - 3023 - 188 Street - to permit a 4,492 sq. m (48,351 sq. ft.) addition to the existing cold storage facility.

Approved by Council: July 9, 2012

**Note:** See Development Variance Permit No. 7910-0174-00 under Clerk's Report, Item I.1(c)

This By-law is proceeding in conjunction with By-law No. 17709.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17710." pass its third reading.

RES.R12-1777

Carried

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 328 Amendment By-law, 2012, No. 17717"  
7911-0328-00 - York Fong, Michael and Teresa Fong  
c/o Dawson & Sawyer (Semiahmoo) Ltd. (Ted Dawson)  
To redesignate the site 15114 and 15180 - 24 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17718.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 328 Amendment By law, 2012, No. 17717" pass its third reading.

RES.R12-1778

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17718"  
7911-0328-00 - York Fong, Michael and Teresa Fong  
c/o Dawson & Sawyer (Semiahmoo) Ltd. (Ted Dawson)  
RA and RF to CD (BL 12000) - 15114 and 15180 - 24 Avenue - to permit the development of 35 townhouse units adjacent to the Semiahmoo Trail.

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17717.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17718" pass its third reading.

RES.R12-1779

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17720"  
7912-0092-00 - 0775846 B.C. Ltd.  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
IL-1 to CD (BL 12000) - 10088 Grace Road - to allow for the lease, sale and repair of industrial equipment.

Approved by Council: July 9, 2012

RES.R12-1780 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17720" pass its third reading.  
Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17728"  
7911-0333-00 - Bosa Properties (S.C.) Inc.  
c/o Hermann Nuessler  
RF, RM-D and C-35 to CD (BL 12000) - 13409, 13425 - 104 Avenue, 13410,  
13420, 13430, 13440 - 105 Avenue and Portion of Lane - to permit the  
development of two high-rise residential towers, townhouses and  
commercial space.

Approved by Council: July 9, 2012

RES.R12-1781 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17728" pass its third reading.  
Carried

13. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11302,  
Amendment By-law, 2004, No. 15501, Amendment By-law, 2012, No. 17706"  
7912-0167-00 - Kevington Building Corporation Ltd.  
c/o Joe Khalifa  
To amend "Surrey Zoning By-law, 1979, No. 5942, Amendment  
By-law, 1992, No. 11302", in Part 2, Section B Permitted Uses by removing  
Schedule A Site Plan that divides the uses on the site and to replace Part 2,  
Sections 1 and 6 with the following:
  - (a) Meat market, fruit and vegetable stores, and retail bakeries, and
  - (b) Only one grocery or food store not exceeding 1,300 square  
metres [14,000 sq. ft.] in gross floor area.This amendment will permit the expansion of the existing food store, Nestors  
Market at 16033 - 108 Avenue, from 1,190 square metres (12,800 sq. ft.) to  
1,300 square metres (14,000 sq. ft.).

Approved by Council: July 9, 2012



7912-0106-00 - City of Surrey  
c/o Bing Thom Architects Inc. (Lisa Potopsingh)  
CD (By-law 2760 and 13783) to CD (BL 12000) - 10585 - 152 Street and  
15105 - 105 Avenue - to permit the development of a new aquatic centre in  
the Guildford Town Centre.

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17725 & 17726.

RES.R12-1785  
It was  
Amendment By-law, 2012, No. 17727" pass its third reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Carried

- 15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17703"  
3900-20-17703 - Text Amendment - City of Surrey  
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in  
Part 1 Definitions, Part 5 Off-Street Parking and Loading/Unloading,  
Part 40 Self-Service Gasoline Station Zone (CG-1) and Part 41 Combined  
Service Gasoline Station Zone (CG-2). The amendments will include a  
requirement in the CG-1 and CG-2 zones that alternative fuel refuelling or  
recharging infrastructure be installed in conjunction with the construction  
of any gasoline station.

Approved by Council: June 25, 2012  
Corporate Report Item No. R146

**Note:** Planning and Development Department advises that all subject conditions  
have been met. Council may consider the By-law for Third Reading and  
Final Adoption.

RES.R12-1786  
It was  
Text Amendment By-law, 2012, No. 17703" pass its third reading.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Carried

RES.R12-1787  
It was  
Text Amendment By-law, 2012, No. 17703" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Carried



16. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17704" 3900-20-17704 - Text Amendment - City of Surrey  
 "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended to reflect housekeeping amendments that will provide clarification or modification to various sections to ensure the By-law is user friendly and clear in relation to its provisions and restrictions. The proposed amendments are outlined in Appendix I of Corporate Report R159.

Approved by Council: July 9, 2012  
 Corporate Report Item No. R159

**Note:** Planning and Development Department advises that all subject conditions have been met. Council may consider the By-law for Third Reading and Final Adoption.

RES.R12-1788 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17704" pass its third reading.  
Carried

RES.R12-1789 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17704" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

17. "Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203, Amendment By-law, 2012, No. 17705"  
 3900-20-17705 – Marc and Mary-Anne Hiatt  
 To amend "Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203" related to the Daniel Johnson House (the "Johnson House") to allow for the reconstruction of the Johnson House at 13951 Crescent Road, which was destroyed by fire in December 2010.

Approved by Council: July 9, 2012  
 Corporate Report Item No. R158

**Note:** Planning and Development Department advises that all subject conditions have been met. Council may consider the By-law for Third Reading and Final Adoption.

- RES.R12-1790
- |        |   |
|--------|---|
| It was | Moved by Councillor Hunt<br>Seconded by Councillor Steele<br>That "Surrey Heritage Revitalization Agreement By law, 2000, No. 14203, Amendment By-law, 2012, No. 17705" pass its third reading. |
|        | <u>Carried</u>  |
- 
- |              |        |  |
|--------------|--------|--|
| RES.R12-1791 | It was | Moved by Councillor Hunt<br>Seconded by Councillor Steele<br>That "Surrey Heritage Revitalization Agreement By law, 2000, No. 14203, Amendment By-law, 2012, No. 17705" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. |
|              |        | <u>Carried</u>   |

## INTRODUCTIONS

18. "Local Area Service Bridgeview Vacuum Sewer Replacement System Phase 2 [Project # 4711-904] By-law 2012, No. 17688"  
3900-20-17688 - Council Initiative  
A by-law to establish the local area service for the sanitary sewer replacement in Bridgeview, the area roughly bounded by South Fraser Perimeter Road, and the CN Rail corridor/Fraser River, 116 Avenue and 132 Street; 123 Street north of 112A Avenue; 126A Street and 128 Street and King George Boulevard and 11300 Block; King George Boulevard and 11100 Block, Scott Road and 128 Street as shown in Appendix I, to authorize the construction of the Bridgeview Vacuum Sewer Replacement System Phase 2 works; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required for the construction of the local area service; to define the boundaries of the local service area; and to impose local service taxes.  
Approved by Council: To be approved  
Corporate Report Item No. R165

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R165. By-law No. 17688 is therefore in order for consideration.

- |              |        |   |
|--------------|--------|---|
| RES.R12-1792 | It was | Moved by Councillor Hunt<br>Seconded by Councillor Steele<br>That "Local Area Service Bridgeview Vacuum Sewer Replacement System Phase 2 [Project # 4711-904] By-law 2012, No. 17688" pass its first reading. |
|              |        | <u>Carried</u>  |

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Local Area Service Bridgeview Vacuum  
 Sewer Replacement System Phase 2 [Project # 4711-904] By-law 2012, No. 17688"  
 pass its second reading.

RES.R12-1793 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Local Area Service Bridgeview Vacuum  
 Sewer Replacement System Phase 2 [Project # 4711-904] By-law 2012, No. 17688"  
 pass its third reading.

RES.R12-1794 Carried

19. "Local Area Service Bridgeview West Cell Steep Grade Gravity Sanitary Sewer  
 System [Project # 4709-903] By-law, 2009, No. 17000, Amendment By-Law, 2012,  
 No. 17629, Amendment By-law, 2012, No. 17729".  
 3900-20-17729 - Council Initiative  
 To amend "Local Area Service Bridgeview West Cell Steep Grade Gravity Sanitary  
 Sewer System [Project # 4709-903] By-law, 2009, No. 17000, Amendment By-law,  
 2012, No. 17629" by revising Appendix II Engineer's Report – Final Cost  
 Apportionment to reflect minor housekeeping changes that will address  
 inconsistencies in the By-law.

Approved by Council: To be approved

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Local Area Service Bridgeview West  
 Cell Steep Grade Gravity Sanitary Sewer System [Project # 4709-903] By-law, 2009,  
 No. 17000, Amendment By-Law, 2012, No. 17629, Amendment By-law, 2012, No.  
 17729". pass its first reading.

RES.R12-1795 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Local Area Service Bridgeview West  
 Cell Steep Grade Gravity Sanitary Sewer System [Project # 4709-903] By-law, 2009,  
 No. 17000, Amendment By-Law, 2012, No. 17629, Amendment By-law, 2012, No.  
 17729". pass its second reading.

RES.R12-1796 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Local Area Service Bridgeview West Cell Steep Grade Gravity Sanitary Sewer System [Project # 4709-903] By-law, 2009, No. 17000, Amendment By-Law, 2012, No. 17629, Amendment By-law, 2012, No. 17729". pass its third reading.

RES.R12-1797

Carried

20. "Local Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001, Amendment By-law, 2012, No. 17630, Amendment By-law, 2012, No. 17730"  
3900-20-17730 - Council Initiative  
To amend "Local Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001, Amendment By-law, 2012, No. 17630" by revising Appendix II Engineer's Report – Final Cost Apportionment to reflect minor housekeeping changes that will address inconsistencies in the By-law.

Approved by Council: To be approved

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Local Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001, Amendment By-law, 2012, No. 17630, Amendment By law, 2012, No. 17730" pass its first reading.

RES.R12-1798

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Local Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001, Amendment By-law, 2012, No. 17630, Amendment By law, 2012, No. 17730" pass its second reading.

RES.R12-1799

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Local Area Service for West Bridgeview  
Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001,  
Amendment By-law, 2012, No. 17630, Amendment By law, 2012, No. 17730" pass its  
third reading.

RES.R12-1800

Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17460,  
Amendment By-law, 2012, No. 17744"  
7911-0075-00 - Rize-LHC Building 1 Inc. and Rize-LHC Building 2 Inc.  
c/o IBI/HB Architects  
To amend CD By-law No. 17460 to allow subdivision into two high-density  
residential lots.

**Note:** By-law 17460 and Development Permit were approved on May 7, 2012. The  
owners subsequently advised their desire to have the option to subdivide  
the site into two lots. The modifications do not affect use or density, the  
Assistant City Solicitor has advised that a further Public Hearing is not  
required.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17460, Amendment By-law, 2012, No. 17744" pass its  
first reading.

RES.R12-1801

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17460, Amendment By-law, 2012, No. 17744" pass its  
second reading.

RES.R12-1802

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17460, Amendment By-law, 2012, No. 17744" pass its  
third reading.

RES.R12-1803

Carried

**I. CLERK'S REPORT**

**1. Development Variance Permits**

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

- (a) **Development Variance Permit No. 7911-0166-00**  
**0791469 B.C. Ltd., Jitendra and Sushila Singh**  
**c/o Hub Engineering Inc. (Mike Kompter)**  
 6270, 6288, 6310 and 6324 - 128 Street

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-law.

**Note:** See By-law No. 17716 under Item H.5

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section K, to reduce the minimum lot width (Type I) from 12 metres (40 ft.) to 10.8 metres (35.4 ft.) for Lots 1 to 15 inclusive.

To permit subdivision into 27 single family lots with a portion from the adjacent Single Family Residential Zoned lot at 12865 - 63A Avenue.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit  
 No. 7911-0166-00 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.R12-1804

Carried

- (b) **Development Variance Permit No. 7912-0122-00**  
**Shane Bourel, Paul and Rosemary Jaques, Wayne and Sharon Bovee,**  
**B A J Holdings Inc.**  
**c/o Munish Katyal**  
 7058, 7070 and 7076 - 188 Street

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-law.

**Note:** See By-law Nos. 17712 & 17713 under Item H.7

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

- (a) To increase the number of stairs that may encroach into the building setback area from 3 to 10;
- (b) To increase the maximum lot coverage from 45% to 48%;
- (c) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 metres (10 ft.) to the front porch or veranda;
- (d) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the front porch or veranda;
- (e) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to the principal building; and
- (f) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 metres (5 ft.) to the front porch or veranda.

To permit the development of 18 townhouse units.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7912-0122-00 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.R12-1805

Carried

- (c) **Development Variance Permit No. 7910-0174-00**  
**Trojan Holdings Ltd.**  
**c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)**  
 3023 - 188 Street

**Note:** This development variance permit will be in order for issuance upon final adoption of the related by-law.

**Note:** See By-law Nos. 17709 & 17710 under Item H.9

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 47A, Section F and H.1, as follows:

- (a) To reduce the minimum south side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and

- (c) To reduce the number of required off-street parking spaces from 175 to 83.

To permit a 4,492 sq. m (48,351 sq. ft.) addition to the existing cold storage facility.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Development Variance Permit No. 7910-0174-00 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.R12-1806

Carried

- (d) **Development Variance Permit No. 7912-0128-00**  
**Loblaw Properties West Inc.**  
**c/o International Neon**  
 14650 - 104 Avenue

**Note:** This development variance permit will be in order for issuance upon final approval of the related development permit.

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

To replace and upgrade fascia signs for the Real Canadian Superstore.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Development Variance Permit No. 7912-0128-00 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 approval of the related development permit.

RES.R12-1807

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. 7912-0078-00**  
**Idar and Diane Kristensen**  
**c/o Coastland Engineering & Surveying Ltd. (Mike Helle)**  
6649 - 184 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 1 and Part 16, Section F, as follows:

- (a) To increase the maximum horizontal length along any exterior wall of a hutch from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) on the south exterior wall for proposed Lot 1;
- (b) To reduce the minimum south side yard setback for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- (c) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 1 and 2.

To allow subdivision into 2 single family lots and to retain the existing house on proposed Lot 1.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit

No. 7912-0078-00 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.R12-1808

Carried

- (b) **Development Variance Permit No. 7912-0176-00**  
**Clifford and Ellen Cmolik**  
**c/o Creekside Architects (Donald Andrew)**  
 2021 Indian Fort Drive

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A" Part 2, Section F, to reduce the minimum front yard setback for "Accessory Buildings and Structures Greater than 10 square metres [105 sq. ft.] in Size" from 18.0 metres (60 ft.) to 1.4 metres (4.6 ft.).

To permit the construction of a 47.6 square metres (512 sq. ft.) groundskeeper building.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit  
 No. 7912-0176-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

Carried

RES.R12-1809

- (c) **Development Variance Permit No. 7912-0145-00**  
**Axle Holdings Inc.**  
**c/o Smith Construction & Associates (Greg Smith)**  
 19548 - 96 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 48, Section F, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

To permit an addition to the existing industrial building.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7912-0145-00 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.R12-1810

Carried

- (d) **Development Variance Permit No. 7910-0095-00**  
**Eagle Quest Golf Centers Inc.**  
**c/o Alcatel Lucent Canada Inc. (Ian McBean)**  
7778 - 152 Street

**Note:** See correspondence received from Ken McBain, Chairman of Strata  
LMS 3201, regarding this application.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,  
Part 4, Sub-section A.1(a)ii.b, to increase the height of two  
telecommunication towers from 12 metres (40 ft.) to 25 metres (82 ft.).

To install 2 telecommunication monopoles at Eaglequest Golf Course.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7910-0095-00 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.R12-1811

Carried

with Mayor Watts opposed

- (e) **Development Variance Permit No. 7912-0170-00**  
**Humberto and Marnie Ferreira**  
**c/o Carolyn Lino Stewart**  
3051 McBride Avenue

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

- (a) Section A (4) (Regulation regarding type of floodproofing approval)  
to be deleted.

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

To construct a new single family dwelling.

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

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7912-0170-00 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.R12-1812

Carried

- (f) **Development Variance Permit No. 7912-0023-00**  
**Yueh Chang**  
**c/o Trademark Investments Inc. (Steven Grelish)**  
1875 - 140 Street

**Note:** Planning and Development advise as per memo dated July 18, 2012 that if Council supports Development Variance Permit No. 7912-0023-00, it is in order for Council to now pass a resolution authorizing Mayor and Clerk to sign the permit.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 15, Section F, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.) for proposed Lot 2.

To allow retention of the existing single family dwelling as a result of a 2-lot subdivision.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7912-0023-00 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.R12-1813

Carried

**3. Delegation Requests**

(a) **Jackie Smith, Executive Director and Febe Galvez-Voth, Director,  
Marketing & Communications, Peace Arch Hospital and Community  
Health Foundation**

File: 0460-20; 0550-20-10

Requesting to appear before Council regarding the foundation's overall  
strategic plan and highlights.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Jackie Smith, Executive Director and  
Febe Galvez-Voth, Director, Marketing & Communications, Peace Arch  
Hospital and Community Health Foundation be heard as a delegation  
before Council-in-Committee.

RES.R12-1814

Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**L. OTHER BUSINESS**

M. ADJOURNMENT

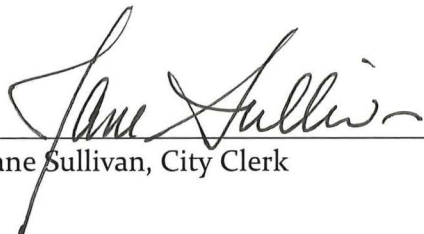
It was  
  
meeting do now adjourn.  
RES.R12-1815

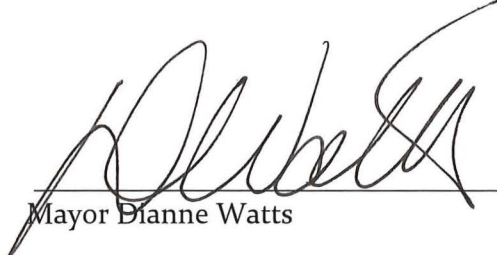
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Regular Council - Public Hearing

Carried

The Regular Council - Public Hearing meeting adjourned at 11:30 p.m.

Certified correct:

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

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