

Regular Council - Public Hearing Minutes

Present:

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

Absent:

Councillor Hunt
Councillor Rasode

Staff Present:

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

A. ADOPTION OF MINUTES

1. Special (Regular) Council - July 8, 2013

RES.R13-1525	<p>It was</p> <p>Council meeting held on July 8, 2013, be adopted.</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Martin That the minutes of the Special (Regular) be adopted. <u>Carried</u></p>
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2. Regular Council - Land Use - July 8, 2013

RES.R13-1526	<p>It was</p> <p>Land Use meeting held on July 8, 2013, be adopted.</p>	<p>Moved by Councillor Martin Seconded by Councillor Gill That the minutes of the Regular Council - be adopted. <u>Carried</u></p>
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3. Finance Committee - July 8, 2013

RES.R13-1527	<p>(a) It was</p> <p>meeting held on July 8, 2013, be received.</p>	<p>Moved by Councillor Gill Seconded by Councillor Hepner That the minutes of the Finance Committee be received. <u>Carried</u></p>
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(b) The recommendations of these minutes were considered and dealt with as follows:

Item No. Fo24 Sponsorship Request - 7th Annual Red FM Charity Walk and Run
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a sponsorship grant of \$5,000 from the Council Initiatives Fund to the organizers of the 7th Annual Red FM Walk & Run that will be held at Bear Creek Park on Sunday July 14, 2013.

RES.R13-1528

Carried

Item No. Fo25 Sponsorship for the Crescent Beach Concours d'Elegance 2013
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a sponsorship contribution of \$2,000 from the Council Initiatives Fund to the Crescent Beach Concours d'Elegance in support of the automobile show that the organization is holding on Saturday, August 31, 2013 at Blackie Spit Park in Crescent Beach.

RES.R13-1529

Carried

Item No. Fo26 Community Enhancement Partnership Program Grant - Middleglen Place Block Clean-up and Celebration
File: 1850-01

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a grant under the Community Enhancement Partnership Program in the amount of \$795 to the Middleglen Place Group to support a community clean-up and celebration event as described Corporate Report Fo26.

RES.R13-1530

Carried

Item No. Fo27 Community Enhancement Partnership Program Grant - Panorama Neighbourhood Association's Picnic in the Park
File: 1850-01

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a grant under the Community Enhancement Partnership Program in the amount of \$1000 to the Panorama Neighbourhood Association to support a community picnic in Panorama Park.

RES.R13-1531

Carried

4. **Regular Council - Public Hearing - July 8, 2013**

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That the minutes of the Regular Council -
 Public Hearing meeting held on July 8, 2013, be adopted.

RES.R13-1532

Carried

B. DELEGATIONS – PUBLIC HEARING

1. **Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17990
 Application: 7912-0335-00**

CIVIC ADDRESS: 8820 – 120 Street

APPLICANT: Mann Investment (88 Ave) Ltd.
 c/o Urban Design Group Architects ltd. (Eric Ching)
 #600, 1140 West Pender Street
 Vancouver, BC V6E 4G1

PROPOSAL: To rezone the property from "Service Station Zone (CG-2)"
 to "Comprehensive Development Zone (CD)".

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

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

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

2. **Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18010
 Application: 7913-0014-00**

CIVIC ADDRESS: 15095 – 68 Avenue

APPLICANT: Naginder S. and Kartar K. Nijjar
 c/o Mangal Nijjar
 15095 – 68 Avenue
 Surrey, BC V3S 2B8

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

The purpose of the rezoning is to permit subdivision into two single family lots.

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

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

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18011
Application: 7912-0118-00**

CIVIC ADDRESS: 14013 – 58A Avenue

APPLICANT: Sukhjit S. and Pritam S. Dhaliwal
c/o McElhanney Consulting Services Ltd. (James Pernu)
#2300, 13450 – 102 Avenue (Central City Tower)
Surrey, BC V3T 5X3

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 subdivision into 7 lots.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
H. Dulai		X	

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18013
Application: 7908-0135-00**

CIVIC ADDRESS: 7803 and 7815 – 128 Street

APPLICANT: Samta Enterprises Corporation
c/o DF Architecture Inc. (Jessi Arora)
#1205, 4871 Shell Road
Richmond, BC V6X 3Z6

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 48, Section F and I.2, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (b) To increase the minimum north side yard setback from 0 metre (0 ft.) to 0.3 metre (1 ft.); and
- (c) To reduce the minimum width of a continuous landscaping strip along the southern boundary of the land that abuts 78 Avenue from 1.5 metres (5 ft.) to 0.68 metre (2 ft.).

The purpose of the rezoning and development variance permit is to permit a multi-tenant industrial building.

Note: See Development Variance Permit No. 7908-0135-00 under Item I.1(a).

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

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

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17993
Application: 7913-0033-00**

CIVIC ADDRESS: 17310 - 61A Avenue

APPLICANT: Douglas and Gloria Maclachlan
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)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, to reduce the minimum front yard setback of the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3.

The purpose of the rezoning and development variance permit is to permit subdivision into 6 single family lots.

Note: See Development Variance Permit No. 7913-0033-00 under 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.

G. Szekely, 60 Avenue and 172B Street: The delegation expressed the following concerns: 1) the development is not be in keeping with the neighbourhood context, and, 2) the square footage will not be in keeping with the context of existing homes in the area.

Staff clarified a building scheme will be registered on title; the designer has reviewed the design scheme and the homes will complement the homes on that block.

K. Sturhahn, 173 Street and 60A Avenue: The delegation expressed concern regarding the following: 1) with the amount of trees being taken out and the potential impact on existing trees on adjacent properties, 2) the development will not match the neighbourhood context, and 3) the grading and drainage plan.

Staff noted that as part of the design review they will be going through the lot grading plan in terms of the interface.

R. Tanaka, 173 Street and 72A Avenue: The delegation asked if the city will consider saving mature significant sized trees.

Council requested clarification regarding the tree retention plan. Staff, in response provided a tree survey for the site and noted that 10 trees along the east property line will be retained and one along 72B. Additional trees will be retained off site and they will be retained along the edge of the subject property. The offsite trees could be on neighbour properties or the road right-of-way. Staff further noted that lot widths are compatible to what is located across the street.

S. McGhee, 173 Street and 60A Avenue: The delegation noted that the trees slated for removal are located on her property. The delegation requested that the developer refrain from cutting down trees numbered as follows: 283, 284, 285, and 292.

M. Calla, Project Applicant: The delegation noted an arbourist looked at the site and made recommendations about what should be retained and cut down.

The delegation noted that the homes have in ground basements and the footprint is 1400 square feet; the house will be 2800 on two floors (2-storeys).

There will be full in-ground basements with walkouts to the rear. The height of the proposed homes is 2 full stories (18 feet plus roof).

The developer is proposing to add new trees to the back of the property and will put trees in the front of each lot as well. One tree will be retained between lots 3 and 4; the Applicant is working with staff to ensure it is retained. The delegation will take note of the trees noted by the previous delegation and will address with their arbourist.

6. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 364 Amendment By-law, 2013, No. 18005
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18006
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18007
Application: 7913-0030-00**

CIVIC ADDRESS: 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of 6469 - 192 Street and Portion of 192 Street

APPLICANT: Tae Kwon, Tae Park, Leonard Ficken, Mukhtiar S. and Jasbir K. Grewal, Henry and Sherry Gerber, Charles and Lorna Willis c/o Mosaic Avenue Developments Ltd.
(Stephanie Bird)
#500, 2609 – Granville Street
Vancouver, BC V6H 3H3

PROPOSAL: **By-law 18005**
To redesignate portions of the site from Urban (URB) to Commercial (COM) and Multiple Residential (RM).

By-law 18006
To rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

By-law 18007
To rezone the southern portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5, Section C and Part 22, Section F and H.5(b), as follows (for the townhouse portion):

- (a) To reduce the visitors parking space requirement from 9 visitor parking spaces to 5 visitor parking spaces.
- (b) To reduce the minimum front yard setback, west and east side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (c) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and

- (d) To allow one outside tandem parking space per dwelling unit.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of 44 townhouse units and a community shopping node.

Note: See Development Variance Permit No. 7913-0030-00 under 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.

I. Klemes, 19100 block Fraser Highway: In favour of development in the area, but is opposed to the plan as presented. The delegation owns adjacent property to the proposed development and expressed concern regarding the proposed road alignment and property assembly.

R. Moore, 19000 block Fraser Highway: The delegation expressed concern that his property was not included in the land assembly in support of the proposed development.

Staff clarified that the subject site is identified for specialty commercial.

T. Gill, 19000 block Fraser Highway: The delegation noted that 5 properties were included in the original plan (his were part of the 5) and now they have been excluded. The delegation asked for clarification regarding the decision to not develop 5 properties in the middle of the proposed site.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern regarding the clear cutting of trees. The proposed application recommends the removal of 100 trees. The delegation noted that the trees scheduled to replace existing trees are going to be deciduous. The concern is that practice is not in keeping with the Eco System Management Study.

D. Douglas, 19000 block Fraser Highway: The project has been zoned specialty commercial with a park behind it. The delegation suggested that the solution is to zone the property for higher density to make it profitable for developers to buy the last 5 pieces of property. The subject 5 properties are located close to the SkyTrain and it would make the project more desirable. The delegation requested Council to make sure that all the properties are bought to make it more viable.

S. Bird, Mosaic Homes (Project Applicant): The delegation noted they will be removing 102 trees but will be dedicating land to riparian area for long-term preservation. The project is exceeding the bylaw requirement in replacement trees in replanting 173. The applicant will look at other types of trees for planting to satisfy the EMS.

Mayor Watts asked if the original plan included the 5 properties. The delegation clarified that the original plan did have a larger land assembly however; they could not make that project feasible.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Strata Council EPS929 at La Rue		X	

7. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605
Amendment By-law, 2013, No. 17991
Application: 7913-0117-00**

CIVIC ADDRESS: 12219 Beecher Street (also shown as 12225 Beecher Street and 2752 Taylor Lane)

APPLICANT: Beecher Street Developments Ltd.
c/o Aspen Developments (Erin McCutcheon)
#200, 12219 Beecher Street
Surrey, BC V4A 3A2

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605" in Part 2.B.1 (Permitted Uses) by inserting:

"Indoor recreational facilities" and "One dwelling unit provided that the dwelling unit is: Located above the detached garage; and A maximum of 71.3 square metres [768 sq. ft.] in floor area."

This amendment will allow indoor recreational facilities as a permitted use in an existing building and to formalize the location of the existing dwelling.

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

C. Duke, 12100 block Beecher Street: The delegation is the owner/operator of a yoga studio, and does not support the application before Council. The delegation expressed concern that the project is advertising for a yoga/wellness studio and that the area does not support two businesses of a similar nature in close proximity.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Duke		X	

8. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 361 Amendment By-law, 2013, No. 17995
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17996
Application: 7911-0029-00**

CIVIC ADDRESS: 2132 – 164 Street and 2169 – 166 Street

APPLICANT: Rosemary Developments Ltd., John and Evelyn Sprung
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300, 65 Richmond Street
New Westminster, BC V3L 5P5

PROPOSAL: **By-law 17995**
To redesignate the site from Suburban (SUB) to Urban (URB).

By-law 17996
Block A and C

To rezone a portion of 2132 – 164 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

Block B

To rezone 2169 – 166 Street and a portion of 2132 – 164 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

Block D and E

To rezone a portion of 2132 – 164 Street from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)".

The purpose of the redesignation and rezoning is to permit subdivision into 91 single family small lots (13 RF-12, 78 RF-9) and 8 semi-detached residential lots.

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

P. Ludeman, 21 Avenue and 166 Street: The delegation resides directly across from the proposed development, expressed the following concerns: 1) the project is not in keeping with the neighbourhood context, 2) potential for negative impact on parking, and the 3) drainage/storm-sewer plan and location.

Staff, in response to a question from Council clarified that the school site is being relocated; the school district has purchased property for a new school. The proposed plan reflects the change of the proposed school and will go with 10 – 15 units per acre.

Staff clarified the front yard setback for RF-12 is 20 feet. Sites A&B are RF-12. Minimum lot width for RF-9 is 9 metres and RF-12 is 12 metres wide. The interface directly across the street from the delegation's property is RF-9.

Mayor Watts noted that 3 – 4 years ago the Neighbourhood Concept Plan (NCP) was adopted. The NCP is created in consultation with the neighbourhood residents.

Staff clarified that local sewers will be installed in support of the development and will be connected to interceptors on 23 Avenue and 162 Street. Staff noted that the development will be constructing sewers and that the delegation can tap into the sewer.

D. Riddoch, 21 Avenue and 166 Street: The delegation noted that he attended an open house held February 2013 and that the plan presented was different from what is before Council. The NCP plan before Council does not include a road that is located on the delegation's property, nor does it make provisions for parking.

Staff, in response, clarified that the purpose of the meeting held in February was to address the school exchange and due to the relocation of the school, some changes were required to the road patterning for the area. Staff clarified that the plan the delegation is referring to is the general land use plan and that the NCP overlays that. Mayor Watts noted that the NCP that gives the area more detail comes from the NCP.

Staff further clarified that the land use was changed from School to Single Family three years ago. Staff noted that in the original NCP the road direction went east/west. With the school site, the lots are more south. Where the delegation resides, he will be facing fronts of houses, as the orientation of the lots has been changed.

Councillor Martin asked when the change occurred with the school relocation. Staff clarified that it occurred within the last 12 months, and occurred after the plan had been adopted. Staff reiterated, what was shown in February 2013 was the planned relocation of the school site.

D. Jack, President, Surrey Environmental Partners: The plan requires removal of 93 trees; 62 replacement plantings will be done, there is no indication in the report what variety they will be; to make up for the shortfall, \$28,500 will be paid into the Green Fund. The delegation noted that the removal represents a significant amount of conifers which is detrimental to the bird and small animal habitat.

Clarence Arychuk, Hunter Laird (Applicant): The delegation clarified that a public meeting was held on February 21, 2013, at that time, it was outlined that that some of the lots and lane alignments have been adjusted. The delegation referenced a copy of a question/comment sheet emailed to Mr. Riddoch directly following the presentation noting that Mr. Riddoch was in support of the project at the meeting.

The delegation acknowledged that the school location in the final NCP was different from what was initially shown in early iterations. After talking with the School District over several months, it became evident that it would make more sense for the School Board to purchase property to the east of the original location. The change in the school site location changed the orientation of the road, the finer grid road pattern needed to go to a north/south orientation. One of the features of the plan is a 10-metre swale that will be a drainage feature, new to Surrey, which will create a setback with of an additional 10-metre wide boulevard which allows for more storage capacity in the retention pond and assists in recharging the aquifer.

Councillor Villeneuve clarified that that the previous delegation expressed concern that residents of the project would be parking on street and not have adequate parking. The delegation noted that the houses will have a minimum of 3 car parking on each site. The roads have been widened to allow visitor parking on both sides of the road north/south. Each of the proposed houses will have street-side parking on each side of the road.

Staff clarified that these types of housing have a lane and garage in the back of the house. In the front of the house, there is a 10-metre, landscaped, drainage swale with an additional road in front of it. Visitors and the home owners will be able to park in front of their homes. The majority of the parking will be with the garages accessed with the lane, and there will be additional parking to the front. Staff noted that the landscaping plans will be designed as part of the application.

The delegation noted that the engineering aspect of the plan is still very preliminary, and the trees planted will need to be accustomed to growing in damp conditions. That being said, the site is virtually cleared and the trees being removed are on the perimeter where the roads will be located. With the swales and the road dedication, it is very unlikely that trees will be retained.

9. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 362 Amendment By-law, 2013, No. 17997
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17998
Application: 7911-0014-00**

CIVIC ADDRESS: 2172 – 165 Street

APPLICANT: 0755829 B.C. Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300, 65 Richmond Street
New Westminster, BC V3L 5P5

PROPOSAL: **By-law 17997**
To redesignate the site from Suburban (SUB) to Urban (URB).

By-law 17998

To rezone the site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" (Block A) to "Single Family Residential (9) Zone (RF-9)" (Block B) and to "Single Family Residential (12) Zone (RF-12)" (Block C).

The purpose of the redesignation and rezoning is to permit subdivision into 36 single family small lots and 2 semi-detached residential lots.

D. Jack, President, Surrey Environmental Partners: There will be 233 trees removed, 120 of which are of the Red Cedar/Douglas fir varieties. The Applicant will plant 32 trees, leaving the Green Fund enriched due to the shortfall; however, there is an issue with the matrix. Removing 233 trees and replacing with 32 is not acceptable; additionally, the variety of the new plantings should be conifers.

Mayor Watts asked staff to clarify why there are two separate applications rather than planning the whole piece in unison. Staff clarified that both projects are being planned together to achieve the road plan and a similar context.

10. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 363 Amendment By-law, 2013, No. 17999
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18000
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18001
Application: 7912-0244-00**

CIVIC ADDRESS: 2490 – 164 Street, Portions of 2460 – 164 Street, 16465, 16487 and 16517 – 24 Avenue

APPLICANT: Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
#200, 2339 Columbia Street
Vancouver, BC V5Y 3Y3

PROPOSAL: **By-law 17999**
To redesignate a portion of the site from Suburban (SUB) to Multiple Residential (RM).

By-law 18000**Block A**

To rezone a portion of 2460 – 164 Street from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

By-law 18001

Block B

To rezone 2490 – 164 Street and Portions of 2460 – 164 Street, 16465, 16487 and 16517 – 24 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 23 Zone (RM-23)".

Block C

To rezone Portions of 16487 and 16517 – 24 Avenue 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 F and H.5(b), as follows:

- (a) To permit more than three (3) stair riser in the building setback area;
- (b) To reduce the minimum front yard (24A Avenue) setback from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face, 3.5 metres (11.5 ft.) to the entry signage wall, and 3.4 metres (11.2 ft.) to the roof overhang;
- (c) To reduce the minimum side yard flanking street (165 Street) setback from 7.5 metres (25 ft.) to 4.1 metres (13.5 ft.) to the building face and 3.8 metres (12.5 ft.) to the roof overhang;
- (d) To reduce the minimum side yard (East) setback from 7.5 metres (25 ft.) to 3 metres (10 ft.) to the building face and roof overhang; and
- (e) To permit one (1) enclosed and one (1) unenclosed tandem parking space for ground oriented dwelling units.

The purpose of the redesignation, rezoning, and development variance permit is to permit the development of 65 row houses, 23 townhouses and 26 stacked townhouses with underground parking.

Note: See Development Variance Permit No. 7912-0244-00 under Item I.1(d).

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
D.T. Brooks	X		
R. Freeman	X		

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18008
Application: 7906-0484-00**

CIVIC ADDRESS: 3264 – 152 Street

APPLICANT: Surinderpal K. Hare
c/o Urban Design Group Architects Ltd. (Rick Jones)
#600, 1140 Pender Street West
Vancouver, BC V6E 4G1

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

The purpose of the rezoning is to permit the development of two service commercial buildings.

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

R. Freeson, Morgan Creek Corporate Centre: The delegation expressed concern regarding the following: 1) parking, and 2) construction vehicle access. The delegation requested that a covenant be put on title to address parking issues with the associated development.

Mayor Watts suggested that it would be more reasonable for the delegation to work with the applicant to come to a suitable arrangement regarding parking and construction vehicle access to the site.

Staff clarified that the best way to deal with the concern is to mark the parking stalls. Because construction access to the site is poor, staff will endeavor to find an alternate access route. There is a large hydro substation south of the proposed site; however, the location is busy and it would be difficult. Perhaps temporary access could be given to the east, close to where the existing access is with the Morgan Creek Corporate Centre. Staff suggested will work with the applicant/owner to craft a good neighbour agreement to address construction issues and minimize the impact for all.

E. Ching, Urban Design Group Architects Ltd. (on behalf of the Owner): The delegation noted that the Applicant is happy to work with the neighbours to create an access agreement to ensure smooth provisions for construction equipment and vehicles to not disrupt operations of the neighbours. The delegation acknowledged that the site has limitations; it is a long and narrow site. The entry point has one point of shared access with the adjacent lot. The owner would like to assure Council there will be a dialogue to make sure access does not become an issue. The delegation clarified that the owners would be more than happy to ensure that patrons of their property park in their designated parking spaces.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Morgan Creek Corporate Centre Inc.			X

**12. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17987
Application: 7912-0327-00**

CIVIC ADDRESS: 13431, 13419, 13409 and 13399 – 103 Avenue and Portion of 103 Avenue

APPLICANT: King George City Centre Development Ltd. and the City of Surrey c/o Bingham Hill Architects (Doug Nelson)
#201, 1444 Alberni Street
Vancouver, BC V6G 2Z4

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

The purpose of the rezoning is to permit the development of a mixed-use development, consisting of a 37-storey high rise building with approximately 372 dwelling units and 3 ground floor commercial/retail units.

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

D. Zaklan, 133 Street and 103 Avenue: The delegation's property is located in close proximity to the proposed development. The delegation is in favour of the proposed development, expressed the following concerns: 1) proposed laneway on the west side of the property is not a fair use of space, and 2) placement of the lane is a concern. The delegation noted that proposed lane-way is a 60/40 split and is unfair; and that creating equal sided properties would represent equal distribution in the area. The delegation believes the proposed laneway will have a negative impact on his property.

Staff noted that the north/south lane will be a green lane and will provide a finer grid within the New City Centre. Staff noted that the lane is not mid-block but is on the property line half and half.

Staff clarified that one of the reasons the laneway is where it is will allow for the development of comparable sites where the developable areas will be the same, the current roadway through will become part of the developable land and there will be some portion used for access and it is developable.

13. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18002
Application: 7913-0015-00**

CIVIC ADDRESS: 10275 and 10293/95 - 144 Street

APPLICANT: Marcus Braun
c/o Focus Architecture Incorporated (Colin Hogan)
#109, 1528 McCallum Road
Abbotsford, BC V2S 8A3

PROPOSAL: To rezone the site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (b) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (c) To reduce the minimum east yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (d) To reduce the minimum south yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (e) To allow one visitor parking space within the required setbacks; and
- (f) To allow one (1) tandem parking space to be unenclosed for each of the 11 units with tandem parking.

The purpose of the rezoning and development variance permit is to permit the development of 23 townhouse units.

Note: See Development Variance Permit No. 7913-0015-00 under Item I.1(e).

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

S. Sangha, 102 Avenue and 143A Street: The delegation expressed the following concerns: 1) tree retention, 2) light pollution, 3) lack of buffering, 4) requested setbacks, 5) lack of greenspace and 6) the development is not in keeping with the neighbourhood context.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the petition with 7-names be received

as information.

RES.R13-1533

Carried

Staff clarified that the setback variance pertains to the eastern part of the property. A significant tree is being retained to the north/south lane.

C. Hogan, Focus Architecture (Agent for Owner): The delegation clarified the site is designated high density in the Official Community Plan (OCP) and noted that the OCP actually supports 45 units on the site where this application is comprised only of 23. On the site directly to the north, there is an apartment building. The interface has a 3-metre lane that will be widened, there will be a 10.5 metre setback that will act as a buffer along with a row of landscaping within the 4.5 metre setback; additional plantings can be added to further increase the buffer. There is a layer of interface and then the doors to the units. The types of trees are all laid out in the landscape plan. The green space will be comprised of an outdoor amenity space on the site with a tree as a main focal point; the delegation noted that the amenity area is not counted officially, as it is viewed by the arbourist as tree retention. The north/south walkway is developed on the western portion of the site. With regard to the lighting they will look at it, it will be low-level so that it will be controlled, however the Applicant will work with the neighbour to control it. Focus Architecture will work directly with the neighbours to address any further concerns associated with the development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. & S. Sangha		X	
Petition - 7 names		X	

14. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18009
Application: 7913-0070-00**

CIVIC ADDRESS: 10449 – Scott Road, 11796, 11850, 11897, 11959 – 103A Avenue,
10281, 10288, 10323 - Grace Road and 10377 – 120 Street (also
shown as 10299 Grace Road and 10355, 10365 and 10385 – 120
Street)

APPLICANT: Pacific Link Industrial Park Ltd.
c/o Pacific Land Resource Group (Oleg Verbenkov)
#101, 7485 – 130 Street
Surrey, BC V3W 1H8

PROPOSAL: To rezone the site from "Comprehensive Development Zone
(CD)" (By-law No. 16736 as amended by By-law No. 17331) to
a new "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to modify the location of
commercial uses.

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.

15. **Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2013, No. 17984**

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

PROPOSAL: This sign by-law will bring forth a number of amendments
that will improve the coordination and appearance of signs,
reduce "red tape," respond to issues that have been
identified through administration of the by-law, clarify sign
regulations and assist in the consistent interpretation of the
by-law regulations as described in Corporate
Report 2013-R117.

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.

**16. Surrey Official Community Plan By-law, 1996, No. 12900,
Text Amendment By-law, 2013, No. 17985**

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

PROPOSAL: This Official Community Plan by-law amendment will allow variances to the Sign By-law by means of a Development Permit for a site as well as make provisions for pole signs in the signage guidelines of the Official Community Plan as described in Corporate Report 2013-R117.

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.

**17. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17986
Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17989
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18014
Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18015**

APPLICANT: City of Surrey
c/o Don Luymes
14245 -56 Avenue
Surrey, BC V3X 3A2

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended to add a new Single Family Residential (10) Zone (RF-10) and a new Special Single Family Residential (10) Zone (RF-10S) (By-law 17986);

Housekeeping changes related to the new zones (By-law 17989); and,

Rezoning of properties located at 13731 – 70 Avenue (RF to RF-10) and 7017 – 137A Street (RF to RF-10S).

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
P. Neumann			X
J. Sidhu	X		

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

NAME	FOR	AGAINST	UNDECIDED
164 Residents	X		

C. COMMITTEE REPORTS

1. Transportation and Infrastructure Committee - June 10, 2013

RES.R13-1534 It was Moved by Councillor Gill
Seconded by Councillor Martin
That the minutes of the Transportation and
Infrastructure Committee meeting held on June 10, 2013, be received.
Carried

2. Seniors Advisory and Accessibility Committee - July 4, 2013

RES.R13-1535 It was Moved by Councillor Steele
Seconded by Councillor Martin
That the minutes of the Seniors Advisory and
Accessibility Committee meeting held on July 4, 2013, be received.
Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - June 12, 2013

RES.R13-1536 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That the minutes of the Board of Variance
meeting held on June 12, 2013, be received.
Carried

E. MAYOR'S REPORT

1. Mayor Watts read the following proclamation:

UNION LABEL BUYING WEEK
September 1 - 7, 2013

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 to promote Canadian Union Made Goods and Services;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare September 1 - 7, 2013 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

1. The Corporate Reports, under date of July 22, 2013, were considered and dealt with as follows:

Item No. R135 Local Area Service and Road Opening in 51B Avenue East of 188 Street and in 188 Street South of 51B Avenue
File: 5013-1010/5013-1020

Note: See By-law No. 18028 under Item H.38.

The General Manager, Engineering submitted a report to advise Council of a petition that has been received by the City for the construction of a paved road and related ditching in the 51B Avenue road allowance from the property at 19012 - 51B Avenue west to 188 Street and on 188 Street from 51B Avenue south to the property at 4938 - 188 Street, all as generally illustrated on the map attached as Appendix I to Corporate Report R135, as a Local Area Service and to seek Council approval to proceed with an LAS to allow construction of the road on the basis of an LAS.

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

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

1. Support the submission to the Agricultural Land Commission (ALC) of a Transportation, Utility and Recreational Uses in the Agricultural Land Reserve (ALR) application (the "Application") related to the construction of a paved road and related ditching in the 51B Avenue road allowance from the property at 19012 - 51B Avenue west to 188 Street and in the 188 Street road allowance from 51B Avenue south to the property at 4938 - 188 Street, all as generally illustrated on the map attached as Appendix I to this report;
2. Include in the Application to the ALC a copy of the resolution of the City's Agriculture and Food Security Advisory Committee (AFSAC) from its meeting on July 12, 2012 that recommends the approval of the opening of 51B Avenue and 188 Street as described in this report;
3. Subject to ALC approval of the Application, approve the establishment of a Local Area Service (LAS) to allow for the construction of a road and related ditching within each of 51B Avenue and 188 Street within the limits as generally illustrated in Appendix I attached to this report, at an estimated total cost of \$1,371,467, which costs will be fully recovered by Local Area Service charges and will be apportioned based on final costs of construction and on lot area to the benefiting lots in accordance with City policy; and
4. Authorize the City Clerk to bring forward the related LAS By-law for the required readings as and when appropriate.

RES.R13-1537

Carried

Item No. R136 Engineering Department Contract Awards between
 August 1, 2013 and August 31, 2013
 File: 2320-01

The General Manager, Engineering submitted a report concerning Engineering Department Contract Awards between August 1, 2013 and August 31, 2013.

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 during the period from August 1, 2013,
 to August 31, 2013, being the summer recess, Council authorizes the City Manager to make a decision on the award of each of Contracts numbered M.S. 4712-001-11, M.S. 4813-004-11 and M.S. 1713-017-11, respectively, which are described in Corporate Report R136, subject to the following criteria being 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.R13-1538 Carried

Item No. R137 Award of Contract M.S. 1713-012-11: Construction of Minor Transit Projects
File: 1713-012-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1713-012-11: Construction of Minor Transit Projects. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Imperial Paving Ltd.	\$548,153.55	No Change
2. Winvan Paving Ltd.	\$621,523.67	No Change

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:

- 1. Award Contract M.S. 1713-012-11 to Imperial Paving Ltd. in the amount of \$548,153.55, including GST, for the construction of minor transit projects at various locations throughout the City; and
 - 2. Set the expenditure authorization limit for Contract M.S. 1713-012-11 at \$603,000.00 including contingency and GST.
- RES.R13-1539 Carried

Item No. R138 Award of Contract M.S. 1713-013-11: Non-Arterial Road Paving at Various Locations
File: 1713-013-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1713-013-11: Non-Arterial Road Paving at Various Locations. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Winvan Paving Ltd.	\$1,097,827.25	No Change
2. Jack Cewe Ltd.	\$1,284,807.30	No Change

- | | | | |
|----|-------------------------------------------------------|----------------|-----------|
| 3. | Lafarge Canada Inc.
C.O.B. as Columbia Bithulithic | \$1,348,935.00 | No Change |
| 4. | Imperial Paving Limited | \$1,419,948.60 | No Change |

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

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

1. Award Contract M.S. 1713-013-11 to Winvan Paving Ltd. in the amount of \$1,097,827.25, including GST, for non-arterial road paving at various locations throughout the City; and
2. Set the expenditure authorization limit for Contract M.S. 1713-013-11 at \$1,208,000.00 including contingency and GST.

RES.R13-1540

Carried

Item No. R139 Award of Contract M.S. 1713-015-11: Arterial Road Pavement Cut Patching Program
File: 1713-015-11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1713-015-11: Arterial Road Pavement Cut Patching Program. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Lafarge Canada Inc. C.O.B. as Columbia Bithulithic	\$3,087,000.00	No Change
2. Winvan Paving Ltd.	\$3,384,274.95	No Change
3. Imperial Paving Limited	\$3,885,580.65	No Change

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

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

1. Award Contract M.S. 1713-015-11 to Lafarge Canada Inc. C.O.B. as Columbia Bithulithic in the amount of \$3,087,000.00, including GST, for arterial road pavement cut patching at various locations throughout the City; and
2. Set the expenditure authorization limit for Contract M.S. 1713-015-11 at \$3,400,000.00, including contingency and GST.

RES.R13-1541

Carried

Item No. R140 Approval of Sale of Closed Portion of Road adjacent to 14066 and 14084 - 61 Avenue (Step 2)
File: 7911-0247-00

The General Manager, Engineering submitted a report concerning Approval of Sale of Closed Portion of Road adjacent to 14066 and 14084 - 61 Avenue (Step 2).

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

It was Moved by Councillor Steele
Seconded by Councillor Gill
That Council authorize the sale of a 44.4 m2 (478 ft²) area of closed road allowance adjacent to 14066 and 14084 - 61 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R096; 2013, a copy of which is attached to Corporate Report R140 as Appendix I.

RES.R13-1542

Carried

Item No. R141 New Surrey Waterworks Cross Connection Control By-law
File: 5600-15

Note: See By-law No. 17988 under Item H.23 & By-law No. 18032 under Item H.24.

The General Manager, Engineering submitted a report to obtain approval of a replacement Waterworks Cross Connection Control By-law, and approval of amendments to Municipal Ticket Information Utilization By-law, 1994, No. 12508 to support enforcement of the new By-law.

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:

1. Authorize the City Clerk to bring forward for the required readings the Surrey Waterworks Cross Connection Control By-law, 2013, No. 17988 (the "By-law"), a copy of which is attached as Appendix I to Corporate Report R141, which if adopted will replace the current Waterworks Cross Connection Control By-law; and

2. Authorize the City Clerk to bring forward for the required readings a by-law to amend Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, as documented in Appendix II attached to Corporate Report R141, to support enforcement of the By-law.

RES.R13-1543

Carried

Item No. R142 City of Surrey Water System Annual Report for 2012
File: 5600-43

The General Manager, Engineering submitted a report concerning the 2012 Annual Report of the City of Surrey Water System, which has been prepared in accordance with the requirements of the *British Columbia Drinking Water Protection Act*.

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

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

1. Receive Corporate Report R142 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 2012", a summary of which is attached to Corporate Report R142 as Appendix I.

RES.R13-1544

Carried

Item No. R143 Application to Deposit Soil on the Property at
14933 Colebrook Road
File: 4520-80 (14933-80303)

The General Manager, Engineering submitted a report to summarize concerns that were raised at the Public Hearing related to this application and other concerns about which staff are aware and to recommend conditions that should be attached to the subject soil deposition permit.

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

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

1. Receive Corporate Report R143 as information; and

2. Authorize the issuance of a Soil Deposition Permit to allow the deposition of up to 180,000 cubic metres of soil on the lot at 14933 Colebrook Road subject to the conditions outlined in Appendix I attached to Corporate Report R143.

RES.R13-1545

Carried

Item No. R144 Acquisition of Property at 2454 - 168 Street for Parkland
File: 0870/20-343/Q

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report concerning Acquisition of Property at 2454 - 168 Street 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 Gill
Seconded by Councillor Hayne
That Council approve the purchase of the property at 2454 - 168 Street (PID: 009-927-743) for the purpose of community parkland for the Grandview Heights community.

RES.R13-1546

Carried

Item No. R145 Acquisition of Property at 16420 - 64 Avenue for Parkland
File: 0870-20/473/B

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report concerning Acquisition of Property at 16420 - 64 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 Gill
Seconded by Councillor Steele
That Council approve the purchase of a portion of the property at 16420 - 64 Avenue (PID: 007-606-591), as described in Corporate Report R145, for parkland in the West Cloverdale North Neighbourhood.

RES.R13-1547

Carried

Item No. R146 Quarterly Financial Report - Second Quarter - 2013
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 2013 and to compare that activity with the 2013 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 Gill
Seconded by Councillor Steele
That Corporate Report R146 be received for
information.

RES.R13-1548

Carried

Item No. R147 Proposed Metro West Inter-Municipal Business License
Pilot Program
File: 3900-20-18018

Note: See By-law No. 18018 under Item H.26, By-law No. 18019 under Item H.27 & By-law No. 18021 under Item H.28.

The City Solicitor submitted a report concerning Proposed Metro West Inter-Municipal Business License Pilot Program.

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

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

1. Receive Corporate Report R147 as information;
2. Approve the City's participation as a partner in a two-year pilot of an Inter-Municipal Business Licence ("IMBL") program with the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, and the City of Vancouver, all as generally described in this report; and
3. Authorize the City Clerk to bring forward the related by-law amendments as described in Corporate Report R147 for the required readings and adoption.

RES.R13-1549

Carried

Item No. R148 Proposed Surrey Trapping By-law
File: 3900-01/#11

The City Solicitor submitted a report to bring forward for consideration a proposed Surrey Trapping By-law that, if adopted, will prohibit the use of leg-hold traps, conibear traps and snares (collectively referred to as "Body Gripping Traps") in Surrey and related amendments to the Surrey Municipal Ticket Information Utilization By-law (the "MTI By-law") to allow for the use of MTI tickets in enforcing the provisions of the Surrey Trapping By-law.

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

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

1. Receive Corporate Report R148 as information;
2. Endorse-in-principle the "Surrey Trapping By-law" (the "By-law") as documented in Appendix "A" of Corporate Report R148;
3. Endorse-in-principle the amendments to the Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, as amended (the "MTI By-law"), as documented in Appendix "B" of Corporate Report R148, which if adopted will allow for enforcement of the By-law by means of MTI ticketing;
4. Direct staff to forward to the Minister of Environment a copy of the proposed By-law for approval and a copy of Corporate Report R148 as information; and
5. Subject to the Minister of Environment approving the proposed By-law, direct staff to bring forward for the required readings and consideration of adoption the proposed By-law and the related amendments to the MTI By-law.

RES.R13-1550

Carried

Mayor Watts requested a copy of the report be sent to Lesley Fox, Executive Director, The Association for the Protection of Fur-Bearing Animals (AFPFBFA) as information.

Item No. R149 Development of a Mobile Hot Food Cart Program for Surrey
File: 2210-01/12#6

The City Solicitor, the General Manager, Parks, Recreation and Culture and the General Manager, Engineering submitted a report to provide an update on the results of consultations with other municipalities regarding their experiences operating a food cart program and to provide an overview of options with respect to establishing a hot food vending program in Surrey.

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

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

1. Receive Corporate Report R149 as information;
2. Approve in principle the development of a Surrey food cart program substantially as described in this report;
3. Authorize staff to proceed with all necessary actions in relation to the detailing of such a program as generally described in this report; and
4. Instruct staff to provide a further report to Council complete with detailed recommendations in relation to the implementation of the Surrey food cart program.

RES.R13-1551

Carried

Item No. R150 Amendments to City By-laws to Regulate the Growing of Medical Marijuana
File: 3900-20-17410/#2

Note: See By-law No. 18029 under Item H.35 & By-law No. 18030 under Item H.36.

The City Solicitor and the General Manager, Planning and Development submitted a report to obtain approval to amend the Zoning By-law to ensure that cultivating medical marijuana under the authority of the MMPR is a use regulated by the Zoning By-law.

The City Solicitor and the General Manager, Planning and Development were recommending approval of the recommendations outlined in their report.

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

1. Receive Corporate Report R150 as information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law") as documented in Appendix "B" attached to this report, which if adopted will ensure that medical marijuana grow operations that are licenced under the new Marihuana for Medical Purposes Regulations, SOR/2013-119, as amended (the "MMPR") will be regulated under the Zoning By-law;

3. Approve amendments to the Delegation By-law, 2006, No. 15913 (the "Delegation By-law") as documented in Appendix "C" to this report, which if adopted will allow staff to withhold building permits and business licences, respectively, under section 929 of the *Local Government Act* for the purposes as described in this report; and
4. Instruct the City Clerk to bring forward the necessary amendment by-laws for the required readings and to set a date for the related Public Hearing.

RES.R13-1552

Carried

Item No. R151 Award of Contract for the Construction of Phase I – Earth Work, Excavation and Site Services for the Grandview Heights Aquatic Centre
File: 0800-20 (Grandview Aquatic Centre)

The General Manager, Planning and Development submitted a report concerning to obtain approval to award a contract related to the construction of the first phase of works related to the Grandview Heights Aquatic Complex project.

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

It was

Moved by Councillor Steele

Seconded by Councillor Villeneuve

That Council approve the award of a contract to EllisDon Corporation for the construction of Phase I – Earth Work, Excavation and Site Services for the Grandview Heights Aquatic Centre project, all as generally described in Corporate Report R151, in the amount of \$3,377,483.28, excluding GST.

RES.R13-1553

Carried

Item No. R152 Major Review of the Surrey Official Community Plan and Related Regional Context Statement
File: 3900-20-12900

Note: See By-law No. 18020 under Item H.37.

The General Manager, Planning and Development submitted a report to provide information about the results of public and agency consultation conducted in relation to the draft OCP and to seek authorization to introduce the OCP Bylaw for first reading and to submit the Regional Context Statement ("RCS") that forms part of the OCP to the Metro Vancouver Board (the "MV Board") for acceptance.

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

4. Approve amendments to the Road Classification Map and Road Allowance Map in the Subdivision and Development By-law, 1986, No. 8830 to reflect the road network illustrated in the South Westminster Heights Road Classification Map attached to Corporate Report R153 as Appendix III.
- RES.R13-1555 Carried

Item No. R154 Award of Contract for Security Services for Civic Facilities in City Centre
File: 0740-01

The General Manager, Planning and Development and the General Manager, Finance and Technology submitted a report to obtain Council approval to enter into a contract with Concord Security Corporation ("Concord") for the provision of security services for a one-year period at multiple civic sites in City Centre, as follows:

1. New City Hall;
2. City Centre Library;
3. North Surrey Recreation Centre; and
4. Chuck Bailey Recreation Centre

The General Manager, Planning and Development and the General Manager, Finance and Technology were recommending approval of their recommendations outlined in their report.

It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That Council approve the award of a contract in the amount of \$447,418.00, excluding GST, to Concord Security Corporation for the provision of security services at multiple civic sites in City Centre for a one-year period from September 1, 2013 to August 31, 2014 and with an option to extend the contract by mutual consent on a year-by-year basis for up to an additional four one-year periods at the same price per year as the initial year of contract all as generally documented in Corporate Report R154.

RES.R13-1556 Carried

Item No. R155 Surrey City Centre Plan Update - Additional Parks, an Expanded Area Covered by the Mixed Use Designation and Refinements to the Road Network
File: 6520-20 (Surrey City Centre)

The General Manager, Planning and Development and the General Manager, Parks, Recreation and Culture submitted a report to seek Council approval of amendments to the City Centre Land Use Plan, including additional park and plaza space, extension of the mixed-use area adjacent to the civic core, and minor refinements to the finer-grained road network.

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

Staff clarified that this plan will be rolled into an amenity contribution similar to what is done for NCPs.

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

1. Receive Corporate Report R155 as information;
2. Approve the revised Surrey City Centre Land Use Plan that is attached to this report as Appendix I, which includes:
 - (a) three additional neighbourhood parks;
 - (b) the expansion of the Mixed Use 5.5 FAR designation around the civic core; and
 - (c) minor refinements to the City Centre Road Network; and

RES.R13-1557

Carried

Item No. R156 Update on the Application to Port Metro Vancouver by the Fraser Surrey Docks to Implement a Direct Transfer Coal Facility at the Fraser Surrey Docks
File: 5650-20 (FRPA)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to provide an update on the application by Fraser Surrey Docks ("FSD") to implement a Direct Coal Transfer Facility at FSD and regarding strategies that FSD is proposing to address the concerns raised by Council and the community in relation to the installation and operation of the proposed Direct Transfer Coal Facility at FSD.

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

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

1. Receive Corporate Report R156 as information; and

2. Instruct the City Clerk to forward a copy of this report to each of Fraser Surrey Docks and Port Metro Vancouver along with a copy of Council's resolution related to this report.

RES.R13-1558

Carried

Council thanked staff for providing an update regarding this item outlining concerns regarding noise, transportation of coal and lack of emergency access and addressing mitigation strategies.

Councillor Villeneuve noted that no mitigation strategy is in place to address the traffic and the wheel noise of the train cars or stop train strategies for emergency ingress/egress. Councillor Villeneuve noted that the Port Authority should be working with the railways as a partner and it is the responsibility of Council to advocate making that happen.

Councillor Villeneuve suggested that it would be prudent for Port Metro Vancouver to monitor trains for pollution impacts and that a clear servicing impact statement needs to be provided regarding infrastructure to accommodate more rail traffic. The Port Authority cannot make this decision in a vacuum without taking into consideration how the community will be impacted.

Mayor Watts noted that the Environmental Sustainability Advisory Committee (ESAC) recommendation of the May 29, 2013 minutes requesting that Port Metro Vancouver hold Public Hearings relative to the proposal and it is important that the safety issues and noise issues be addressed.

Councillor Villeneuve noted there is a petition circulating from a group called Coal Free White Rock (with over 3,000 signatures) to the Federal Minister of Transport, BC Members of Parliament, BC Mayors and Councils, Metro Vancouver Directors, Port Metro Vancouver Board Members and Fraser Surrey Docks President, opposed to the Fraser Surrey Docks (FSD) proposal to build a direct transfer coal facility on the Fraser River. The petition notes the proposal will increase the train traffic through White Rock, Surrey, Delta and other Lower Mainland cities and that continuing and/or expansion of the transportation of U.S. thermal coal by rail endanger communities (air, soil and water) and threatens personal health (from coal dust, diesel particulate matter, mercury). The petition demands no further expansion of thermal U.S. coal exports and that current U.S. coal train traffic be discontinued.

Councillor Hayne noted that on January 30, 2013, Port Metro Vancouver attended the ESAC meeting as a delegation with representatives from Surrey Fraser Docks. During the presentation, the delegation made it clear that their evaluation was solely based on the activities occurring on Fraser Docks Property and any environmental assessment conducted would only pertain to that property. Councillor Hayne noted that he appreciates that Corporate Report R156 addresses a larger context of the community of the whole.

Councillor Hepner noted that the railway needs to analyze what improvements need to be made to the train trestle bridge and the crossing in Crescent Beach. It would be interesting to have an analysis done by Metro Vancouver to address the air quality issues with the onset of significant coal transportation and that there is a portable unit available for testing that can be utilized.

Councillor Villeneuve noted there has been a major concern raised regarding coal transportation and the environment and the issue of empty cars going back has not been suitably addressed.

H. BY-LAWS

THIRD READINGS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17990"
7912-0335-00 – Mann Investment (88 Ave) Ltd.
c/o Urban Design Group Architects Ltd. (Eric Ching)
CG to CD (BL 12000) - 8820 – 120 Street - to permit the development of a 3-storey commercial retail and office building.

Approved by Council: July 8, 2013

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17990" pass its third reading.
RES.R13-1559 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18010"
7913-0014-00 – Naginder S. and Kartar K. Nijjar
c/o Mangal Nijjar
RH to RF (BL 12000) - 15095 – 68 Avenue - to permit subdivision into two single family lots.

Approved by Council: July 8, 2013

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18010" pass its third reading.
RES.R13-1560 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18011"
7912-0118-00 – Sukhjit S. and Pritam S. Dhaliwal
c/o McElhanney Consulting Services Ltd. (James Pernu)
RH to RF-12 (BL 12000) - 14013 – 58A Avenue - to permit subdivision into 7 lots.

Approved by Council: July 8, 2013

RES.R13-1561 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18011" pass its third reading.
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18013"
7908-0135-00 – Samta Enterprises Corporation
c/o DF Architecture Inc. (Jessi Arora)
RA to RM-30 (BL 12000) - 7803 and 7815 – 128 Street - to permit a multi-tenant
industrial building.

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7908-0135-00 under Item I.1(a).

RES.R13-1562 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18013" pass its third reading.
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17993"
7913-0033-00 – Douglas and Gloria Maclachlan
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RF (BL 12000) - 17310 – 61A Avenue - to permit subdivision into 6 single
family lots.

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7913-0033-00 under Item I.1(b).

RES.R13-1563 It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17993" pass its third reading on the proviso that the
tree retention plan be addressed prior to final adoption.
Carried

Councillor Hayne expressed concern regarding the tree retention plan for the
property, particularly with respect to the tree retention along the interface on the
east side of the project. Councillor Hayne requested that staff provide Council
with a further arbourist's report detailing the tree retention plan on the site.

6. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 364 Amendment
Bylaw, 2013, No. 18005"
7913-0030-00 – Tae Kwon, Tae Park, Leonar Ficken, Mukhtiar S. and
Jasbir K. Grewal, Henry and Sherry Gerber, Charles and Lorna Willis
c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)

To redesignate portions of the sites located at 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of 6469 – 192 Street and Portion of 192 Street from Urban (URB) to Commercial (COM) and Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law Nos. 18006 & 18007

Approved by Council: July 8, 2013

RES.R13-1564

It was	Moved by Councillor Gill
	Seconded by Councillor Steele
	That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 364 Amendment Bylaw, 2013, No. 18005" pass its third reading.
	<u>Carried</u>

Councillor Gill is supportive of the project but noted there is more due-diligence required. Staff was asked to look at the densities on the property and review the entire site in terms of density as the location might be a significant rapid transit corridor.

Mayor Watts noted that the plan/level of fairness is out of balance. Staff clarified that when there is a pond location, and it has to be purchased, the amount paid is for highest of best use. The value of the land around the pond is taken into consideration, as an example, if around the land has a value of 15-30 units per acre that is how the value is determined around the pond. Staff further noted that where the pond is located there was a rezoning application received; therefore, the pond is now not required at this location anymore, the area is now developable.

Staff noted that the ponds are part of the NCP put forward at the time. From time to time, developers might provide alternative stormwater management plans, and they are done quite formally through proper assessments.

Staff further noted this project would not have been brought forward for development if the other properties did not have development potential.

Mayor Watts asked staff to advise the delegations of the revised land use.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18006"
7913-0030-00 – Tae Kwon, Tae Park, Leonar Ficken, Mukhtiar S. and Jasbir K. Grewal, Henry and Sherry Gerber, Charles and Lorna Willis
c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
RA to RM-30 (BL 12000) - 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of 6469 – 192 Street and Portion of 192 Street - to permit the development of 44 townhouse units and a community shopping note.

This By-law is proceeding in conjunction with By-law Nos. 18005 & 18007

Approved by Council: July 8, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18006" pass its third reading.
 RES.R13-1565 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18007"
 7913-0030-00 – Tae Kwon, Tae Park, Leonar Ficken, Mukhtiar S. and
 Jasbir K. Grewal, Henry and Sherry Gerber, Charles and Lorna Willis
 c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
 RA to CD (BL 12000) - 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion
 of 6469 – 192 Street and Portion of 192 Street - to permit the development of
 44 townhouse units and a community shopping note.

This By-law is proceeding in conjunction with By-law Nos. 18005 & 18006

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7913-0030-00 under Item I.1(c).

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18007" pass its third reading.
 RES.R13-1566 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605
 Amendment By-law, 2013, No. 17991"
 7913-0117-00 – Beecher Street Developments Ltd.
 c/o Aspen Developments (Erin McCutcheon)
 To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
 No. 14605" in Part 2.B.1 (Permitted Uses) by inserting:
 -"Indoor recreational facilities" and
 -"One dwelling unit provided that the dwelling unit is:
 Located above the detached garage; and
 A maximum of 71.3 square metres [768 sq. ft.] in floor area."

This amendment will allow indoor recreational facilities for the property located at
 12219 Beecher Street as a permitted use in an existing building and to formalize the
 location of the existing dwelling.

Approved by Council: July 8, 2013

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2002, No. 14605 Amendment By-law, 2013, No. 17991" pass its
 third reading.
 RES.R13-1567 Carried

Mayor Watts noted that yoga studios are approved in any C5 zones. Mayor Watts requested staff to follow up with the applicant and explain that, unfortunately, the City of Surrey cannot regulate the number of studios located in close proximity only the zoning.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 361 Amendment By-law, 2013, No. 17995"
7911-0029-00 – Rosemary Developments Ltd., John and Evelyn Sprung
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
To redesignate the sites located at 2132 – 164 and 2169 – 166 Street from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17996

Approved by Council: July 8, 2013

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 361 Amendment By law, 2013, No. 17995" pass its third reading.

RES.R13-1568

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17996"
7911-0029-00 – Rosemary Developments Ltd., John and Evelyn Sprung
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA to RF-12, RF-9 and RF-SD (BL 12000) - 2132 – 164 and 2169 – 166 Street - to permit subdivision into 91 single family small lots and 8 semi-detached residential lots.

This By-law is proceeding in conjunction with By-law No. 17995

Approved by Council: July 8, 2013

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17996 pass its third reading.

RES.R13-1569

Carried

Mayor Watts asked staff to provide clarification regarding the process of replacing conifers with deciduous trees and the rationale. Staff noted they do not pre-judge applications; conditions are based on whether the project goes forward or not. Staff noted they will ensure that conifers are replaced. Mayor Watts thanked Deb Jack, President, Surrey Environmental Partners for bringing these matters to the attention of Council. Mayor Watts asked staff if these issues need to be addressed for each and every application.

Staff, in response, clarified that all applications allow room for Council comments, review, and additions. Staff further noted that recently when the road width was amended; it would provide a large boulevard to accommodate a larger size of tree. As part of the Biodiversity Study, there is a replacement plan that will consider the appropriate species for each location.

Councillor Hepner suggested consideration be given to planting fruit bearing trees as part of agriculture diversity and asked staff to ensure that parking provisions have been suitably addressed.

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 362 Amendment By-law, 2013, No. 17997"
7911-0014-00 – 0755829 B.C. Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
To redesignate the site located at 2172 – 165 Street from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17998

Approved by Council: July 8, 2013

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 362 Amendment By law, 2013, No. 17997" pass its third reading.

RES.R13-1570

Carried

with Mayor Watts and Councillors Villeneuve and Hepner opposed

Mayor Watts noted that the types of trees slated for removal and re-planting are a concern. It would be beneficial to have an arbourist review this project and revisit the retention plan.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17998"

7911-0014-00 – 0755829 B.C. Ltd.

c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-12, RF-9 and RF-SD (BL 12000) - 2172 – 165 Street - to permit subdivision into 36 single family small lots and 2 semi-detached residential lots.

This By-law is proceeding in conjunction with By-law No. 17997

Approved by Council: July 8, 2013

RES.R13-1571

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17998" pass its third reading.
Carried
 with Mayor Watts and Councillors
 Villeneuve and Hepner opposed

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 363 Amendment
 By-law, 2013, No. 17999"
 7912-0244-00 – Qualico Developments (Vancouver) Inc.
 c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
 To redesignate a portion of the site located at 2490 – 164 Street Portions of
 2460 - 164 Street, 16465, 16487 and 16517 – 24 Avenue from Suburban (SUB) to
 Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law Nos. 18000 & 18001

Approved by Council: July 8, 2013

RES.R13-1572

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 363 Amendment By law, 2013, No. 17999" pass its third
 reading.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18000"
 7912-0244-00 – Qualico Developments (Vancouver) Inc.
 c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
 RA to CD (BL 12000) - 2490 – 164 Street Portions of 2460 – 164 Street, 16465, 16487
 and 16517 – 24 Avenue - to permit the development of 65 row houses,
 23 townhouses and 26 stacked townhouses with underground parking.

This By-law is proceeding in conjunction with By-law Nos. 17999 & 18001

Approved by Council: July 8, 2013

RES.R13-1573

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18000" pass its third reading.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18001"
 7912-0244-00 – Qualico Developments (Vancouver) Inc.
 c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
 RA to RM-23 and RM-30 (BL 12000) - 2490 – 164 Street Portions of 2460 – 164
 Street, 16465, 16487 and 16517 – 24 Avenue - to permit the development of 65 row
 houses, 23 townhouses and 26 stacked townhouses with underground parking.

This By-law is proceeding in conjunction with By-law Nos. 17999 & 18000

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7912-0244-00 under Item I.1(d).

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18001" pass its third reading.

RES.R13-1574

Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18008"
 7906-0484-00 – Surinderpal K. Hare
 c/o Urban Design Group Architects Ltd. (Rick Jones)
 A-1 to CD (BL 12000) - 3264 – 152 Street - to permit the development of two service
 commercial buildings.

Approved by Council: July 8, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18008" pass its third reading.

RES.R13-1575

Carried

Staff clarified block sizes were to amalgamate and have a comprehensive development of similar sizes and that some lots have more road and some have less. With the consolidation plan, everyone pays a portion so that one property owner is not penalized. Staff also clarified that they reviewed the file and that earlier in the meeting, where the delegation mentioned that the road alignment is 60/40 it is actually 50/50. Staff addressed the other point the delegation made which was "why the road dedication cannot be done mid-block?" Staff explained that they look at the whole amalgamation of lots together to make a high-rise development to make it equal; the plan before Council is the most comprehensive plan.

Councillor Hayne reiterated that the delegation will be fairly treated with the completion of further projects.

Mayor Watts requested staff to follow-up with the delegation and explain the rationale of the road alignment in a more concise manner.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17987" 7912-0327-00 – King George City Centre Development Ltd. and the City of Surrey c/o Bingham Hill Architects (Doug Nelson)
RF to CD (based on RMC-150) – 13431, 13419, 13409 and 13399 – 103 Avenue and Portion of 103 Avenue - to permit the development of a mixed-use development, consisting of a 37-storey high rise building with approximately 372 dwelling units and 3 ground floor commercial/retail units.

Approved by Council: July 8, 2013

RES.R13-1576
It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17987" pass its third reading.
Carried

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18002" 7913-0015-00 – Marcus Braun
c/o Focus Architecture Incorporated (Colin Hogan)
RF to RM-30 (BL 12000) - 10275 and 10293/95 – 144 Street - to permit the development of 23 townhouse units.

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7913-0015-00 under Item I.1(e).

RES.R13-1577
It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18002" pass its third reading.
Carried

Councillor Hayne asked staff to look at the context and the landscape plan to create more of a buffer than what is being contemplated with the application. Staff was asked to ensure there is a buffer to mitigate light, and address the tree retention.

14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18009" 7913-0070-00 – Pacific Link Industrial Park Ltd.
c/o Pacific Land Resource Group (Oleg Verbenkov)
CD (BL 16736 and BL 17331) to CD (BL 12000) - 10449 – Scott Road, 11796, 11850, 11897, 11959 – 103A Avenue, 10281, 10288, 10323 - Grace Road and 10377 – 120 Street - to modify the location of commercial uses.

Approved by Council: July 8, 2013

RES.R13-1578

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18009" pass its third reading.
Carried

15. "Surrey Sign By-law, 1999, No. 13656, Amendment By-law, 2013, No. 17984"
 3900-20-17984 – Regulatory Text Amendment
 This Sign By-law amendment will bring forth a number of amendments that will improve the coordination and appearance of signs, reduce "red tape", respond to issues that have been identified through the administration of the by-law, clarify sign regulations and assist in the consistent interpretation of the by-law regulations.

Approved by Council: June 17, 2013
 Corporate Report: R117

RES.R13-1579

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Sign By-law, 1999, No. 13656,
 Amendment By law, 2013, No. 17984" pass its third reading.
Carried

16. "Surrey Official Community Plan By-law, 1996, No. 12900, Text Amendment
 By-law, 2013, No. 17985"
 3900-20-17985 – OCP Text Amendment
 This Official Community Plan By-law amendment will allow variances to the Sign By-law by means of approval of a Development Permit for a site as well as make provisions for pole signs in the signage guidelines of the Official Community Plan.

Approved by Council: June 17, 2013
 Corporate Report: R117

RES.R13-1580

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text Amendment By law, 2013, No. 17985" pass its third reading.
Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17986"
 3900-20-17986 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended to add new RF10 and RF10S Zones in order to incorporate changes related to community input and expert panel recommendations as described fully in Corporate Report 2013-R119.

Approved by Council: June 17, 2013
 Corporate Report: R119

- RES.R13-1581 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17986" pass its third reading.
Carried
18. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17989"
3900-20-17989 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Part 16,
Single Family Residential Zone to incorporate changes related to community input
and expert panel recommendations as described fully in Corporate Report 2013-R119.
- Approved by Council: June 17, 2013
Corporate Report Item No. R 119
- RES.R13-1582 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17989" pass its third reading.
Carried
19. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18014"
3900-20-18014 – City of Surrey
c/o Manager Community Planning Division (Don Luymes)
RF to RF-10 (BL 12000) - to activate a zone to create future small lots with this
zoning.
- RES.R13-1583 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18014" pass its third reading.
Carried
20. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18015"
3900-20-18015 – City of Surrey
c/o Manager Community Planning Division (Don Luymes)
RF to RF-10S (BL 12000) - to activate a zone to create future small lots with this
zoning.
- RES.R13-1584 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18015" pass its third reading.
Carried
- Council noted that staff has done a good job in creating the new zone of RF-10 and
thanked members of the public focus group for their input and support.

FINAL ADOPTION

21. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2013, No. 18003"
3900-20-18003 – Regulatory By-law Text Amendment
"Surrey Subdivision and Development By-law, 1986, No. 8830" is further amended to provide updates to Schedule "D" Surrey Road Classification Map (R-91) and Schedule "K" Surrey Major Road Allowance Map. These amendments will support the on-going planned and orderly development of the City.

Approved by Council: July 8, 2013
Corporate Report Item No. R125

It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Amendment Bylaw, 2013, No. 18003" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-1585

Carried

INTRODUCTIONS

22. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 10790, 10798 and 10804 Timberland Road, By-law, 2013, No. 17957"
3900-20-17957 - Council Initiative
A by-law to authorize the closure and removal of road allowance adjacent to 10790, 10798 and 10804 Timberland Road.
This closure is intended to facilitate the land to be consolidated with the adjacent properties at 10790, 10798 and 10804 Timberland Road.
In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the lane/road will be considered by City Council at a later date.

Note: Council is advised that the area of road to be closed, shown as Parcel 1 on the attached survey plan, as approved under Corporate Report No. R093, was based on a preliminary survey. The final survey indicates an increase in the total area of road to be closed from 304.6 square metres to 306.6 square metres.

Council is advised that the area of road to be closed, shown as Parcel 2 and 3 in the attached survey plan, as approved under Corporate Report No. R107, was based on a preliminary survey. The final survey indicates an increase in the total area of road to be closed from 785 square metres to 789.9 square metres.

Approved by Council: May 27, 2013 and June 17, 2013
Corporate Report Item Nos. R093 and R107

RES.R13-1586 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 10790, 10798 and 10804
Timberland Road, By law, 2013, No. 17957" pass its first reading.
Carried

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

RES.R13-1587 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 10790, 10798 and 10804
Timberland Road, By law, 2013, No. 17957" pass its second reading.
Carried

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

RES.R13-1588 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 10790, 10798 and 10804
Timberland Road, By law, 2013, No. 17957" pass its third reading.
Carried

23. "Surrey Waterworks Cross Connection Control By-law, 2013, No. 17988"
3900-20-17988 – Council Initiative
A new regulatory by-law to replace the current "Surrey Waterworks Cross
Connection Control By-law, 2007, No. 16335" to protect water supplied by the City
from contamination due to cross connections.

Approved by Council: July 22, 2013
Corporate Report Item No. R141

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R141. By-law No. 17988 is therefore in order for consideration.

RES.R13-1589 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Waterworks Cross Connection
Control By-law, 2013, No. 17988" pass its first reading.
Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Municipal Ticket Information
 Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2013, No. 18032" pass its
 third reading.

RES.R13-1594

Carried

25. "Surrey Close and Remove the Dedication of Highway Adjacent to 10615 – 160 Street,
 Bylaw, 2013, No. 18016"

3900-20-18016 - Council Initiative

A by-law to authorize the closure and removal of road allowance adjacent to
 10615 – 160 Street. This area of road proposed for closure is intended to facilitate
 the land to be developed in conjunction with the adjacent properties. In
 accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of
 the disposition of the road will be considered by City Council at a later date.

Note: Council is advised that the area of road to be closed, as approved under
 Corporate Report No. R126, was based on a preliminary survey. The final
 survey indicates an increase in the total area of road to be closed from
 93 square metres to 126.1 square metres.

Approved by Council: July 8, 2013
 Corporate Report Item No. R126

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway Adjacent to 10615 – 160 Street, Bylaw, 2013, No. 18016" pass
 its first reading.

RES.R13-1595

Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway Adjacent to 10615 – 160 Street, Bylaw, 2013, No. 18016" pass
 its second reading.

RES.R13-1596

Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway Adjacent to 10615 – 160 Street, Bylaw, 2013, No. 18016" pass
 its third reading.

RES.R13-1597

Carried

26. "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018"
 3900-20-18018 - New Regulatory By-law
 A new regulatory by-law to permit certain categories of businesses to operate across the jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction
 Approved by Council:

Approved by Council: July 22, 2013
 Corporate Report Item No. R147

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R147. By-law No. 18018 is therefore in order for consideration.

RES.R13-1598	It was	Moved by Councillor Hepner Seconded by Councillor Villeneuve That "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018" pass its first reading. <u>Carried</u>
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The said By-law was then read for the second time.

RES.R13-1599	It was	Moved by Councillor Hepner Seconded by Councillor Villeneuve That "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018" pass its second reading. <u>Carried</u>
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The said By-law was then read for the third time.

RES.R13-1600	It was	Moved by Councillor Hepner Seconded by Councillor Villeneuve That "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018" pass its third reading. <u>Carried</u>
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27. "Metro West Inter-Municipal Business Licence Agreement Bylaw, 2013, No. 18019"
 3900-20-18019 - New Regulatory By-law
 A new regulatory by-law to enter an agreement among the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver (the "Participating Municipalities") regarding an Inter-Municipal Business Licence Scheme.

Approved by Council: July 22, 2013
 Corporate Report Item No. R147

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R147. By-law No. 18019 is therefore in order for consideration.

RES.R13-1601 It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Metro West Inter-Municipal Business
 Licence Agreement Bylaw, 2013, No. 18019" pass its first reading.
Carried

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

RES.R13-1602 It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Metro West Inter-Municipal Business
 Licence Agreement Bylaw, 2013, No. 18019" pass its second reading.
Carried

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

RES.R13-1603 It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Metro West Inter-Municipal Business
 Licence Agreement Bylaw, 2013, No. 18019" pass its third reading.
Carried

28. "Fraser Valley Inter-Municipal Business Licence By-law, 2012, No. 17809,
 Amendment By-law, 2013, No. 18021"
 3900-20-18021 – Regulatory Text Amendment
 A by-law to amend the provisions of "Inter-Municipal Business Licence By-law,
 2012, No. 17809"

Approved by Council: July 22, 2013
 Corporate Report Item No. R147

Earlier in the meeting, Council approved the recommendations of Corporate
 Report Item No. R147. By-law No. 17809 is therefore in order for consideration.

RES.R13-1604 It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Fraser Valley Inter-Municipal Business
 Licence By-law, 2012, No. 17809, Amendment By-law, 2013, No. 18021" pass its first
 reading.
Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Fraser Valley Inter-Municipal Business
 Licence By-law, 2012, No. 17809, Amendment By-law, 2013, No. 18021" pass its
 second reading.

RES.R13-1605

Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Fraser Valley Inter-Municipal Business
 Licence By-law, 2012, No. 17809, Amendment By-law, 2013, No. 18021" pass its third
 reading.

RES.R13-1606

Carried

29. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw,
 2013, No. 18022"
 3900-20-18022 –Regulatory Text Amendment
 "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended is
 further amended by inserting housekeeping changes related to the new RF-10 and
 RF-10S zones.

Approved by Council: July 22, 2013

Note: Introductory readings to Bylaws 18022 to 18027 are in order should Council
 decide to proceed with the text amendments to the "Surrey Zoning By-law,
 1993, No. 12000" related to the new RF 10 and RF10S zoning, Public Hearing
 on which was held earlier in the meeting.

See By-law No. 17986 under H.17

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Subdivision and Development
 Bylaw, 1986, No. 8830, Amendment Bylaw, 2013, No. 18022" pass its first reading.

RES.R13-1607

Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That "Surrey Subdivision and Development
 Bylaw, 1986, No. 8830, Amendment Bylaw, 2013, No. 18022" pass its second reading.

RES.R13-1608

Carried

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

- RES.R13-1618
- It was Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Development Cost Charge Bylaw, 2013, No. 17856, Amendment Bylaw, 2013, No. 18025" pass its third reading.
Carried
33. "Surrey Development Cost Charge Bylaw, 2012, No. 17539, Amendment Bylaw, 2013, No. 18026"
3900-20-18026 –Regulatory Text Amendment
"Surrey Development Cost Charge By-law, 2012, No. 17539" as amended, is further amended by inserting housekeeping changes to Schedule A and Schedule A-1 related to the new RF-10 and RF-10S zones.
- Approved by Council: July 22, 2013
- RES.R13-1619
- It was Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Development Cost Charge Bylaw, 2012, No. 17539, Amendment Bylaw, 2013, No. 18026" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R13-1620
- It was Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Development Cost Charge Bylaw, 2012, No. 17539, Amendment Bylaw, 2013, No. 18026" pass its second reading.
Carried
- The said By-law was then read for the third time.
- RES.R13-1621
- It was Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Development Cost Charge Bylaw, 2012, No. 17539, Amendment Bylaw, 2013, No. 18026" pass its third reading.
Carried
34. "Surrey Official Community Plan Bylaw, 1996, No. 12900 Text Amendment Bylaw, 2013, No. 18027"
3900-20-18027 –Regulatory Text Amendment
"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended by inserting housekeeping changes related to the new RF-10 and RF-10S zones.
- Approved by Council: July 22, 2013

It was then Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2013, No. 18029" be held at the
 City Hall on Monday, September 9, 2013, at 7:00 p.m.
 RES.R13-1627 Carried

36. "Delegation By-law, 2006, No. 15913, Amendment By-law, 2013, No. 18030"
 3900-20-18030 - Text Amendment
 "Delegation By-law, 2006, No. 15913", as amended, is further amended in Schedule
 "A" to allow staff to withhold building permits and business licences, respectively,
 under section 929 of the *Local Government Act*.

Approved by Council: July 22, 2013
 Corporate Report Item No. R150

Earlier in the meeting, Council approved the recommendations of Corporate
 Report Item No. R150. By-law No. 18030 is therefore in order for consideration.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Delegation By law, 2006, No. 15913,
 Amendment By-law, 2013, No. 18030" pass its first reading.
 RES.R13-1628 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Delegation By law, 2006, No. 15913,
 Amendment By-law, 2013, No. 18030" pass its second reading.
 RES.R13-1629 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Delegation By law, 2006, No. 15913,
 Amendment By-law, 2013, No. 18030" pass its third reading.
 RES.R13-1630 Carried

MISCELLANEOUS

37. "Surrey Official Community Plan Bylaw, 2013, No. 18020"
 3900-20-18020 – New Regulatory By-law
 A new regulatory by-law pursuant to Section 876 of the *Local Government Act* to
 adopt an Official Community Plan for the City of Surrey.

This item was out of order

38. "Local Area Service Road Opening [Project # 5013-1010-00] Bylaw, 2013, No. 18028"
3900-20-18028 - Council Initiative
A by-law to establish the local area service for construction of a paved road with appropriate ditching, from 19012 – 51B Avenue west to 188 Street and south from 51B Avenue to 4938 – 188 Street, to authorize the construction to service parcels within the local service area; to define the boundaries of the local service area; and to impose local service taxes.

Approved by Council: July 22, 2013
Corporate Report Item No. R135

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R135. By-law No. 18028 is therefore in order for consideration.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That "Local Area Service Road Opening
[Project # 5013-1010-00] Bylaw, 2013, No. 18028" pass its first reading.

RES.R13-1631

Carried

I. CLERK'S REPORT

1. Development Variance Permits

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

- (a) **Development Variance Permit No. 7908-0135-00**
Samta Enterprises Corporation
c/o DF Architecture Inc. (Jessi Arora)
7803 and 7815 – 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. 18013 under Item H.4.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 48, Section F and I.2, as follows:

- (i) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (ii) To increase the minimum north side yard setback from 0 metre (0 ft.) to 0.3 metre (1 ft.); and

- (iii) To reduce the minimum width of a continuous landscaping strip along the southern boundary of the land that abuts 78 Avenue from 1.5 metres (5 ft.) to 0.68 metre (2 ft.).

To permit a multi-tenant industrial building.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7908-0135-00 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.R13-1632

Carried

- (b) **Development Variance Permit No. 7913-0033-00**
Douglas and Gloria Maclachlan
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
17310 - 61A Avenue

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

Note: See By-law No. 17993 under Item H.5.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, to reduce the minimum front yard setback of the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3.

To permit subdivision into 6 single family lots.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0033-00 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.R13-1633

Carried

- (c) **Development Variance Permit No. 7913-0030-00**
Tae Kwon, Tae Park, Leonard Ficken, Mukhtiar S. and Jasbir K. Grewal,
Henry and Sherry Gerber, Charles and Lorna Willis
c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
6415 - 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of
6469 - 192 Street and Portion of 192 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. 18005, 18006 & 18007 under Item H.6.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5, Section C and Part 22, Section F and H.5(b), as follows (for the townhouse portion):

- (i) To reduce the visitors parking space requirement from 9 visitor parking spaces to 5 visitor parking spaces.
- (ii) To reduce the minimum front yard setback, west and east side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (iii) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (iv) To allow one outside tandem parking space per dwelling unit.

To permit the development of 44 townhouse units and a community shopping node.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0030-00 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.R13-1634

Carried

- (d) **Development Variance Permit No. 7912-0244-00
Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and
Steve Watt)
2490 - 164 Street, Portions of 2460 - 164 Street, 16465, 16487 and
16517 -24 Avenue**

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

Note: See By-law Nos. 17999, 18000 & 18001 under Item H.10.

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

- (i) To permit more than three (3) stair riser in the building setback area;

- (ii) To reduce the minimum front yard (24A Avenue) setback from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face, 3.5 metres (11.5 ft.) to the entry signage wall, and 3.4 metres (11.2 ft.) to the roof overhang;
- (iii) To reduce the minimum side yard flanking street (165 Street) setback from 7.5 metres (25 ft.) to 4.1 metres (13.5 ft.) to the building face and 3.8 metres (12.5 ft.) to the roof overhang;
- (iv) To reduce the minimum side yard (East) setback from 7.5 metres (25 ft.) to 3 metres (10 ft.) to the building face and roof overhang; and
- (v) To permit one (1) enclosed and one (1) unenclosed tandem parking space for ground oriented dwelling units.

To permit the development of 65 row houses, 23 townhouses and 26 stacked townhouses with underground parking.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0244-00 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.R13-1635

Carried

- (e) **Development Variance Permit No. 7913-0015-00**
Marcus Braun
c/o Focus Architecture Incorporated (Colin Hogan)
 10275 and 10293/95 - 144 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. 18002 under Item H.13.

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

- (i) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (ii) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (iii) To reduce the minimum east yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);

- (iv) To reduce the minimum south yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (v) To allow one visitor parking space within the required setbacks; and
- (vi) To allow one (1) tandem parking space to be unenclosed for each of the 11 units with tandem parking.

To permit the development of 23 townhouse units.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0015-00 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.R13-1636

Carried

2. Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7913-0100-00**
Ambros Developments II Ltd.
c/o Avtar Mann
19188 - 72 Avenue

Note: See Development Permit No. 7913-0100-00 under Item I.3(a).

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

- (i) To allow two (2) additional fascia signs to be installed on the ground floor along the west building elevation facing the internal parking lot.

To allow additional signage on a two-storey, multi-tenant commercial building.

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

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit

No. 7913-0100-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R13-1637

Carried

- (b) **Development Variance Permit No. 7913-0112-00**
Thomas and Carol Jung
c/o Imperial Sign Corporation (Lindsay Miles)
 10522 King George Boulevard

Note: See Development Permit No. 7913-0112-00 under Item I.3(b).

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 1, 'General Provisions', Section 7, Sub-section 16 and Part 5, Section 27, Sub-section 1(e), 2(a) and 2(b), as follows:

- (i) To increase the permitted size of an on-site directional sign from 0.4 square metres (4 sq. ft.) to 2.2 square metres (24 sq. ft.); and
- (ii) To reduce the minimum setback of a replacement free-standing sign from the south lot line from 2.0 metres (6.6 ft.) to 1.7 metres (5.5 ft.).
- (iii) To allow seven (7) additional fascia signs for an existing three-storey, multi-tenant commercial office building; and
- (iv) To increase the allowable fascia sign area from 29.5 square metres (316 sq. ft.) to 50 square metres (537 sq. ft.).

To allow additional signage for an existing three-storey, multi-tenant commercial office building in City Centre.

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

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit

No. 7913-0112-00 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.R13-1638

Carried

- (c) **Development Variance Permit No. 7913-0098-00**
City of Surrey
c/o Priority Permits Ltd. (Jordan Desrochers)
 11411 Bridgeview Drive

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), to increase the number of fascia signs from 3 to 6.

To allow additional signage for an industrial building that is currently under construction (Central City Brewery).

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Variance Permit
 No. 7913-0098-00 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.R13-1639

Carried

- (d) **Development Variance Permit No. 7913-0119-00**
Athwal Construction Inc. and Fleetwood Commerce Court Inc.
c/o Athwal Construction Inc. (Kewal (K.S.) Athwal)
 18256 - 67A Avenue and 6743, 6749, 6755, 6761 and 6767 - 182A Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section F, as follows:

- (i) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for a deck and stairs only for up to 50% of the width of the principal building for 18256 - 67A Avenue and 6749, 6755, 6761, 6767 - 182A Street; and
- (ii) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 6743 - 182A Street.

To construct an elevated rear deck on five lots and to allow for a more functional floor plan for 6743 - 182A Street.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0119-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R13-1640

Carried

- (e) **Development Variance Permit No. 7912-0288-00**
Surinder K. Kular
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
 10107 - 127 Street

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,
 No. 16156, Amendment By-law, 2011, No. 17461", Part 2(f) and (k) as follows:

- (i) To reduce the minimum rear yard setback from 7.5 metres (25 ft.)
 to 3.4 metres (11 ft.) for proposed Lot 2; and
- (ii) To reduce the minimum lot depth from 28 metres (92 ft.) to
 24.4 metres (80 ft.) for proposed Lot 1.

To permit a 2-lot subdivision and retain the existing house on proposed
 Lot 2.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7912-0288-00 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.R13-1641

Carried

- (f) **Development Variance Permit No. 7913-0107-00**
Concord Park Avenue GP Ltd.
c/o IBI/HB Architects (Jeff Christianson)
 13696 - 100 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5,
 Section A.2(c), to reduce the minimum front yard (100 Avenue) setback for
 an underground parking facility from 2.0 metres (6.6 ft.) to 0.5 metre (1.6
 ft.) for proposed Lot 1.

To permit an underground parking facility for an approved high-rise residential development.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Variance Permit
No. 7913-0107-00 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.R13-1642

Carried

- (g) **Development Variance Permit No. 7913-0136-00**
Roman Catholic Archbishop of Vancouver
c/o Tom Fletcher
15850 – 32 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 30, Section I.2, to reduce the minimum landscaping strip width from 3 metres (10 feet) to 1 metre (3 feet) along the new property line that will be created when the existing statutory right-of-way area is conveyed to the City in the southeast corner of the site, and that in lieu of planting, a fence and trail be constructed within the 1-metre (3 feet) area.

The proposal allows more land to be retained for cemetery uses while still providing for a separation along the property line.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0136-00 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.R13-1643

Carried

- (h) **Development Variance Permit No. 7913-0082-00**
Marion and Daniel Van Zanten
c/o Mike Fadum
13592 Crescent Road

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 12, Section F, as follows:

- (i) To reduce the minimum side yard setback for a principle building from 4.5 metres (15 ft.) to 3.0 metres (10 ft.);
- (ii) To reduce the minimum side yard on flanking street setback for a principle building from 7.5 metres (25 ft.) to 2.0 metres (6 ft.).
- (iii) To increase the minimum front yard setback for a principle building from 7.5 metres (25 ft.) to 15.0 metres (50 ft.).

To achieve a more functional floor plan for a proposed home.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Variance Permit
No. 7913-0082-00 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.R13-1644

Carried

- (i) **Development Variance Permit No. 7913-0086-00
Bradley and Marianne Duholke
c/o Treeline Construction (Bradley Martin)
12294 Gardiner Street**

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

- (i) Section A (4) (Regulation regarding type of floodproofing approval) to be deleted.
- (ii) 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 Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0086-00 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.R13-1645

Carried

3. Formal Issuance of Development Permits

- (a) **Development Permit No. 7913-0100-00**
Ambros Developments II Ltd.
c/o Avtar Mann
 19188 – 72 Avenue

Note: See Development Variance Permit No. 7913-0100-00 under
Item I.2(a).

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0100-00.

RES.R13-1646

Carried

- (b) **Development Permit No. 7913-0112-00**
Thomas and Carol Jung
c/o Imperial Sign Corporation (Lindsay Miles)
 10522 King George Boulevard

Note: See Development Variance Permit No. 7913-0112-00 under
Item I.2(b).

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0112-00.

RES.R13-1647

Carried

4. **Delegation Requests**

- (a) **Nancy Oike, Darts Hill Garden Park Conservancy Trust Society**
File: 6140-20; 0550-20-10

Requesting to appear before Council to provide an update on Darts Hill Garden Park.

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That Nancy Oike, Darts Hill Garden Park
Conservancy Trust Society be heard as a delegation at Council-in-
Committee.

RES.R13-1648

Carried

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

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

Submitting the 2012 Annual Audited Financial Statements, as required under Cloverdale Business Improvement Area By-law, 2005, No. 15616.

It was
Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the 2012 Annual Audited Financial
Statements, as required under Cloverdale Business Improvement Area
By-law, 2005, No. 15616, be received as information.

RES.R13-1649

Carried

6. **2013 Council Meeting Schedule**

File: 0550-20-01

To better accommodate various events and activities, Council is requested to pass a motion to reschedule the December 2, 2013 Council meeting to December 9, 2013.

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the amended 2013 Council Meeting
Schedule be adopted as presented, rescheduling the December 2, 2013 Council
meeting to December 9, 2013.

RES.R13-1650

Carried

7. Parking Patroller Appointment

File: 2770-01

Council is requested to pass the following resolution:

"Pursuant to the *Appointment of By-law Enforcement Officers By-law, 1994, No. 12167*, as amended, Manraj Dhaliwal is hereby appointed as a Parking Patroller for the City of Surrey, to be effective from July 2, 2013 and continuing for the duration of his employment by Concord Security Corporation as a Parking Patroller for the City of Surrey."

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Pursuant to the *Appointment of By-law Enforcement Officers By-law, 1994, No. 12167*, as amended, Manraj Dhaliwal is hereby appointed as a Parking Patroller for the City of Surrey, to be effective from July 2, 2013 and continuing for the duration of his employment by Concord Security Corporation as a Parking Patroller for the City of Surrey.

RES.R13-1651

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

L. OTHER BUSINESS

1. Vibrant Communities Canada – Cities Reducing Poverty Charter

File: 5080-01

Across Canada, cities, communities, counties, and regions have united to reduce poverty. Our shared goal is to align our poverty reduction strategies and build collaboration between cities, all provinces, and the Federal government resulting in reduced poverty for one million Canadians.

Council is requested to pass the following resolution:

"That Council endorses the Vibrant Communities Canada - Cities Reducing Poverty Charter."

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council endorses the Vibrant Communities Canada - Cities Reducing Poverty Charter.

RES.R13-1652

Carried

- 2. **Surrey Fusion Festival - Update**
<http://www.surrey.ca/fusionfestival/49.aspx>

Councillor Villeneuve thanked Councillor Martin and staff for producing the Surrey Fusion Festival that was recently held on July 20-21, 2013. The Fusion Festival Event showcased 36 cultural pavilions, a main stage with live entertainment and several other fun/interactive activities geared to all ages.

Councillor Martin thanked staff and all the community volunteers for putting on a tremendous and well attended event.

M. ADJOURNMENT

It was

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the July 22, 2013 Regular Council -


Public Hearing meeting be adjourned.

RES.R13-1653


Carried

The Regular Council - Public Hearing meeting adjourned at 10:04 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts