

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, MAY 26, 2014
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Villeneuve

Staff Present:

City Clerk
City Manager
Assistant City Solicitor
Acting 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 - May 12, 2014

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That the minutes of the Special (Regular)
Council meeting held on May 12, 2014, be adopted.
RES.R14-889 Carried

2. Council-in-Committee - May 12, 2014

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That the minutes of the
Council-in-Committee meeting held on May 12, 2014, be received.
RES.R14-890 Carried

3. Regular Council - Land Use - May 12, 2014

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council -
Land Use meeting held on May 12, 2014, be adopted.
RES.R14-891 Carried

4. Finance Committee - May 12, 2014

- RES.R14-892 (a) It was Moved by Councillor Gill
Seconded by Councillor Martin
That the minutes of the Finance Committee
meeting held on May 12, 2014, be received.
Carried
- (b) The recommendations of these minutes were considered and dealt with as follows:
- Item No. F015** Community Enhancement Partnership (CEP)
Program Grant Application – Keys Housing
and Health Solutions Street Sweepers
File: 1850-01
- RES.R14-893 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve a grant under the CEP
Program in the amount of \$3,000 to Keys Housing and Health Solutions
(Keys) to support the Street Sweepers' Social Club as generally described in
Corporate Report No. F015.
Carried

5. Regular Council - Public Hearing - May 12, 2014

- RES.R14-894 It was Moved by Councillor Gill
Seconded by Councillor Martin
That the minutes of the Regular Council -
Public Hearing meeting held on May 12, 2014, be adopted.
Carried

Mayor Watts requested that the agenda be varied to review Corporate Report Rogo before the start of the Public Hearing.

- RES.R14-895 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Regular Council Public Hearing agenda
be varied to review Corporate Report Rogo before the start of the Public Hearing portion
of the meeting.
Carried

G. CORPORATE REPORTS

Item No. Rogo "Green Surrey" Program
File: 5280-01

The Acting General Manager, Engineering General Manager, Planning and Development, the General Manager, Parks, Recreation & Culture and the Sustainability Manager submitted a report to inform Council and obtain Council's approval for the development of a "Green Surrey" Program that is a collection of environmentally themed projects and programs by all Departments in the City that supports and advances the Environmental Pillar of the Sustainability Charter.

The Acting General Manager, Engineering General Manager, Planning and Development, the General Manager, Parks, Recreation & Culture and the Sustainability Manager 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 Rogo as information; and
2. Approve-in-principle the development of a "Green Surrey" Program as documented in this report and direct staff to continue the consultation process and to report back to Council with the results of that consultation.

RES.R14-896

Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Official Community Plan Text No. 130 Amendment Bylaw No. 18216
Application: 7914-0103-00**

CIVIC ADDRESS: 16467 - 24 Avenue

APPLICANT: Qualico Developments (Vancouver) Inc.
c/o Streetside Developments (B.C.) Ltd. (Sarah Bingham)

PURPOSE: The applicant is seeking to designate the site a Temporary Commercial Use Permit Area in order to allow the development of a temporary real estate sales centre for a multi-family residential project for a period not to exceed three years.

Note: See Temporary Commercial Use Permit No. 7914-0103-00 under Section I.

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

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

2. **Surrey Official Community Plan Amendment Bylaw No. 18219**
Surrey Zoning Amendment Bylaw No. 18220
Application: 7913-0083-00

CIVIC ADDRESS: 15647, 15683, 15705 and 15747 – 28 Avenue, 2855, 2875 and 2885 Helc Place, 2850 – 156 Street, 15610 and 15640 Mountain View Drive

APPLICANT: Zenterra Grandview Titleco Ltd.
 c/o Zenterra Grandview Titleco Ltd. (Rick Johal)

PURPOSE: The applicant is requesting to redesignate the site from Suburban to Urban and to rezone the site from One-Acre Residential to Comprehensive Development in order to allow the development of a 156-unit townhouse project.

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

D. Jack, President, Surrey Environmental Partners: The delegation noted that this project looks like it is successful where clustering of houses were used to keep stands of trees.

G. Marshal, 29 Avenue & 166 Street: The delegation expressed concern regarding tandem garages associated with the proposed development and questioned whether there will be enough parking for the residents.

Staff in response noted that the project is proposing 39 visitor parking spaces which exceeds the zoning requirement by 8 stalls and clarified that only 60 of the 156 units will have tandem parking.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|----------------|-----|---------|---------|
| B. Helgason | | | X |
| J. Deuling | | | |
| L. Chomiak | | X | |
| K. Ross | | X | |
| F. Bettencourt | | | X |

3. **Surrey Official Community Plan Amendment Bylaw No. 18221**
Surrey Zoning Amendment Bylaw No. 18222
Application: 7913-0241-00

CIVIC ADDRESS: 16605, 16655 and 16709 – 25A Avenue

APPLICANT: Linda Sale and Raymond Williams, Glenn Schmidt and Viance Dominelli, Jayne Morgan and Katherine Leslie c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

PURPOSE: The applicant is seeking to redesignate the site from Suburban to Urban and rezone the site from Half-Acre Residential to Single Family Residential (10) and Single Family Residential (12) in order to subdivide into 20 small single family lots. In addition, a development variance permit is being sought to permit driveway access from 25A Avenue instead of the rear lane for proposed Lot 20.

Note: See Development Variance Permit No. 7913-0241-00 under Section I.

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

J. Pardy, 165 Street & 26 Avenue: The delegation expressed concern regarding the following: 1) proposed future road-realignment will require a right-of-way through the delegation's property, 2), there is a sound financial strategy in place to acquire the habitat corridor, green space and storm sewer, but not to resolve encumbrances home owners will incur due to road alignment issues and the impact on their land; and 3) the proposed development differs significantly from the original NCP process.

In response to a question from Council, the delegation noted that the experience has been frustrating. They believed when the original plan was set that the City should reflect the approximate average value for any property that is encumbered as a park or roadway.

Concerned Citizen, 165 Street & - 24 Avenue: The delegation expressed concern regarding the following: 1) land assembly for the area, 2) how 164 Street will be built and 3) as a landowner he cannot achieve a viable land assembly for development with the adjacent homeowner.

D. Jack, President, Surrey Environmental Partners: The delegation noted that the plans for the habitat corridor as outlined in the plan were unclear. The tree proposal seems to be only for deciduous street trees and does not make any provision for either conifers or grass.

Staff in response, noted the Environmental Coordinator has been involved in designing the corridor and clarified that the purpose of the habitat corridor is primarily for birds and other small animals and the proposed trees for the site are in keeping with City Policy.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|----------------|-----|---------|---------|
| V. & R. Elsdon | | X | |

4. **Surrey Zoning Amendment Bylaw No. 18228****Application: 7912-0325-00**

CIVIC ADDRESS: 10322 – 133 Street and Portion of 13328 – 104 Avenue
(13330 - 104 Avenue)

APPLICANT: WestStone Properties 104 Ltd.
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Comprehensive Development in order to develop a 36-storey apartment building and a 3-storey commercial building.

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

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

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|---------|-----|---------|---------|
| B. Hull | | | X |

5. **Surrey Zoning Amendment Bylaw No. 18223****Application: 7913-0150-00**

CIVIC ADDRESS: 10436 – 173 Street

APPLICANT: 0969992 B.C. Ltd.
c/o Mainland Engineering (2007) Corporation
(Avnash Banwait)

PURPOSE: The applicant is seeking to rezone the site from Industrial Park Zone Two to Light Impact Industrial 1 Zone in order to develop a construction waste recycling depot. In addition, a development variance permit is being sought in order to reduce the south side yard setback.

Note: See Development Variance Permit No. 7913-0150-00 under Section I.

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

Mayor Watts noted there are 380 individuals who signed up to speak to this item and requested the applicant to speak to the proposal.

Agent on behalf of the Applicant (Great West Disposal): Great West Disposal has been in business since 2002. The delegation noted that the facility called Wastech that is located in Port Kells and clarified that the facility that Great West Disposal

is looking to put forth a recycling facility that is aligned with the City of Surrey Green Initiative.

Mayor Watts requested the delegation to provide an overview.

In response the Agent noted that the project is located off the arterial road from 144 and 104 Street. The proposed site will receive construction related materials only, no hazardous materials. The project would be lumber, excess hardy material from cladding, etc. There will be non-odorous non-hazardous materials. For a facility such as this, Metro Vancouver is the governing authority and they would be conducting regular inspections to insure they are fulfilling their licencing agreements. Metro Vancouver has backed Great West Disposal and noted that the facility will stay in compliance. Construction materials come in, get sorted and then are transferred to the appropriate locations. There will not be materials that will rot, degrade or attract rats.

Mayor Watts requested clarification regarding the road network and truck traffic.

In response the Agent noted that a traffic study was conducted and through input from the owner they will have roughly 30 incoming and 30 outgoing trips per day. The estimated traffic would give 104 Avenue a 6% traffic increase. The location was selected due to the accessibility to the truck traffic and a traffic study was conducted to confirm the routes. Great West Disposal trains all their drivers on the most effective and timely routes to use and do not wish to see their drivers penalized. Drivers will enter 104 heading west and outgoing traffic will either exit to 103rd Street or exit HWY 1 via 176 Street. There is no intention to go west of the property. Another item to do with the site selection is the trucking routes used, Great West Disposal does have policies in place to ensure all the vehicles, prior to leaving the yard, are tarped so they are secured to the best of their ability. If the drivers do not follow the policies, they will need to answer to their employer, the Department of Transportation (DOT) and Metro Vancouver. The site layout was done in such a way that the vehicles will be refused entry if they are not properly tarped. The FAR allows for a 60% lot coverage; however, they have reduced the plan to 42%. The additional parking lot area provided will allow the trucks to line up on site as well as give trucks the ability to un-tarp and re-tarp onsite to alleviate some of the concerns of the local community.

The building is a different construction method than what has been used. It will be put up in a pre-engineered steel building structure. There are architectural elements in place, such as cladding, orientations to break out the office component. Colour banding is used on the balance to break-up the overall massing of the building. The other component is exterior glazing, including a storefront glazing to expose the structural steel cladding to give an attractive industrial element to the building.

The building height and massing was designed to allow for better operation inside the facility and for proper dumping and access to be conducted inside the facility within a controlled environment to not be conducted with in the view of any residents.

L. Ryerson, 100 Avenue & 181 Street (President, Fraser Heights Community Association): The delegation noted that the Fraser Heights Community Association is not in favour of the application. The delegation expressed the following concerns: 1) planning practices should consider the impact of the proposed zoning in a residential area; 2) development is not in keeping with the neighbourhood context, 3) potential debris on the road, 4) increased traffic volume, 5) potential lack of compliance/enforcement associated with safe transport of construction materials.

R. Drake, 172 Street & 104 A Avenue: The delegation expressed the following concerns: 1) lack of ingress/egress to the property, 2) due to closure of 104 Avenue traffic is a concern, 3) heavy truck movements in the development would be doubled, 4) potential for increased petty thefts in the area by scrap salvagers.

W. Opmeer, 174 Street & - 104 B Avenue: The delegation expressed the following concerns: 1) increase in truck traffic, 2) pedestrian safety in residential area.

M. Peng, 158 Street & 114 Avenue: The delegation expressed the following concerns: 1) increased truck traffic, 2) the project is not in keeping with the neighbourhood context, 3) potential for increased noise, and 4) lack of public consultation.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the petition presented by the
delegation be received as information.

RES.R14-897

Carried

M. Thomas, 172 Street & 104 A Avenue: The delegation expressed the following concerns: 1) lack of access route to his site, 2) increased truck traffic, 3) potential decrease in property values due to the project, 4) there is another facility of a similar nature located within a 2 mile radius.

R. Hunt, 171 Street & 104 Avenue: The delegation expressed concern regarding the following: 1) the site is too small to have trucks wait inside -- with the configuration trucks will be lined up outside, 2) potential for debris left on the road, and 3) building materials hauled are not clean.

H. Amini, 174 Avenue & 103 B Avenue: The delegation expressed concern regarding the following: 1) the types of materials that the Applicant plans to recycle is unclear, 2) the process for dealing with hazardous materials brought to the site is unclear, 3) potential for health issues and impacts to wildlife.

L. Rizzardo, 170 Street & 103 A Avenue: The delegation expressed concern regarding: 1) impact of traffic on the neighbourhood and young drivers, and 2) safety for children walking to school.

P. Zanon, 170 Street & 104 Avenue: The delegation expressed the following concerns: 1) the development is not in keeping with the neighbourhood context, 2) potential negative impact on property values, 3) increased truck traffic, 4) construction debris, 5) there is another similar use facility within close proximity to the proposed development, and 6) negative impact to the neighbourhood.

G. McKellar, 157 Street & 117 Avenue: The delegation expressed the following concerns: 1) a community meeting was held regarding the project and everyone in attendance was opposed, 2) the owner, at the meeting noted the proposed truck traffic would be 150 per day, the facility has 5 loading bays, 3) 173 Street has a very steep grade, during the winter time it is treacherous, 4) the construction debris will become airborne and pose health risks, 5) lack of public consultation regarding this application, 6) potential for noise pollution, and 7) increased truck parking congestion

It was
RES.R14-898

Moved by Councillor Hepner
Seconded by Councillor Martin
That the environmental study presented by
the delegation be received as information.
Carried

P. Aulak, 103 Avenue & 174 Street: The delegation expressed concern regarding public safety and potential environmental impacts.

C. Picaird, 104 Avenue & 104 A Street: The delegation expressed concern with the development and submitted a petition.

It was
RES.R14-899

Moved by Councillor Martin
Seconded by Councillor Steele
That the petition submitted by the
delegation be received as information.
Carried

A. McKellar, 104 Avenue & 173 Street: The delegation expressed the following concerns: 1) increased truck traffic, 2) traffic congestion associated with the development, 3) commercial truck parking on residential streets, and 4) the proposed building is not in keeping with the neighbourhood context.

Mayor Watts clarified that the City of Surrey does not propose developments. Any Applicant has the opportunity to put together a development proposal. Public Hearings provide Council with the opportunity to hear what members of the public have to say about projects before any decisions are made.

Concerned Citizen, 174 Street & 113 A Avenue: The delegation expressed the following concerns: 1) type of construction debris that will be recycled, 2) the potential for materials containing asbestos, especially from homeowners, and that 3) loads will be received not by only big trucks - but also by smaller trucks.

N. Paterson, 102 Avenue & 107 Street: The delegation expressed concern that silica and asbestos are some of the materials that will be recycled and are cancer causing agents.

Concerned Resident, 169 Street & 103 Avenue : The delegation expressed the following concerns: 1) there are a lot of dangerous and hazardous materials associated with construction and that these materials can cause harm, 2) truck traffic and truck parking, 3) structural damage to road network, 4) environmental impact, 5) site water runoff and potential for heavy metal contamination, 6) potential for increased noise, 7) an environmental assessment should be conducted.

Concerned Citizen: The delegation noted that the Planning Department should do better.

Concerned Citizen: The delegation noted that she trusts that the Mayor and Council will do the best for the citizens of Surrey.

M. Jefferson, 10372 - 164 A Street: The delegation expressed the following concerns: 1) there needs to be an industry upgrade to get the proposal through, 2) the proposed application does not seem to be in compliance, 3) there are many risks associated and 4) there was insufficient public consultation associated with this project.

Applicant (Great West Disposal): The Applicant addressed the concerns raised during the Public Hearing regarding theft. The Applicant has on-site after-hours security and noted that the facility is only open from 8 a.m. - 5:00 p.m. and would have the full property equipped with full video surveillance. With respect to the traffic numbers, the 6% increase was done at the 104 Avenue (east end at 104 Avenue during non-peak hours) arterial road and it was not done to the 173 Street and industrial area. The Applicant proposed to alleviate concern and can undertake a full traffic study by an engaged consultant to provide further information.

Mayor Watts asked the Applicant to clarify their fleet. The Applicant noted there will be 60 truck trips per day; the number of 150 was not discussed during the Community Meeting. The Applicant has been in the disposal over 12 years and noted that the amount of construction debris in the landfills is ridiculous.

Mayor Watts clarified that the content of the construction waste recycled is of concern for the residents.

The Agent noted that the concern regarding asbestos is practice that requires a permit and hazardous materials would not be accepted. Dry-wall is not accepted in the facility; it has to be cleared and gets hauled out to Alberta. There are staff onsite who review every load before it gets dropped off. Every house that gets demolished in Surrey has to have the drywall and insulation removed. The Applicant noted there is a full list that can be provided to the public in an itemized format. A full presentation package was not put together for the Public Open House that was held.

The Agent clarified that the Applicant would like an opportunity to provide written material through third party consultant teams specifically regarding environmental impact studies regarding environmental studies and airborne contaminants. The Applicant clarified that this is a sorting facility and the materials will be broken down by other facilities.

With respect to the impact on local roads, the road traffic is designed to handle heavy trucks. The on-site movements and turning radiuses were done through a software program. The turning radius study was based on the largest vehicle on site to show that the peak turning radius of that vehicle could be handled. Additional models could be provided with the tandem trucks detailed as well.

Metro Vancouver closely governs the operations of these types of facilities and the facilities can be shut down if in non-compliance.

Councillor Hayne asked for clarification regarding the fleet and whether the facility will be open to other contractors who want to come and pay a tipping fee. The Applicant noted that they will accept loads from other companies. The Applicant clarified there are a lot of rules and regulations associated with construction salvage and every load is monitored that comes in.

The Agent noted that the Applicant would like an opportunity to address and mitigate the truck traffic issues.

Concerned Citizen: The delegation expressed concerns 1) nature of the salvaged materials and how they will be regulated and 2) impact on wildlife.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-----------------|-----|---------|---------|
| M. Signorelli | | X | |
| M. Kang | | X | |
| Nguyens' Family | | | X |
| A. Wang | | | X |
| R. Cairns | | X | |
| V. Bartos | | X | |
| J. Lans | | X | |
| K. Shahgaidi | | X | |
| R. Liu | | X | |
| R. Karwa | | X | |
| M. Serheniuk | | X | |

| NAME | FOR | AGAINST | CONCERN |
|---------------------------|-----|---------|---------|
| S. King | | X | |
| K. Martin | | X | |
| M. Doria | | X | |
| F. Li | | X | |
| H. Zou | | X | |
| Huang Family | | X | |
| Zhang Family | | X | |
| W. Williamson & D. Birnie | | X | |
| X. Zhao, Z. Tiger & J. Lu | | X | |
| G. McKellar | | X | |
| Y. Wang | | X | |
| T. Modicamore | | X | |
| R. Modicamore | | X | |
| C. Chalifour | | X | |
| P. A. Zanon | | X | |
| Y. Wu | | X | |
| Y. Deng & Q. Yue | | X | |
| T. Xu | | X | |
| S. & L. Lui | | X | |
| L. Yu | | X | |
| Y. Zhang | | X | |
| L. Fang | | X | |
| F. Ge | | X | |
| H. Ye | | X | |
| L. Zhou | | X | |
| A. Guohua | | X | |
| S. Lee | | X | |
| L. Clements | | X | |
| G. Lee | | X | |
| S. Liu | | X | |
| A. Kansal | | X | |
| B. Sun | | X | |
| L. Ryerson | | X | |
| H. Wang | | X | |
| P. and M. Aulak | | X | |
| Y. Guan | | X | |
| J. Pan | | X | |
| H. Kafety | | X | |
| M. Chen | | X | |
| B. Fominoff | | X | |
| J. Vinciguerra | | X | |
| M. Chiu | | X | |
| H. Amini | | X | |
| K. Derakhshan | | X | |
| J. Zhang | | X | |
| R. S. Taliercio | | X | |
| L. Montanari | | X | |

| NAME | FOR | AGAINST | CONCERN |
|---|-----|---------|---------|
| S. Chen, Q. Xu, H. Liu, R. Chen and Q. Guo | | X | |
| S. Sun and F. Ma | | X | |
| Z. Sheng | | X | |
| M. and Z. Zheng | | X | |
| Q. and Y. Chen | | X | |
| H. Xiao | | X | |
| G. King | | X | |
| G. Li | | X | |
| S. and T. Wotherspoon | | X | |
| Zhen Wu | | X | |
| Y. and J. Han | | X | |
| S. Lu | | X | |
| J. Wei | | X | |
| C. Pricard | | X | |
| P. Davidson | | X | |
| F. Qing and W. Lu | | X | |
| W. Yeh | | X | |
| A. Wang and X. Ding | | X | |
| Y. Lu | | X | |
| L. Fang, T. Xiao, W. Xie and C. Fang | | X | |
| D. and P. Werbiski | | X | |
| Y. Liang | | X | |
| A. & J. Nixon, R. and D. Dann, N. and C. Dann | | X | |
| E. & D. Wong | | X | |
| R. & R. Doria | | X | |
| D. Martin & L. Smith | | X | |
| X. Wang | | X | |
| A. Byron | | X | |
| W. Liu | | X | |
| Lu Family | | X | |
| P. Yin | | X | |
| S. Liu | | X | |
| J. Qui | | X | |
| G. Azizi-Ashraf | | X | |
| Q. Ashraf | | X | |
| D. Li | | X | |
| F. Camarda | | X | |
| I. and A. Parks | | X | |
| M. Haidar | | X | |
| K. Chiu | | X | |
| P. Seehra | | X | |
| P. & K. Wise | | X | |
| A. & A. Carillo and N. Pedersen | | X | |

| NAME | FOR | AGAINST | CONCERN |
|-------------------------------------|-----|---------|---------|
| D. Schafer | | X | |
| Seymour Family | | X | |
| H. Schroeder | | X | |
| R. and C. Bergman | | X | |
| J. Lin | | X | |
| X. Ding | | X | |
| J. Lin | | X | |
| D. Hu | | X | |
| X. Wang | | X | |
| C. Beatt & A. Yuen | | X | |
| A. Grewal | | X | |
| S. Grewal | | X | |
| J. Ma | | X | |
| J. Seehra | | X | |
| L. Zheng & G. Zhang | | X | |
| M. Kroeker | | X | |
| B. and C. Stewart | | X | |
| A. Sullivan | | X | |
| X. & Z. Zhuang and Y. Huang | | X | |
| W. Tadros | | X | |
| A. Chen | | X | |
| S. Song | | X | |
| D. & S. Weeks | | X | |
| H. Zhang, S. Li, L. Long and F. Lau | | X | |
| R. Manchanda | | X | |
| W. Stefanska | | X | |
| A. McKellar | | X | |
| M. & D. Williams | | X | |
| B. Birring | | X | |
| C. & J. Chan | | X | |
| J. Evans | | X | |
| L. Hui | | X | |
| A. Medler | | X | |
| S. Deng | | X | |
| M-Hua Lin | | X | |
| R. Amini | | X | |
| R. Manchanda | | X | |
| W. Opmeer | | X | |
| 38 Form Letters | | X | |
| 12 Concerned Citizens | | X | |

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

| NAME | FOR | AGAINST | UNDECIDED |
|-----------------|-----|---------|-----------|
| 194 Individuals | | X | |
| 2 Individuals | X | | |

6. **Surrey Official Community Plan Amendment Bylaw No. 18217**
Surrey Zoning Amendment Bylaw No. 18218
Application: 7913-0170-00

CIVIC ADDRESS: 16114 – 88 Avenue

APPLICANT: 0761973 B.C. Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)

PURPOSE: The applicant is seeking to redesignate the site from Urban to Multiple Residential and rezone the site from One-Acre Residential to Multiple Residential 30 in order to allow the development of 51 townhouse units. In addition, a development variance permit is being sought in order to reduce setbacks and vary parking requirements.

Note: See Development Variance Permit No. 7913-0170-00 under Section I.

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

J. Domingo, 161 Street & 86 Avenue: The delegation expressed concern regarding the following: 1) proposed tree removal, and 2) the project is located within close proximity to his property.

D. Jack, President, Surrey Environmental Partners: The delegation noted it unclear in the staff report the grove of trees and clarification of what insufficient quality means.

Staff in response noted they would provide the delegation with additional information.

R. Hart, President, Fleetwood Community Association: The delegation noted that the Fleetwood Community Association is in support of the proposed development. The proposed development provides an interface between townhouses and single family dwellings. Trees were retained along the streetscape and the landscape plan is successful. On street parking was achieved by reviewing the whole quadrant and not just the particular development before Council.

The delegation requested Engineering staff to conduct a traffic turning/safety study near the neighbourhood school to review how to make it safer for both motorists and pedestrians.

RES.R14-900 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the correspondence received from the
 delegation be received as information.
Carried

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-----------|-----|---------|---------|
| D. Benoit | | | X |
| L. Ward | | | X |

- 7. **Surrey Official Community Plan Amendment Bylaw No. 18224**
Surrey Land Use Contract No. 519 Discharge Bylaw No. 18225
Surrey Zoning Amendment Bylaw No. 18226
Surrey Zoning Amendment Bylaw No. 18227
Application: 7913-0088-00

CIVIC ADDRESS: 5822, 5832 and 5844 – 132 Street

APPLICANT: Gurjit and Bachittar Randhawa, Carelink Investment Group Ltd.,
 Gurjit and Manmohan Grewal, Sukhdev Sidhu
 c/o PJ Lovick Architect Ltd. (Andrea Scott)

PURPOSE: The applicant is requesting to redesignate the site from Suburban to Urban and discharge Land Use Contract No. 519 from the properties in order to allow the underlying Half-Acre Residential Zone to come into effect. The applicant is seeking to rezone the site from One-Acre Residential and Half-Acre Residential to Comprehensive Development and Single Family Residential in order to develop a 125-bed residential care facility.

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

D. Jack, President, Surrey Environmental Partners: The delegation expressed the following concerns: 1) that a number of conifers are coming down on the site. The delegation requested clarification regarding the work staff will be doing to work with the Applicant to retain more trees, 2) consideration be given to making the pathway asphalt instead of concreted, 3) the diagrams provided on the website are illegible.

Concerned Citizen, 133 Street & 57 Avenue: The delegation expressed the following concerns: 1) potential for increased traffic associated with the development, 2) increased congestion, 3) patient safety for close proximity to highway, and 4) potential commercialization on adjacent properties.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-----------|-----|---------|---------|
| R. Pineda | | | X |

C. COMMITTEE REPORTS

1. Culture Development Advisory Committee – March 18, 2014

RES.R14-901 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Culture
Development Advisory Committee meeting held on March 18, 2014, be received.
Carried

2. Diversity Advisory Committee – March 18, 2014

RES.R14-902 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Diversity Advisory
Committee meeting held on March 18, 2014, be received.
Carried

3. Social Policy Advisory Committee – April 2, 2014

RES.R14-903 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That the minutes of the Social Policy
Advisory Committee meeting held on April 2, 2014, be received.
Carried

4. Parks, Recreation & Sport Tourism Committee - April 16, 2014

RES.R14-904 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting held on April 16, 2014, be received.
Carried

D. BOARD/COMMISSION REPORTS**1. Board of Variance - March 12, 2014**

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That the minutes of the Board of Variance
 meeting held on March 12, 2014, be received.

RES.R14-905

Carried**E. MAYOR'S REPORT****1. Mayor Watts read the following proclamations:**

BIKE TO WORK WEEK
 May 26 – June 1, 2014

WHEREAS the "Transportation Strategic Plan," adopted by Council in October 2008, identifies the principles of promoting alternative and sustainable travel choices, improving health and reducing the impact of transportation on the environment; and

WHEREAS the Engineering Department has moved forward on the "early actions" contained within the Plan which include development of the City's new Walking Plan, a Safe and Active Schools Program and the adoption of the City's Cycling Plan in July 2012; and

WHEREAS the "Sustainability Charter" developed by the City in 2008 shows our commitment as a community moving towards a healthier and greener environment and lifestyle; and

WHEREAS it is also "Bike to Work Week" in May in Metro Vancouver since 2005; and

WHEREAS "Bike to Work Week" has been supported by the City in recent years and it shows the City's commitment to active transportation; and

WHEREAS cycling is an efficient and cost-effective alternate mode of transportation and it helps to improve the environment and quality of life by being environmentally friendly and healthy, and it also reduces traffic congestion and pollution; and

WHEREAS the City of Surrey wishes to raise public awareness and promote cycling as a viable mode of transportation within Surrey;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 26 - June 1, 2014 as "Bike to Work Week" in the City of Surrey, and urge all motorists to be aware of cyclists on the road and urge citizens to participate by using the bicycle as an alternate mode of transportation to the automobile, for all types of trips.

Dianne L. Watts
Mayor

DAY OF THE HONEY BEE

May 29, 2014

WHEREAS a third of all the food mankind consumes exists because of the tireless work of the honey bees and seventy percent of our food crops are pollinated and partially, if not completely, dependent upon this keystone species; and

WHEREAS honey bees are disappearing at alarming and unsustainable rates all over the world for reasons not fully explained by science; but with the most likely cause being pesticides; and

WHEREAS concern for the honey bee transcends all human barriers of nationality, language, skin, income, identity, gender, religion or politics; and

WHEREAS survival of the honey bee is surely linked with our own;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare May 29, 2014 as "Day of the Honey Bee" in the City of Surrey, and in issuing this proclamation, ask all citizens to recognize this day.

Dianne L. Watts
Mayor

INTERGENERATIONAL DAY CANADA

June 1, 2014

WHEREAS Intergenerational Day Canada is meant to raise awareness about the simplicity and power of intergenerational connections; and

WHEREAS Intergenerational Day Canada is a day to focus on the profound positive influence intergenerational connecting has in creating healthy, all-age friendly communities; and

WHEREAS Intergenerational Day is a day to celebrate all of the good things presently taking place between generations in local community; and

WHEREAS Intergenerational Day does not require funding, excessive time or extensive planning; and

WHEREAS Intergenerational Day will have its greatest strength as a reminder and invitation for every individual to take one small respectful step to bridge generations within his or her local community;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare June 1, 2014 as "Intergenerational Day Canada" in the City of Surrey.

Dianne L. Watts
Mayor

NATIONAL HEALTH AND FITNESS DAY

June 7, 2014

WHEREAS the Parliament of Canada wishes to increase awareness among Canadians of the significant benefits of physical activity and to encourage Canadians to increase their level of physical activity and their participation in recreational sports and fitness activities; and

WHEREAS it is in Canada's interest to improve the health of all Canadians and to reduce the burden of illness on Canadian families and on the Canadian health care system; and

WHEREAS many local governments in Canada have public facilities to promote the health and fitness of their citizens; and

WHEREAS the Government of Canada wishes to encourage local governments to facilitate Canadian's participation in healthy physical activities; and

WHEREAS the Government of Canada wishes to encourage the country's local governments, non-government organizations, the private sector and all Canadians to recognize the first Saturday in June as National Health and Fitness Day and to mark the day with local events and initiatives celebrating and promoting the importance and use of local health, recreational, sports and fitness facilities; and

WHEREAS Canada's mountains, oceans, lakes, forests, parks and wilderness also offer recreational and fitness opportunities; and

WHEREAS Canadian Environment Week is observed throughout the country in early June, and walking and cycling are great ways to reduce vehicle pollution and improve physical fitness; and

WHEREAS declaring the first Saturday in June to be National Health and Fitness Day will further encourage Canadians to participate in physical activities and contribute to their own health and well-being;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare June 7, 2014 as "National Health and Fitness Day" in the City of Surrey.

Dianne L. Watts
Mayor

ACCESS AWARENESS DAY

June 7, 2014

WHEREAS accessibility and inclusion is essential for ensuring that all community members have equity in opportunities, and the ability to fully participate in community life; and

WHEREAS accessibility affects all aspects of community life - physical, social and economic including employment, transportation, recreation, housing, and other opportunities; and

WHEREAS we all have a role to play in ensuring that our communities are as accessible and inclusive as possible; and

WHEREAS the citizens of Surrey recognize the importance of ensuring that people with disabilities have equitable access to the opportunities that are important to them and live in an accessible community;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare June 7, 2014 as "Access Awareness Day" in the City of Surrey, a day of individual and group action to promote positive ways of building accessibility together to create accessible and inclusive communities for all of our citizens.

Dianne L. Watts
Mayor

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS (continued)

1. The Corporate Reports, under date of May 26, 2014, were considered and dealt with as follows:

Item No. Ro86 Award of Contract M.S. 1713-006-11: 52 Avenue Widening, from 188 Street to 190 Street, and Old Yale Road and 124th Street Intersection Improvements
File: 1713-006

The Acting General Manager, Engineering submitted a report concerning Award of Contract M.S. 1713-006-11: 52 Avenue Widening, from 188 Street to 190 Street, and

Old Yale Road and 124th Street Intersection Improvements. Tenders were received as follows:

| <i>Contractor</i> | <i>Tendered Amount with GST</i> | <i>Corrected Amount</i> |
|--------------------------------|---------------------------------|-------------------------|
| 1. TAG Construction Ltd. | \$2,448,852.00 | No Change |
| 2. B&B Contracting (2012) Ltd. | \$2,466,600.00 | No Change |
| 3. GCL Contracting Ltd. | \$2,489,025.00 | No Change |
| 4. Imperial Paving Ltd. | \$2,511,261.90 | No Change |
| 5. Martens Asphalt Ltd. | \$2,593,046.73 | \$2,589,848.43 |
| 6. Tybo Construction Ltd. | \$2,629,925.08 | No Change |
| 7. Richco Contracting Ltd. | \$2,858,723.70 | No Change |
| 8. Lafarge Canada Inc. | \$2,860,685.10 | No Change |

The Acting 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. 1713-006-11 to TAG Construction Ltd. in the amount of \$2,448,852.00, including GST; and
2. Set expenditure authorization limit for Contract M.S. 1713-006-11 at \$2,700,000 including GST and contingency.

RES.R14-906

Carried

Item No. Ro87 Award of Contract M.S. 1712-005-21: RBRC Panorama Ridge Whistle Cessation Projects
File: 1712-005/13

The Acting General Manager, Engineering submitted a report concerning Award of Contract M.S. 1712-005-21: RBRC Panorama Ridge Whistle Cessation Projects. Tenders were received as follows:

| <i>Contractor</i> | <i>Tendered Amount with GST</i> | <i>Corrected Amount</i> |
|-----------------------------|---------------------------------|-------------------------|
| 1. Martens Asphalt Ltd. | \$1,731,371.41 | \$1,731,372.46 |
| 2. Key-West Asphalt Ltd. | \$1,767,457.76 | No Change |
| 3. Imperial Paving Ltd. | \$1,793,199.82 | No Change |
| 4. Columbia Bitulithic | \$1,865,417.40 | No Change |
| 5. TAG Construction Ltd. | \$1,989,822.98 | No Change |
| 6. Winvan Paving Ltd. | \$2,104,065.86 | \$2,104,695.86 |
| 7. King Hoe Excavating Ltd. | \$2,214,969.22 | No Change |

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

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

1. Award Contract M.S. 1712-005-21 to Martens Asphalt Ltd. in the amount of \$1,731,372.46 including GST.
2. Set expenditure authorization limit for Contract M.S. 1712-005-21 at \$1,905,000.00 including GST and contingency.

RES.R14-907

Carried

Mayor Watts requested staff to forward a copy of Corporate Report Ro87 to the Panorama Rate Payers Association.

Item No. Ro88 Amendments to the Soil Permit Applications Policy
File: 4520-80

The Acting General Manager, Engineering submitted a report to obtain approval of amendments to the City Policy related to the review and approval of Soil Permit Applications. The amendments will align the Policy with the *Agricultural Land Commission Act* and other City initiatives.

The Acting 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 approve amendments to City
Policy No. M-27 "Soil Permit Applications Policy" (the "Policy") as documented in
Appendix I attached to Corporate Report Ro88.

RES.R14-908

Carried

Item No. Ro89 Trans Mountain Expansion Project – National Energy Board
Hearing Update
File: 5500-14

The Acting General Manager, Engineering and the City Solicitor submitted a report to update Council on the status of the Trans Mountain Expansion Project hearing currently before the National Energy Board (the "NEB").

The Acting General Manager, Engineering and the City Solicitor were recommending that the report be received for information.

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Corporate Report Ro89 be received for
 information.
 RES.R14-909 Carried

Item No. Ro91 Surrey Homelessness and Housing Society – 2014 Annual
 General Meeting
 File: 0360-20-01

The City Solicitor submitted a report to have Council exercise the rights of the City of Surrey as a member of the Surrey Homelessness and Housing Society in respect of the Society's 2014 AGM.

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

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

1. Receive Corporate Report Ro91 as information;
2. Receive the Notice of Annual General Meeting for the Surrey Homelessness and Housing Society (the "Society"), which is attached as Appendix "A" to this report, and waive the notice period required for the Society's 2014 Annual General Meeting ("AGM");
3. Appoint the City Solicitor to represent the City of Surrey at the AGM; and
4. In its role as a member of the Society, confirm its support of the recommendations to the members as set out in the Notice of Annual General Meeting.

RES.R14-910 Carried

Item No. Ro92 Surrey City Development Corporation – Annual General
 Meeting for 2014
 File: 2480-01

The City Solicitor submitted a report to have Council, on behalf of the City of Surrey as the sole shareholder of the SCDC, address matters related to the 2014 AGM for the SCDC, which is scheduled for June 11, 2014.

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

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

1. Receive Corporate Report R092 as information;
2. As sole shareholder of the Surrey City Development Corporation ("SCDC"), receive the Notice of Annual General Meeting ("AGM") for the SCDC, a copy of which is attached as Schedule "A" to this report;
3. Appoint the City Solicitor to represent the City of Surrey at the AGM for the SCDC; and
4. As sole shareholder of the SCDC, endorse the recommendations to the shareholders as set out in the Notice of Annual General Meeting.

RES.R14-911

Carried

Item No. R093 Age-Friendly Strategy for Seniors
File: 5000-01

The General Manager, Parks, Recreation and Culture, the General Manager, Planning & Development and the Acting General Manager, Engineering submitted a report concerning to present the City of Surrey, Age-Friendly Strategy for Seniors for Council's consideration. The Strategy identifies a framework for an age-friendly city, including a vision, four defined outcome streams, and recommendations for actions. The City, community partners and stakeholders can reference the strategy to ensure that policies, programs and practices are consistent in promoting an age-friendly community for Surrey's Seniors.

The General Manager, Parks, Recreation and Culture, the General Manager, Planning & Development and the Acting General Manager, Engineering was recommending approval of the recommendations outlined in the report.

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

1. receive Corporate Report R093 as information; and
2. adopt the City of Surrey Age-Friendly Strategy for Seniors, attached to Corporate Report R093 as Appendix I.

RES.R14-912

Carried

Councillor Steele noted that copies of the Age Friendly Strategy for Seniors are available to the public on the City of Surrey website.

H. BY-LAWS

THIRD READINGS

1. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130 Amendment Bylaw, 2014, No. 18216"
7914-0103-00 – Qualico Developments (Vancouver) Inc.
c/o Streetside Developments (B.C.) Ltd. (Sarah Bingham)
To declare the site 16467 – 24 Avenue a Temporary Commercial Use Permit Area No. 32 and allow the development of a temporary real estate sales centre for a nearby multi-family residential project for a period not to exceed three years.

Approved by Council: May 12, 2014

Note: See Temporary Commercial Use Permit No. 7914-0103-00 under Section I.

It was
1996, No. 12900, Text No. 130 Amendment Bylaw, 2014, No. 18216" pass its third reading.

Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,

RES.R14-913

Carried

2. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 385 Amendment Bylaw, 2014, No. 18219"
7913-0083-00 – Zenterra Grandview Titleco Ltd.
c/o Zenterra Grandview Titleco Ltd. (Rick Johal)
To authorize the redesignation of the site located at 15647, 15683, 15705 and 15747 - 28 Avenue, 2855, 2875 and 2885 Helc Place, 2850 – 156 Street, 15610 and 15640 Mountain View Drive from Suburban to Urban.

Approved by Council: May 12, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18220

It was
1996, No. 12900, No. 385 Amendment Bylaw, 2014, No. 18219" pass its third reading.

Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,

RES.R14-914

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18220"
RA to CD - to allow the development of a 156-unit townhouse project.

Approved by Council: May 12, 2014

RES.R14-915

| | |
|---|---|
| It was | Moved by Councillor Gill |
| | Seconded by Councillor Hepner |
| | That "Surrey Zoning Bylaw, 1993, No. 12000, |
| Amendment Bylaw, 2014, No. 18220" pass its third reading. | <u>Carried</u> |

3. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 386 Amendment Bylaw, 2014, No. 18221"
7913-0241-00 – Linda Sale and Raymond Williams, Glenn Schmidt and Viance Dominelli, Jayne Morgan and Katherine Leslie
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
To authorize the redesignation of 16605, 16655 and 16709 – 25A Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: May 12, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18222

RES.R14-915A

| | |
|--|---|
| It was | Moved by Councillor Gill |
| | Seconded by Councillor Martin |
| | That "Surrey Official Community Plan Bylaw, |
| 1996, No. 12900, No. 386 Amendment Bylaw, 2014, No. 18221" be referred back to staff to address the concerns raised during the Public Hearing. | <u>Carried</u> |

Council requested that staff provide a report regarding the owner equity with proposed road alignments and proposed habitat corridor.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18228"
7912-0325-00 – WestStone Properties 104 Ltd.
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)
RF to CD - 10322 – 133 Street and Portion of 13328 – 104 Avenue - to develop a 36-storey apartment building and a 3-storey commercial building.

Approved by Council: May 12, 2014

RES.R14-916

| | |
|---|---|
| It was | Moved by Councillor Gill |
| | Seconded by Councillor Hepner |
| | That "Surrey Zoning Bylaw, 1993, No. 12000, |
| Amendment Bylaw, 2014, No. 18228" pass its third reading. | <u>Carried</u> |

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18223"
7913-0150-00 – 0969992 B.C. Ltd.
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
I-P(2) (By-law No. 5942) to IL-1 (By-law 12000) - 10436 – 173 Street - to develop a
construction waste recycling depot.

Approved by Council: May 12, 2014

Note: See Development Variance Permit No. 7913-0150-00 under Section I.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Application No. 7913-0150-00 be denied
 and that "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014,
 No. 18223" not receive any further readings.

RES.R14-917

Carried

Council noted that the Applicant did a poor job with the community consultation process and failed to address resident concerns related to debris, noise, transport of hazardous materials, potential health impacts; truck traffic and parking.

- 6. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 384 Amendment Bylaw, 2014, No. 18217"
7913-0170-00 – 0761973 B.C. Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
To authorize the redesignation of 16114 – 88 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: May 12, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18218

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw,
 1996, No. 12900, No. 384 Amendment Bylaw, 2014, No. 18217" pass its third reading.

RES.R14-918

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18218"
RA to RM-30 - to allow the development of 51 townhouse units.

Approved by Council: May 12, 2014

Note: See Development Variance Permit No. 7913-0170-00 under Section I.

Note: The Bylaw has been updated to reflect the correct date of the survey plan in Part 1 (a) and the corrected Zoning citation in Part 1 (b). In addition, Schedule B has been added that outlines the complete lands as Block A. These additions are for clarification purposes of the land only and do not affect any other parts of the bylaw.

| | | |
|-------------|--------|---|
| RES.R14-922 | It was | Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18226" pass its third reading. <u>Carried</u> |
|-------------|--------|---|

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18227"
RA to RF - to develop two single family lots.

Approved by Council: May 12, 2014

| | | |
|-------------|--------|---|
| RES.R14-923 | It was | Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18227" pass its third reading. <u>Carried</u> |
|-------------|--------|---|

Council requested staff to review the comments made during the Public Hearing portion of the meeting relative to installing asphalt for the pathway instead of concrete.

FINAL ADOPTION

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18212"
3900-20-18212 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Parts 1, 10 and 11 to permit and regulate combined heat and power cogeneration facilities that are accessory to a greenhouse operation, in the "General Agriculture Zone (A-1)" and "Intensive Agriculture Zone (A-2)".

Approved by Council: April 14, 2014
Corporate Report Item No. R056

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2014, No. 18212" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.
 RES.R14-924 Carried

MISCELLANEOUS

9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18215"
 3900-20 – 18215 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in
 Schedule F and Schedule G by updating existing Area XVIII to include a
 Transit-Oriented Area in the Land Use Concept Plan.

Approved by Council: April 28, 2014
 Corporate Report Item No. R071

Note: Council is advised that the public notification regarding text amendment
 Bylaw No. 18215 was not compliant with the legislative requirements;
 therefore, this item is out of order. Council is requested to set a new public
 hearing for Bylaw No. 18215 for June 9, 2014.

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18215" be held at the City
 Hall on Monday, June 9, 2014, at 7:00 p.m.
 RES.R14-925 Carried

I. CLERK'S REPORT

1. Support of 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. 7913-0241-00**
Glenn Schmidt and Viance Dominelli
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 16709 – 25A Avenue

To permit driveway access from 25A Avenue instead of the rear lane for
 proposed Lot 20.

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

Note: See Bylaw Nos. 18221 & 18222 under Section H.

Bylaw Nos. 18221 & 18222 were referred back to staff; therefore Development Variance Permit No. 7913-0241-00 is out of order.

- (b) **Development Variance Permit No. 7913-0150-00**
0969992 B.C. Ltd.
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
 10436 – 173 Street

To reduce the south side yard setback.

Note: See Bylaw No. 18223 under Section H.

Bylaw 18223 will not receive further readings; therefore, Development Variance Permit No. 7913-0150-00 is out of order.

- (c) **Development Variance Permit No. 7913-0170-00**
0761973 B.C. Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
 16114 – 88 Avenue

To reduce setbacks and vary parking requirements.

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

Note: See Bylaw Nos. 18217 & 18218 under Section H.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0170-00 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.R14-926

Carried

- (d) **Development Variance Permit No. 7913-0205-00**
Sukhvir S. Dhillon
c/o Krahn Group of Companies (Dave Batten)
 13025 – 115 Avenue

To reduce the minimum front yard and side yard setbacks on the west and north property lines in order to permit the development of a two-storey multi-tenant industrial building.

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

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

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

No. 7913-0205-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

RES.R14-927

Carried

- (e) **Development Variance Permit No. 7912-0124-01**
Arlene M. Hartley
c/o H.Y. Engineering Ltd. (Lori Joyce)
11421 Royal Crescent

To reduce the lot depth and setbacks in order to subdivide into 4 single family lots. This variance will also permit an existing house to be retained on the site.

Note: This development variance permit will be in order for issuance once the outstanding conditions have been met.

Note: One (1) piece of correspondence received with concerns of this Development Variance Permit No. 7912-0124-01 at the time the agenda was printed.

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

No. 7912-0124-01 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R14-928

Carried

- (f) **Development Variance Permit No. 7913-0191-00**
0969541 B.C. Ltd.
c/o WG Architecture Inc. (Wojciech Grzybowicz)
15895 - 16 Avenue

To allow 27 sq. m. (70%) of the required outdoor amenity space to encroach into the east side yard setback.

Note: If supported, the Development Variance Permit No. 7913-0191-00 will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning Bylaw Nos. 18152 & 18153, which was granted third reading at January 13, 2014 Regular Council Public Hearing meeting.

Note: One (1) piece of correspondence received with concerns of this Development Variance Permit No. 7913-0191-00 at the time the agenda was printed.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0191-00 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.R14-929

Carried

- (g) **Development Variance Permit No. 7914-0109-00**
690174 B.C. Ltd. et al
c/o 690174 B.C. Ltd. (Jas Sangha)
 13048, 13050, 13054, 13060, 13064, 13068, 13070, 13074, 13078, 13082, 13088
 and 13090 – 60 Avenue

To reduce the front yard setbacks for 12 single family lots impacted by the road allowance requirements.

Note: This development variance permit will be in order for issuance once the outstanding conditions have been met.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7914-0109-00 be supported and that staff be authorized to bring the Development Variance Permit forward for issuances and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R14-930

Carried

- (h) **Development Variance Permit No. 7914-0075-00**
o625515 B.C. Ltd.
c/o A & A Construction (Andy Aadmi)
 8407 King George Boulevard

To reduce the minimum landscape requirement along King George Boulevard. This variance will enhance the streetscape and reduce the visual impact of the carwash building and on-site parking from the street.

Note: This development variance permit will be in order for issuance once the outstanding conditions have been met.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
 No. 7914-0075-00 be supported and that staff be authorized to bring the
 Development Variance Permit forward for issuances and execution by the
 Mayor and City Clerk once the outstanding conditions have been met.

RES.R14-931

Carried

- (i) **Development Variance Permit No. 7913-0258-00**
Amar Kaur
c/o Paramjit Shergill
 12716 King George Boulevard (12742 King George Boulevard)

To allow the storage of landscaping material between the principal building and the front lot line for a landscape supply business.

Note: This development variance permit will be in order for issuance once the outstanding conditions have been met.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
 No. 7913-0258-00 be supported and that staff be authorized to bring the
 Development Variance Permit forward for issuances and execution by the
 Mayor and City Clerk once the outstanding conditions have been met.

RES.R14-932

Carried

2. Approval of Development Variance Permit

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. 7914-0062-00**
McDonald's Restaurants of Canada Ltd.
Priority Permits Ltd. (Jordan Desrochers)
 6333 King George Boulevard

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, as follows:

- (i) Part 5 "Signs in Commercial/Industrial Zones" Section 27 (2)(a) to allow a two fascia signs on the same façade on the premises.

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That Development Variance Permit

No. 7914-0062-00 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.R14-933

Carried

3. Support of Temporary Use Permit

- (a) **Temporary Commercial Use Permit No. 7914-0103-00**
Qualico Developments (Vancouver) Inc.
c/o Streetside Developments (B.C.) Ltd. (Sarah Bingham)
 16467 - 24 Avenue

Note: See Bylaw No. 18216 under Section H.

To allow the development of a temporary real estate sales centre for a multi-family residential project for a period not to exceed three years.

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

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Temporary Commercial Use Permit
No. 7914-0103-00 be supported that staff be authorized to bring the
Temporary Use Permit forward for issuances and execution by the Mayor
and City Clerk in conjunction with final adoption of the related rezoning
by-law.

RES.R14-934

Carried**4. FCM Board Member Appointment**

File: 0250-03

Council is requested to pass a resolution authorizing Councillor Hepner to sit as a Federation of Canadian Municipalities (FCM) board member for this coming year effective after the June, 2014 Annual General Meeting.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council endorse Councillor Hepner
serving as a Federation of Canadian Municipalities board member, for this coming
year effective after the June, 2014 Annual General Meeting.

RES.R14-935

Carried

Council requested that staff advise the FCM of Councillor Hepner's appointment as the first Board Meeting is scheduled for next week.

J. NOTICE OF MOTION**K. OTHER BUSINESS****1. Cloverdale Youth Park - Cleanup**

Mayor Watts requested staff to attend the Cloverdale Youth Park to install receptacles to address the issue of garbage and other accumulated litter.

L. ADJOURNMENT

It was

Moved by Councillor Hepner
Seconded by Councillor Gill
That the May 26, 2014 Regular Council -

Public Hearing meeting be adjourned.

RES.R14-936

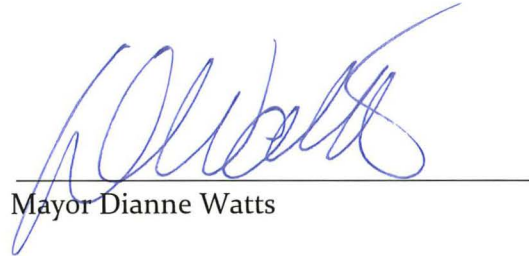
Carried

The Regular Council - Public Hearing meeting adjourned at 9:55 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts