

Regular Council - Public Hearing Minutes

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance and Technology
General Manager, Human Resources
General Manager, 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 - November 3, 2014**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Special (Regular)
Council meeting held on November 3, 2014, be adopted.
RES.R14-2091 Carried

2. Council-in-Committee - November 3, 2014

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That the minutes of the
Council-in-Committee meeting held on November 3, 2014, be received.
RES.R14-2092 Carried

3. Regular Council - Land Use - November 3, 2014

It was Moved by Councillor Martin
Seconded by Councillor Steele
That the minutes of the Regular Council -
Land Use meeting held on November 3, 2014, be adopted.
RES.R14-2093 Carried

4. Finance Committee - November 3, 2014

(a) It was Moved by Councillor Gill
Seconded by Councillor Martin
That the minutes of the Finance Committee
meeting held on November 3, 2014, be received.
RES.R14-2094 Carried

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

Item No. Fo46 Surrey Crime Prevention Society Volunteer
Symposium – Sponsorship Request
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a sponsorship
contribution of \$3,000 from the Council Initiatives Fund to the Surrey
Crime Prevention Society's Annual Volunteer Symposium is being held on
Saturday, November 22, 2014 at the Aria Banquet Hall in Bridgeview.
RES.R14-2095 Carried

Item No. Fo47 100 Year Journey Pioneer Recognition Gala –
Sponsorship Request
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve a sponsorship
contribution of \$5,000 from Council Initiatives Fund to Mehfil Magazine,
in support of the 100 Year Journey Pioneer Recognition Gala to be held on
Saturday, November 29, 2014.
RES.R14-2096 Carried

5. Regular Council - Public Hearing - November 3, 2014

It was Moved by Councillor Martin
Seconded by Councillor Steele
That the minutes of the Regular Council -
Public Hearing meeting held on November 3, 2014, be adopted.
RES.R14-2097 Carried

B. DELEGATION - PRESENTATION

1. **Melanie Holden, Chief Librarian and Linda Stromberg, Library Board Chair**
File: 1770-01; 0550-20-10

As a special tribute to acknowledge Mayor Watts, her celebrated career and ongoing support of literacy in the City of Surrey, the Library Board made a special donation of reading materials to Sophie's Place Centre for Child Development.

Mayor Watts thanked the delegation and noted that Sophie's place is a Child Advocacy Centre focussed on providing specialized services to physically, mentally or sexually abused children up to age 18 in a child-friendly setting and provides an opportunity to participate in the safeguarding of our children and in playing a key role in their healing process.

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning Amendment Bylaw No. 18328**
Application: 7914-0178-00

CIVIC ADDRESS: 7053 – 144A Street, 14433 and 14455 – 70A Avenue

APPLICANT: Gurpal and Charanjit Gill, o699400 B.C. Ltd.
c/o Hunter Laird Eng. Ltd. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential and Single Family Residential (9) Coach House to Single Family Residential (9) Coach House, Single Family Residential (10) and Semi-Detached Residential in order to subdivide into 3 single family small lots and 4 semi-detached 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.

P. Hayre, 70 Avenue & 144B Street: The delegation expressed concern regarding the current lack of available park space for children and seniors and requested that the City of Surrey purchase the subject property and donate it to the neighbourhood.

Mayor Watts clarified that the subject site is private property and not owned by the City.

2. **Surrey Zoning Amendment Bylaw No. 18338****Application:** 7911-0313-00**CIVIC ADDRESS:** 8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and 12899 – 80 Avenue**APPLICANT:** Owners of Strata Plan BCS1022
c/o Mainland Demo Contracting Ltd. (Joe Dhaliwal)**PURPOSE:** The applicant is seeking to rezone the property within its current Commercial Development designation to allow a wider range of commercial uses, eliminate restrictions on retail floor area, and update the signage and landscaping requirements to comply with the design guidelines of the Central Newton Cultural Commercial District. In addition, a development variance permit is being sought to reduce the minimum parking requirements from 1,674 spaces to 1,077 spaces.**Note:** See Development Variance Permit No. 7911-0313-00 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 clarified that parking is not being removed. It will be the same amount of existing parking because of the zoning change to commercial, the standard for parking is decreased, and however the Applicant is keeping the same amount of parking on the site. Commercial carries a higher parking standard; however, it is being relaxed to continue with the existing 1,077 spaces.

P. Sivers, 81 Avenue & 128 Street: The delegation expressed the following concerns: 1) proposed parking spaces will be insufficient; and 2) the proposed development is not supported by the members of the Strata.V. Bubber, 81 Avenue & 128 Street: The delegation expressed concern that the existing business owners do not want to pay additional Strata fees associated with the proposed development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. Kooner			X
T. Sandhu		X	
L. Thind		X	
B. Grewal		X	
J. Dhesi		X	
J. Singh		X	
K. Gill		X	
S. Gill		X	
G. Kang		X	

NAME	FOR	AGAINST	CONCERN
25 Form Letters		X	
B. Kalra		X	
H. Gill		X	
M. Aulakh & T. Dhaliwal		X	
H. & P. Sivers		X	
Ayoubee Family		X	
K. Panesar		X	
S. Saini		X	
37 Form Letters		X	
J. Ahluwalia		X	

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

NAME	FOR	AGAINST	UNDECIDED
D. Dhaliwal	X		
R. Mann	X		
J. Dhaliwal	X		
K. Dhaliwal	X		
G. Dhaliwal	X		
I. Dhillon	X		
B. Johal	X		
J. Pattar	X		
K. Minhas	X		

3. **Surrey Zoning Amendment Bylaw No. 18327**
Application: 7914-0050-00

CIVIC ADDRESS: 13047 - 24 Avenue

APPLICANT: Hui-Ling Hsu
c/o Gerry Blonski

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Child Care in order to permit a child care centre for a maximum of 25 children.

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

M. Hocken, 130 Street & 24 Avenue: The delegation expressed the following concerns: 1) potential reduction of daylighting in his backyard with proposed tree line buffer, 2) potential for increased vehicular traffic associated with the project, 3) the current business does not appear to be compliant with current bylaws, 4) there are several similar business models already located within close proximity to the proposed development, and 5) the proposed development is not in keeping with neighbourhood context.

RES.R14-2098 It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That a listing of existing daycares, as
 prepared by the delegation, be received as information.
Carried

G. Blonski, Project Architect: The Project Architect clarified that there is an existing property his client owns to the east of the proposed development. There are currently two houses, with 8 children in each house. There will be no children on site in the evenings or the weekends. With regard to the daylighting concerns expressed by the delegation, a study was conducted and it was found that the impact would be minimal until noon and then the property will receive the full afternoon sun. There will be a suite located upstairs in the subject site that will be occupied to comply with the bylaw zoning requirements. His client has a waiting list that cannot be fulfilled at this time; therefore the demand is present for a business of this nature.

Mayor Watts asked if the Applicant conducted a public information session. The Architect noted that the neighbours were invited and nobody attended.

C. Algard, Brilliant Star Montessori (on behalf of F. Marasco): The delegation expressed concern with the proposed development and noted that the current area is already saturated with daycare centres located within a one kilometre radius.

Hui-Ling Hsu, Applicant: The Applicant clarified that there is a long waiting list for her facility as there are more new immigrants that moved into the neighbourhood from China requiring bilingual care givers. The Applicant noted that there are currently two classrooms within two different buildings; the goal is to have four teachers with 16 students. The Applicant explained the rezoning request is to consolidate the business and offer better programming. The rezoning will offer an increase of 9 spots (currently there 16 children). The Applicant noted they are open to input from the neighbours.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
F. Marasco			X

4. **Surrey Zoning Amendment Bylaw No. 18329**
Application: 7912-0208-00

CIVIC ADDRESS: 2904 – 160 Street and 2954 – 161A Street

APPLICANT: Kewal and Amarjit Atwal, Athwal Construction Inc.,
 Fleetwood Commerce Court Inc. and City of Surrey
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential and Comprehensive Development to Single Family Residential (9), Single Family Residential (12) and Single Family Residential in order to subdivide into 32 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.

Y. Januszewski, 161 Street & 30 Avenue: The delegation noted that when he purchased his property he understood there was to be a dedicated greenbelt. He was recently told by staff that a sewer line is to be put in to service the area along with a road. The delegation express concern regarding: 1) drainage and 2) tree replanting will occur on City of Surrey property.

Staff, in response to a question from Mayor Watts clarified that the sewer line will be gravity fed to the north of the road alignment and cannot be varied due to the grade requirements for this system.

G. Cameron, 27 Avenue & 165 Street: The delegation expressed the following concerns: 1) tree replanting and the depletion of the tree canopy, and 2) the proposed development is not in keeping with Surrey's environmental mandate.

Mayor Watts requested clarification from staff regarding the proposed smaller lots. Staff, in response noted that the lots are fronting on 160 Street and there are three large RF lots to interface with the larger lots to the east. The proposed RF lots are similar to the development to the south.

Staff explained the rationale for the small lots fronting 160 Street and noted that the lots to the south are already RF-9 lots and there is an application that has 3 to 4 RF-9 lots currently at third reading.

Mayor Watts clarified that both the site layout and servicing associated with the proposed development will be addressed throughout the development process.

D. Jack, Surrey Environmental Partners: The delegation expressed the following concerns: 1) the proposed layout does not adequately list specific trees slated for removal; 2) all the trees are referred to as protected which is inaccurate because of the 242 trees identified, there are only three that are classified as protected, 61 trees will be destroyed, 3) the delegation noted that the park dedication, area #121 to the south and area #5 to the north represent an excellent park dedication.

C. Arychuk, Hunter Laird Engineering Ltd. (on behalf of the Applicant): The delegation clarified that in terms of the small lots, they are completing the streetscape on 160 Street. The lane has been pushed to make the lots deeper and it connects to a lane that will be built in conjunction to the parcels to the north. The sewer line is defined by the NCP and it has not changed from the original NCP that alignment will serve as a broader area. Sections of the line will be run under the trees where possible and the greenway will be built outside of the sensitive area.

Mayor Watts asked if additional trees could be retained. The delegation clarified that a greenway will be built and additional plantings will be added to it west of 160 Street.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Petition with 36 names		X	

5. Surrey Zoning Amendment Bylaw No. 18330
Application: 7914-0096-00

CIVIC ADDRESS: 13924 - 24 Avenue

APPLICANT: William and Karen Lane
c/o Citivest Consulting Ltd. (Sunny Sandher)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Half-Acre Residential in order to subdivide into 2 single family suburban lots. In addition, a development variance permit is being sought to reduce the rear yard setback on proposed lot 1 in order to retain the existing dwelling.

Note: See Development Variance Permit No. 7914-0096-00 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.

Concerned Resident, 24 Avenue & 139 Street: The delegation requested clarification regarding the sewer line and the possibility of it servicing the 7 properties that are on septic fields in the existing cul-de-sac.

Staff clarified that there is a sewer extension from 23A Avenue North toward 24 Avenue and that they would speak with the delegation and clarify the process on petitioning the City for a sewer extension.

6. Surrey Zoning Amendment Bylaw No. 18331
Application: 7914-0281-00

CIVIC ADDRESS: 15333 - 16 Avenue (15321 - 16 Avenue)

APPLICANT: Prime Time (Abby Lane) Inc.
c/o DGBK Architects (Sebastian Butler)

PURPOSE: The applicant is seeking to amend Comprehensive Development Bylaw No. 16410 in order to permit a care facility and eating establishment within a mixed-use commercial and residential senior's facility.

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
R. Donaldson	X		
B. Basarab	X		
A. Armstrong	X		
L. Drummund			X

7. **Surrey Official Community Plan Amendment Bylaw No. 18333
Surrey Zoning Amendment Bylaw No. 18334
Application: 7914-0119-00**

CIVIC ADDRESS: 15877 – 16 Avenue

APPLICANT: Sirtaj Homes & Development Ltd.
c/o Mortise Construction Ltd. (Baljit Johal)

PURPOSE: The applicant is seeking to redesignate the property from Urban to Multiple Residential and rezone from Single Family Residential and Multiple Residential 30 in order to construct an 11 unit townhouse development. In addition, a development variance permit is being sought in order to reduce the front, side yard and rear setbacks in order to accommodate a road dedication along 16 Avenue to achieve a more functional site plan.

Note: See Development Variance Permit No. 7914-0119-00 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.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
E. Ruijven			X

- 8. **Surrey Official Community Plan Amendment Bylaw No. 18335**
Surrey Zoning Amendment Bylaw No. 18336
Application: 7913-0290-00

CIVIC ADDRESS: 14129 and 14191 – 34 Avenue

APPLICANT: Hemin Zhang
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is seeking to remove the site from the Semiahmoo "Suburban Exemption Areas" map and rezone the site from One-Acre Residential and Half-Acre Residential Gross Density in order to subdivide into 5 single family residential lots and 2.4 hectares of parkland dedication, containing the site of the former Elgin landfill. In addition, a development variance permit is being sought to reduce the minimum lot width on Lot 3 from 30 metres (100 ft.) to 22.2 metres (73 ft.).

Note: See Development Variance Permit No. 7913-0290-00 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.

D. Jack, President, Surrey Environmental Partners: The delegation commended Staff and the Applicant for the biodiversity work outlined on Page 8 of the planning report.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Dean			X
D. Tunnicliffe			X
N. Allwood	X		
Concerned Resident			X
D. Rhys	X		
K. Ross	X		

C. COMMITTEE REPORTS

- 1. **Environmental Sustainability Advisory Committee - September 17, 2014**

It was Moved by Councillor Hayne
 Seconded by Councillor Hepner
 That the minutes of the Environmental Sustainability Advisory Committee meeting held on September 17, 2014, be received.

RES.R14-2099

Carried

E. MAYOR'S REPORT

Mayor Watts read the following proclamation:

1. A DAY FOR OUR COMMON FUTURE

December 11, 2014

WHEREAS our long-term economic, social, ecological and cultural goals form the four pillars of sustainable development; and

WHEREAS the UN General Assembly formally adopted the tenets of sustainable development on December 11, 1987 when Norwegian Prime Minister Gro Harlem Brundtland presented the report, 'Our Common Future', on behalf of the World Commission on Environment and Development; and

WHEREAS sustainable development is defined as "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"; and

WHEREAS Canada played a critical role in fostering and writing Our Common Future; and

WHEREAS recent reports warn that adverse effects of climate change are likely to undermine sustainable, and all development efforts and goals – recommending increased support for adaptation, mitigation, inclusive green growth and climate-smart development; and

WHEREAS communities are most able to meet their needs by practicing sustainable development which incorporates a resilient resource base with a secure, long-term food and water supply; and

WHEREAS efforts to protect our lands and water included measures for conservation, biodiversity, habitat and watershed protection that integrate renewable resource, climate-adaptive and sustainable development initiatives; and

WHEREAS a healthy approach to sustainable development will find ways to bring a balanced growth that meets economic, social, environmental and cultural goals for everyone's benefit; and

WHEREAS residents, businesses, governments and communities have the opportunity to implement recommendations that balance our society's needs, and nature's needs, while furthering global goals for sustainable development;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare December 11, 2014 as "A Day for Our Common Future" in the City of Surrey.

Dianne L. Watts
Mayor

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council authorize the sale of a 527.6 m²
 (5,679 ft.²) area of closed road allowance adjacent to 6045 - 138 Street under previously
 approved terms for this closure and sale as outlined in Corporate Report No. R137; 2014, a
 copy of which is attached to Corporate Report R192 as Appendix A.

RES.R14-2105

Carried

Item No. R193 Local Area Service – Phase 2 Area of the Bridgeview Vacuum Sewer
 System Replacement Program – Final Costs and Apportionment Bylaw
 No. 17688
 File: 4711-904

Note: See Bylaw No. 18340 under Section H.

The General Manager, Engineering and the General Manager, Finance & Technology submitted a report to provide information about the final project costs related to “Local Area Service Phase 2 of Bridgeview Vacuum Sewer System Replacement [Project # 4711-904] Bylaw, 2012, No. 17688” and to obtain Council approval to forward an amendment By-law to apportion the final costs of construction of the project across the benefiting properties.

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

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

1. Approve amendments to "Local Area Service Phase 2 of Bridgeview Vacuum Sewer System Replacement [Project # 4711-904] By-law, 2012, No. 17688" to reflect the final costs of construction of the works covered by the By-law and the apportionment thereof among the benefiting properties all as detailed in Appendix B attached to Corporate Report R193; and
2. Authorize the City Clerk to bring forward the necessary amendment By-law, a copy of which is attached as Appendix A to the report, for the required readings and final adoption.

RES.R14-2106

Carried

Item No. R194 Proposed Closure of a Portion of 98B Avenue and 137 Street Road Allowances, and a Volumetric Lease of 7,790 m² (83,851 ft.²) of City Land at the Northeast Corner of King George Boulevard and Fraser Highway
 File: 0930-30/400

The General Manager, Engineering and the City Solicitor submitted a report to seek Council's endorsement to close a portion of dedicated road and approve a volumetric lease agreement for underground parking purposes for the PCI development project at the northeast corner of King George Boulevard and Fraser Highway, in City Centre.

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

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

1. Authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of a 6,420 m² (69,104 ft.²) area of 98B Avenue and 137 Street located at the northeast corner of the intersection at King George Boulevard and Fraser Highway, as generally illustrated in Appendix I attached to Corporate Report R194; and
2. Approve the execution by the appropriate City officials of a 110-Year Prepaid Sub-Surface Volumetric Lease Agreement of 7,790 m² (83,851 ft.²) with KGS Holdings Ltd. to allow KGS Holdings Ltd. to construct and occupy the sub-surface portions of the proposed road closure area referenced in Recommendation 1 above, including the 1,370 m² (14,747 ft.²) City owned property at 9889 – 137 Street for underground parking facilities associated with the King George Station project, as generally illustrated in Appendix II attached to Corporate Report R194, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c.26*.

RES.R14-2107

Carried

Item No. R195 Sale of Surplus City Property at 2954 – 161A Street
 File: 0910-20/411A

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Council approve the sale of surplus City
 parkland located at 2954 – 161A Street (PID No. 028-004-396) as described in Corporate Report R195, and as illustrated on the map attached to this report as Appendix I.

RES.R14-2108

Carried

Item No. R196 Acquisition of Property at 5991 – 126 Street
 File: 0870-20/351B

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council approve the purchase of the
property at 5991 - 126 Street (PID No. 009-884-106) for parkland purposes, which is
illustrated on Appendix I attached to Corporate Report R196.
RES.R14-2109 Carried

Item No. R197 Purchase of Natural Gas for Civic Facilities
File: 2320-01

The General Manager, Finance & Technology submitted a report to seek authorization for the award of a contract to purchase natural gas for civic facilities for the year beginning on November 1, 2014.

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Council approve the execution of a
contract by the appropriate City officials with Cascadia Energy Ltd ("Cascadia") for the
supply of natural gas for the civic facilities listed in Appendix "I" to Corporate Report R197
for a one-year term beginning on November 1, 2014 and ending on November 1, 2015 at a
price of \$3.99 per Gigajoule (GJ) plus applicable taxes.
RES.R14-2110 Carried

Item No. R198 Tree Risk Abatement Services Contract 1220-040-2013-069
File: 6300-01

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to increase the value of the City's contract for the annual provision of tree risk abatement services so that important risk management work related to the City's trees can continue until the end of the fiscal year.

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

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

1. Receive Corporate Report R198 as information; and

2. Approve an increase of \$180,000 in the value of Contract 1220-040-2013-069 with B.C. Plant Health Care Inc. for the provision of tree risk abatement services during the period January 1, 2014 to December 31, 2014 from \$370,000 plus taxes to \$550,000 plus taxes.

RES.R14-2111

Carried

Item No. R199 South Campbell Heights Special Study Area – Environmental Study
File: 6520-20 (South Campbell Heights SSA)

The General Manager, Planning & Development and the General Manager, Engineering submitted a report to obtain Council authorization to proceed with the preparation of an Environmental Study for the South Campbell Heights Special Study Area (the "Special Study Area").

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

It was

Moved by Councillor Hepner
Seconded by Councillor Gill
That Council:

1. Receive Corporate Report R199 as information; and
2. Approve the Terms of Reference, attached as Appendix "I" to Corporate Report R199, as the basis for the preparation of an Environmental Study for South Campbell Heights Special Study Area and authorize staff to proceed with the development of an Environmental Study in accordance with the Terms of Reference.

RES.R14-2112

Carried

H. BY-LAWS

THIRD READINGS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18328"
7914-0178-00 – Gurpal and Charanjit Gill, 0699400 B.C. Ltd.
c/o Hunter Laird Eng. Ltd. (Clarence Arychuk)
RA and RF-9C to RF-9C, RF-10 and RF-SD – 7053 – 144A Street 14433 and
14455 - 70A Avenue - to subdivide into 3 single family small lots and 4 semi-detached
single family lots.

Approved by Council: November 3, 2014

RES.R14-2113

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18328" pass its third reading.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18338"
 7911-0313-00 – Owners of Strata Plan BCS1022
 c/o Mainland Demo Contracting Ltd. (Joe Dhaliwal)
 CD to CD – 8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and
 12899 – 80 Avenue - to permit additional commercial uses at the Payal Business
 Centre and update the property to a commercial standard of design.

Approved by Council: November 3, 2014

Note: See Development Variance Permit No. 7911-0313-00 under Section I.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18338" be referred back to staff to:

1. address the concerns of the Strata raised during the Regular Council Public Hearing portion of the meeting;
2. have the Legal Department review the current uses and potential implications rezoning will have on current tenants; and
3. review the vehicular ingress and egress.

RES.R14-2114 Carried

Councillor Hepner commented on the fact that the subject site has been recognized by Metro Vancouver as a cultural corridor for existing commercial businesses and noted that as a result of this recognition, some increase in costs to the owners of commercial businesses can be expected.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18327"
 7914-0050-00 – Hui-Ling Hsu
 c/o Gerry Blonski
 RA to CCR – 13047 – 24 Avenue - to permit a child care centre for a maximum of
 25 children

Approved by Council: November 3, 2014

RES.R14-2115

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18327" pass its third reading.
	<u>Carried</u>

Mayor Watts requested the Applicant to work with the neighbours as the comments/feedback received during the Regular Council Public Hearing illustrated that there is currently a misunderstanding with what is being proposed and that there are already two existing licences for the subject site servicing 16 children.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18329" 7912-0208-00 – Kewal and Amarjit Athwal, Athwal Construction Inc., Fleetwood Commerce Court Inc. and City of Surrey
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA and CD to RF-9, RF-12 and RF – 2904 – 160 Street and 2954 – 161A Street - to subdivide into 32 single family lots.

Approved by Council: November 3, 2014

RES.R14-2116

It was	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18329" pass its third reading.
	<u>Carried</u>

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18330" 7914-0096-00 – William and Karen Lane
c/o Citivest Consulting Ltd. (Sunny Sandher)
RA to RH – 13924 – 24 Avenue - to subdivide into 2 single family suburban lots.

Approved by Council: November 3, 2014

Note: See Development Variance Permit No. 7914-0096-00 under Section I.

RES.R14-2117

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18330" pass its third reading.
	<u>Carried</u>

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331" 7914-0281-00 – Prime Time (Abby Lane) Inc.
c/o DGBK Architects (Sebastian Butler)

15333 – 16 Avenue (also known as 15321 – 16 Avenue) - To amend Comprehensive Development Bylaw No. 16410 in order to permit a care facility and eating establishment within a mixed-use commercial and residential senior's facility.

Approved by Council: November 3, 2014

Note: Planning and Development advise that bylaw 18331 is in order for Third and Final Adoption.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331" pass its third reading.

RES.R14-2118

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2119

Carried

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18333"
7914-0119-00 – Sirtaj Homes & Development Ltd.
c/o Mortise Construction Ltd. (Baljit Johal)
To redesignate 15877 – 16 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: November 3, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18334

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18333" pass its third reading.

RES.R14-2120

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18334"
7914-0119-00 – RF to RM-30 – 15877 – 16 Avenue - to construct an 11 unit townhouse development.

Approved by Council: November 3, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18333

Note: See Development Variance Permit No. 7914-0119-00 under Section I.

RES.R14-2121

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18334" pass its third reading.
Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335"
 7913-0290-00 – Hemin Zhang
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 To modify "Figure 6, Suburban Subdivision Exception Area" of the Land Uses and Densities section by removing 14128 and 14191 – 34 Avenue from the Semiahmoo "Suburban Exemption Areas" Map.

Approved by Council: November 3, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18336

RES.R14-2122

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2014, No. 18335" pass its third reading.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18336"
 7913-0290-00 - RA to RH-G – 14129 and 14191 – 34 Avenue - to subdivide into 5 single family residential lots and 2.4 hectares of parkland dedication, containing the site of the former Elgin landfill.

Approved by Council: November 3, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18335

Note: See Development Variance Permit No. 7913-0290-00 under Section I.

RES.R14-2123

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18336" pass its third reading.
Carried

FINAL ADOPTIONS

9. "Local Area Service Water Main Extension (Project # 4711-903) Bylaw, 2012, No. 17599", Amendment Bylaw, 2014, No. 18322"
3900-20-18322 – Council Initiative
To amend "Local Area Service Water Main Extension (Project # 4711-903) Bylaw, 2012, No. 17599", Amendment Bylaw, 2014, No. 18322" by replacing Schedule B to reflect the final costs of construction of the works covered by the Bylaw and the apportionment thereof.

Approved by Council: October 20, 2014
Corporate Report Item No. R179

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Local Area Service Water Main Extension (Project # 4711-903) Bylaw, 2012, No. 17599", Amendment Bylaw, 2014, No. 18322" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2124

Carried

10. "Local Area Service Water Main Extension (Project # 1211-901) Bylaw, 2011, No. 17488", Amendment Bylaw, 2014, No. 18314"
3900-20-18314 – Council Initiative
To amend "Local Area Service Utilities Extension and Road Improvement (Project # 1211-911) By-law, 2011, No. 17488" by replacing Schedule B to reflect the final costs of construction of the works covered by the Bylaw and the apportionment thereof.

Approved by Council: October 20, 2014
Corporate Report Item No. R178

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Local Area Service Water Main Extension (Project # 1211-901) Bylaw, 2011, No. 17488", Amendment Bylaw, 2014, No. 18314" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2125

Carried

11. "Surrey Heritage Advisory Commission Establishment Bylaw, 1997, No. 13282", Amendment Bylaw, 2014, No. 18324"
3900-20-18324 Council Initiative
To amend "Surrey Heritage Advisory Commission Establishment Bylaw, 1997, No. 13282", as amended, to allow an addition to the number of terms that a Commissioner/Member can serve and other housekeeping changes as per the recommendation of the Surrey Heritage Advisory Commission.

Approved by Council: November 3, 2014

Note: The Bylaw has been updated to remove one redundant line "rename the remainder Sub-section" in Part 1.(c).

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Heritage Advisory Commission Establishment Bylaw, 1997, No. 13282", Amendment Bylaw, 2014, No. 18324" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2126

Carried

INTRODUCTIONS

12. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue, Bylaw, 2014, No. 18339" 3900-20-18339 Council Initiative
 A by-law to authorize the closure and removal of dedication of highway of a portion of road adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue. This closure is intended to facilitate consolidation with the respective adjacent properties for the purpose of achieving neat property lines and ease of maintenance. 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.

Approved by Council: November 3, 2014
 Corporate Report Item No. R188

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue, Bylaw, 2014, No. 18339" pass its first reading.

RES.R14-2127

Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 18051 – 66A Avenue and 18058 – 67 Avenue, Bylaw, 2014, No. 18339" pass its second reading.

RES.R14-2128

Carried

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

RES.R14-2129

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 18051 – 66A Avenue and
 18058 – 67 Avenue, Bylaw, 2014, No. 18339" pass its third reading.
Carried

13. "Surrey Close and Remove the Dedication of Highway of a Portion of Road
 Adjacent to 19049 – 95A Avenue, Bylaw, 2014, No. 18323"
 3900-20-18323 - Council Initiative
 A by-law to authorize the closure and removal of dedication of highway of a
 portion of road adjacent to 19049 – 95A Avenue. This closure is intended to
 facilitate consolidation with the adjacent vacant lot. 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.

RES.R14-2130

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 19049 – 95A Avenue,
 Bylaw, 2014, No. 18323" pass its first reading.
Carried

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

RES.R14-2131

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 19049 – 95A Avenue,
 Bylaw, 2014, No. 18323" pass its second reading.
Carried

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

RES.R14-2132

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 19049 – 95A Avenue,
 Bylaw, 2014, No. 18323" pass its third reading.
Carried

14. "Local Area Service Bridgeview Vacuum Sewer Replacement System Phase 2
 [Project # 4711-904] By-law, 2012, No. 17688, Amendment Bylaw, 2014, No. 18340"
 3900-20-18340
 To amend the provisions of "Local Area Service Bridgeview Vacuum Sewer
 Replacement System Phase 2 [Project # 4711-904] By-law, 2012, No. 17688" by
 replacing Schedule B to reflect the final costs of construction of the works covered
 by the Bylaw and the apportionment thereof.

Approved by Council: December 1, 2014
Corporate Report Item No. R193

RES.R14-2133
It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Local Area Service Bridgeview Vacuum
Sewer Replacement System Phase 2 [Project # 4711-904] By law, 2012, No. 17688,
Amendment Bylaw, 2014, No. 18340" pass its first reading.
Carried

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

RES.R14-2134
It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Local Area Service Bridgeview Vacuum
Sewer Replacement System Phase 2 [Project # 4711-904] By law, 2012, No. 17688,
Amendment Bylaw, 2014, No. 18340" pass its second reading.
Carried

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

RES.R14-2135
It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Local Area Service Bridgeview Vacuum
Sewer Replacement System Phase 2 [Project # 4711-904] By law, 2012, No. 17688,
Amendment Bylaw, 2014, No. 18340" pass its third reading.
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. 7911-0313-00**
Owners of Strata Plan BCS1022
c/o Mainland Demo Contracting Ltd. (Joe Dhaliwal)
8120, 8128, 8138, 8140, 8148, 8158 and 8166 – 128 Street, 12877, 12885 and
12899 – 80 Avenue

To reduce the minimum parking requirements from 1,674 spaces to
1,077 spaces.

Earlier in the meeting "Surrey Zoning Bylaw, 1993, No. 12000, Amendment
Bylaw, 2014, No. 18338" was sent back to staff to address concerns raised
during the Public Hearing Portion of the meeting, therefore,
Development Variance Permit No. 7911-0313-00 is out of order.

- (b) **Development Variance Permit No. 7914-0096-00**
William and Karen Lane
c/o Citivest Consulting Ltd. (Sunny Sandher)
 13924 - 24 Avenue

To reduce the rear yard setback on proposed lot 1 in order to retain the existing dwelling.

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

Note: See Bylaw No. 18330 under Section H.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
 No. 7914-0096-00 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.R14-2136

Carried

- (c) **Development Variance Permit No. 7914-0119-00**
Sirtaj Homes & Development Ltd.
c/o Mortise Construction Ltd. (Baljit Johal)
 15877 - 16 Avenue

To reduce the front, side yard and rear setbacks in order to accommodate a road dedication along 16 Avenue to achieve a more functional site plan.

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

Note: See Bylaw Nos. 18333 & 18334 under Section H.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
 No. 7914-0119-00 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.R14-2137

Carried

- (d) **Development Variance Permit No. 7913-0290-00**
Hemin Zhang
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 14129 and 14191 – 34 Avenue

To reduce the minimum lot width on Lot 3 from 30 metres (100 ft.) to 22.2 metres (73 ft.).

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

Note: See Bylaw Nos. 18335 & 18336 under Section H.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0290-00 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.R14-2138

Carried

2. Support of Temporary Use Permit

- (a) **Temporary Use Permit No. 7909-0080-00**
0743839 BC Ltd.
c/o Citiwest Consulting Ltd. (Peter Moroso)
 19060 and 19128 – No. 10 (56 Avenue) Highway

To allow truck parking and container storage for a period not to exceed three years.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Temporary Use Permit
 No. 7909-0080-00 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.R14-2139

Carried

Council expressed concern that the driveway elevations into the site may impact visual view of the trucks coming in and out of the proposed site. The Ministry of Transportation and Infrastructure (MOTI) is supporting the application; however, the community has expressed concern regarding truck ingress and egress. Council requested staff to address the issues prior to finalizing the Temporary Use Permit (TUP).

3. Acting Mayor Appointments December 2014 – January 2017

File: 0570-01

Council is requested to approve the list of Acting Mayor appointments for December 2014 through January 2017.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That Council approve the Acting Mayor

Appointments for December 2014 through January 2017.

RES.R14-2140

Carried**J. NOTICE OF MOTION****K. OTHER BUSINESS****1. Council Initiative Contribution to Rising Sun Community Gardens**

File: 1850-01

Mayor Watts noted that a contribution was made in support of the Rising Sun Community Gardens project at the Finance Committee meeting held earlier in the day.

2. Cenotaph in Heritage Square - Name Change Request to "Veteran's Square"

File: 6800-01

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That the Cenotaph located in Heritage

Square in the Community of Cloverdale be renamed to Veteran's Square.

RES.R14-2141

Carried**3. City of Surrey Tree Replanting Model - Species Standard**

File: 6300-01

It was

Moved by Councillor Villeneuve

Seconded by Councillor Martin

That the tree replanting model in Surrey be

modified to include a combination of both evergreens and deciduous trees.

RES.R14-2142

Carried

Before the meeting adjourned Council thanked Mayor Watts for her exemplary public service, integrity, vision and leadership.

Mayor Watts was presented with both a framed picture and a commemorative coffee table book depicting places and community events she personally attended during her celebrated career in the City of Surrey.

L. ADJOURNMENT

It was

Moved by Councillor Hepner
Seconded by Councillor Martin
That the December 1, 2014 Regular Council -

Public Hearing meeting be adjourned.

RES.R14-2143

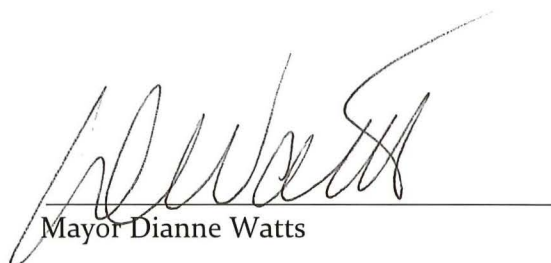
Carried

The Regular Council - Public Hearing meeting adjourned at 8:26 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts