

**Present:**

Chairperson - Mayor Hepner  
Councillor Gill  
Councillor Hayne  
Councillor LeFranc  
Councillor Martin  
Councillor Starchuk  
Councillor Villeneuve  
Councillor Woods

**Absent:**

Councillor Steele

**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

Before the start of Adoption of Minutes portion of the meeting Mayor Hepner called for a moment of silence and noted that Surrey stands in solidarity with Paris and the rest of the civilized world in condemning the cold-blooded slaughter of innocent, unarmed civilians who were merely going about their business in the French capital on a Friday, November 13, 2015.

As a show of support to the victims, families and people of Paris, our Plaza just outside City Hall has been lit up in the colours of the French flag to show our solidarity with the people of France. We also have a book of condolence for all Surrey residents to sign and add their message of sympathy and support to the people of Paris and to the family and friends who have tragically lost their loved ones. The book is located just outside the Chambers in the Atrium of City Hall.

The agenda was varied

## B. DELEGATIONS - PRESENTATIONS

### 1. Chief Len Garis and Deputy Chief Larry Thomas File: 0290-20; 0550-20-10

In 2014 the Surrey Fire Service adopted an Awards and Commendation program. The granting of an award is a tangible and lasting way to pay tribute to those who have performed acts of bravery, made an exceptional contribution to the Surrey Fire Service, or made a significant difference to members of our community.

The program is designed to recognize staff whose actions go above and beyond the normal call of duty, and Citizens who provide assistance to the Surrey Fire Service that is above and beyond normal civic duty.

The types of Commendations and awards are as follow:

- **Meritorious Service** – an act of distinct heroism or outstanding service to the Department or to the public safety of the community

- **Exceptional Service** – an act or activity performed in a highly professional manner or of a very high standard
- **Act of Valour** – performed a conspicuous act of bravery and heroism under hazardous conditions in order to save or attempt to save the life of another.

Tonight's award presentation is to acknowledge: "An act of extraordinary bravery performed off duty or in the line of duty at imminent personal danger to life".

- On August 22, 2015, Firefighter Duncan Barber jumped into the deep end of a swimming pool to assist 4 RCMP officers trying to rescue a person in a submerged electric wheelchair.
- Without any hesitation, Duncan assessed the situation and identified a solution. With a rope in hand, he removed his fire gear, jumped into the pool, dove down to the deep end and tied it onto the wheelchair. This allowed the fire crew to pull the wheelchair to the shallow end so rescue of the patient from the pool was feasible. Firefighter Barber's initiative and quick actions, without concern for his personal safety, made a significant difference in the outcome of the rescue.

Mayor Hepner, Chief Len Garis and Deputy Chief Larry Thomas presented Firefighter Duncan Barber with the Deputy Commendation of Valour.

Mayor Hepner requested the agenda be varied to review Corporate Reports R227 and R228 before the start of the Public Hearing portion of the meeting.

It was	Moved by Councillor Villeneuve Seconded by Councillor Martin That the agenda be varied to address Corporate Reports R227 and R228 before the Public Hearing portion of the meeting.
RES.R15-2014	<u>Carried</u>

**A. ADOPTION OF MINUTES**

**1. Council-in-Committee - November 2, 2015**

It was	Moved by Councillor Martin Seconded by Councillor Villeneuve That the minutes of the Council-in-Committee meeting held on November 2, 2015, be received.
RES.R15-2015	<u>Carried</u>

**2. Regular Council - Land Use - November 2, 2015**

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That the minutes of the Regular Council -  
 Land Use meeting held on November 2, 2015, be adopted.  
 RES.R15-2016 Carried

**3. Regular Council - Public Hearing - November 2, 2015**

It was Moved by Councillor Martin  
 Seconded by Councillor Hayne  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on November 2, 2015, be adopted.  
 RES.R15-2017 Carried

The agenda was varied

**G. CORPORATE REPORTS**

**Item No. R227** ISO 37120 Sustainable Development of Communities: Indicators for  
 City Services and Quality of Life  
 File: 0512-02

The General Manager, Planning and Development, the General Manager, Finance and  
 Technology and the Sustainability Manager submitted a report to provide Council with  
 information on City monitoring efforts and a new global standard for measuring the  
 sustainable development of communities, and seeks Council approval to proceed with  
 certification under this standard.

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

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

1. Receive Corporate Report R227 as information; and
  2. Approve proceeding with certification under *ISO 37120 Sustainable Development of  
 Communities: Indicators for City Services and Quality of Life.*
- RES.R15-2018 Carried



**Item No. R228** Fire Dispatch Agreement – The District of Maple Ridge  
File: 2240-20

The Fire Chief was recommending approval of the recommendations outlined in the report.

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

1. Authorize and approve the City of Surrey entering into an agreement with the District of Maple Ridge for the provision by the Surrey Fire Department of fire service-related dispatch services for a 5-year term commencing on January 1, 2016; and
2. Authorize the appropriate officials of the City of Surrey to execute the agreement referred to in Recommendation 1 of Corporate Report R228.

RES.R15-2019 Carried

**B. DELEGATIONS - PUBLIC HEARING**

1. **Surrey Zoning Amendment Bylaw No. 18545**  
**Application: 7915-0275-00**

CIVIC ADDRESS 7706 – 155 Street

APPLICANT: Margaret Tasker, and Charles & Michael Von Hahn  
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the site into 4 single family lots with the consolidation of the proposed lot to the south.

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) The Biodiversity Conservation Strategy is not being implemented as what was intended, this an area where the corridor will be between two lanes of road, it will be a walkway, and not as wide as the initial corridor was specified, and 2) use of lighting should be taken into consideration.



**2. Surrey Official Community Plan Amendment Bylaw No. 18546  
Surrey Zoning Amendment Bylaw No. 18547  
Application: 7915-0169-00**

CIVIC ADDRESS: 7627 and 7643 – 148 Street

APPLICANT: Superstar Homes Ltd.  
c/o H.Y. Engineering Ltd. (Theresa Rawle)

PURPOSE: The applicant is seeking to redesignate the site from Suburban to Urban and rezone from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 3 single family lots.

In addition, a development variance permit is being sought to reduce setbacks on proposed lot 2 in order to retain trees.

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 Bylaw.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Leslie		X	

**3. Surrey Zoning Amendment Bylaw No. 18544  
Application: 7915-0219-00**

CIVIC ADDRESS: 18571 and 18591 No. 10 Highway (56 Avenue)

APPLICANT: Harbans Gill and Bruno Zappone  
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 15 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.

D. Shaw, 186A Street & 56 Avenue: The delegation expressed concern regarding insufficient parking and potential negative impact on local residents.

Concerned Resident, 186 Street & 56 Avenue: The delegation expressed concern regarding lack of on-street parking in the area and potential challenges associated with the proposed development with overcrowding on the street.

M. Bola, President, Cloverdale Community Association: The delegation expressed the following concerns: 1) insufficient parking in the area due to secondary suites, 2) the current parking bylaw pertaining to on-street and off-street parking does not address current issues created by having secondary suites and is prohibitive for owners, 3) the proposed homes should be setback to provide additional parking instead of the minimum 2 spots associated with the zone, and 4) the proposed garage sizes should be built to accommodate much larger vehicles, while the depths are acceptable, the widths of the garages are not.

Staff in response to a question from the delegation clarified that the length of the driveway was proposed as 12-F to provide four off-street parking stalls; therefore additional parking was not a requirement as the development was in keeping with the zone. The minimum requirement for garages is 5.7 metres in width by 6.1 meters in depth.

Council requested clarification regarding what size of garage would be sufficient. In response the developer noted that it should be large enough to park larger trucks. Staff clarified the garage size of the proposed 12-F lots meets the dimensional zones.

D. Jack, Surrey Environmental Partners: The delegation expressed the following concerns: 1) the trees slated for removal and the proposed replacement trees should be divided into deciduous and coniferous; it appears that the majority are coniferous, and 2) loss of tree canopy associated with the site.

Staff, in response to a question from Council noted that the species are listed on the tree replacement plan and there is a combination of trees shown. The tree replacement plan is included as an Appendix to the Planning Report.

M. Kompter, Agent: The cul-de-sac was established as part of the original plan for the block; the biggest issues raised have been related to the parking. The owner met with the Cloverdale Community Association and the Client is willing to provide an extra fifth parking space on the applicable lots. The cul-de-sac provides an additional opportunity for each resident to park two cars behind the garage. The proposed plan affords up to 7 cars on the cul-de-sac lots. The Client has agreed to the larger size garage as recommended by the Cloverdale Community Association.

These changes will be written into the building guidelines that will be registered on-title with the project

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Petition 12 Signatures		X	

**4. Surrey Zoning Amendment Bylaw No. 18550**  
**Application: 7914-0348-00**

**CIVIC ADDRESS:** 18490, 18522, 18542 and 18570 – 70 Avenue

**APPLICANT:** Anthem West Clayton Developments Ltd.

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30. The applicant is proposing to develop approximately 143 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks in order to allow for better public frontage-oriented units along all property lines.

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 Bylaw.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
W. & L. Chong	X		
A. Harper	X		
J. Temple	X		
D. Pearce		X	
Butchart Family	X		
R. Hoffman		X	
R. Farina		X	

**5. Surrey Zoning Amendment Bylaw No. 18549**  
**Application: 7915-0157-00**

**CIVIC ADDRESS:** 2820 – 160 Street

**APPLICANT:** 1036848 B.C. Ltd.  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

**PURPOSE:** The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (12). The applicant is proposing to subdivide into 3 single family residential lots.

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



A. Safavi, 160 Street & 28 Avenue: The delegation expressed the following concerns: 1) access for the cars from Lots 1 to 3 with a traffic light situated on the corner of Lot 1; 2) potential negative impact on traffic on 28 Avenue, 3) proposed tree removal plan, the delegation requested consideration be given to having the developer plant additional trees to create buffering between Lot 3 and the RAM lot beside it, and 4) consideration be given to the installation of street lights.

Staff in response to a question regarding road access clarified that for Lots 1 and 2 the access is off 28 Avenue and Lot 3 will have access to the lane to the north. Lot 1 is bounded by 160 Street and the driveway will be as far away from the intersection as possible. When a future development application is received staff will review opportunities for turnaround to be incorporated on site to ensure no cars backing out on 28 Avenue.

Staff noted that with respect to the tree retention, the large trees labelled as OS9 and OS8 on the plan are proposed to be retained; the large tree located at the back of the lot is slated for replacement. Staff clarified that the trees slated for removal are located within the building envelope.

M. Helle (Agent on behalf of the Developer): In response to the delegation's concerns the agent noted that street lights will be installed between Lots 2 and 3 and a cedar hedge can be planted to improve buffering.

## **B. DELEGATIONS - PUBLIC HEARING - LAND USE CONTRACT TERMINATION**

### **6. Land Use Contract No. 148 Termination Bylaw No. 18524 File No. 7915-0320-00**

CIVIC ADDRESS: 12255 and 12259 King George Boulevard

PURPOSE: To terminate Land Use Contract No. 148 to permit the existing underlying Light Impact Industrial Zone to come into effect.

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

There were no persons present to speak to the proposed Bylaw.

### **7. Land Use Contract No. 578 Termination Bylaw No. 18531 File No. 7915-0341-00**

CIVIC ADDRESS: 19516, 19534 and 19564 – 16 Avenue

PURPOSE: To terminate Land Use Contract No. 578 to permit the existing underlying General Agriculture Zone to come into effect.

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

M. Proskow, 26 Avenue & 172 Street: The delegation expressed the following concern regarding the potential long-term implications associated with the termination bylaw in relation to other future applications that might arise. The contentious truck parking application is right beside this property.

Mayor Hepner requested the delegation relate his comments to Land Use Contract No. 578 Termination Bylaw No. 18531.

Staff, in response to a question from Council clarified that at the June 15, 2015 Regular Council Public Hearing Corporate Report R122 explained the noted that there was a timeline with simple terminations to more complex as per the sequence in the June 2015 Corporate Report. The report also outlined a general process for the early termination of Land Use Contracts ("LUCs") in order to ensure that the land uses permitted on all properties in Surrey are consistent with the zones and regulations of Surrey Zoning By-law, 1993, No. 12000 ("Zoning By law No. 12000"). Having all lands in Surrey regulated by the Zoning By-law No. 12000 zones, rather than having some lands regulated by complex, site-specific, LUCs, which are not available on-line and are often difficult to interpret, will eliminate problems of interpretation for both staff and the public. The process will result in improved responses to public enquiries and increased transparency through the public's ability to access zoning regulations through the City's website.

In response to a question from Council, the City Solicitor clarified that the consideration before Council is Land Use Contract No. 578 Termination Bylaw No. 18531, speculating on potential future applications that have not yet been put forward for Public Hearing it is not relevant to the current LUC before Council.

Mayor Hepner requested that the delegation find another avenue to speak to Council regarding his concerns and reiterated that Council will only hear concerns specifically related to Land Use Contract No. 578 Termination Bylaw No. 18531 and not future speculation.

D. Anderson, Director Brooksdale Environmental Centre: The delegation noted that he has been fielding concerns regarding the decommissioning of the land use contracts and the application for rezoning immediately west and that the optics are poor.

Mayor Hepner reiterated that the purpose of the rezoning is to get rid of an archaic Land Use Contracts (LUCs). On May 29, 2014, the Provincial Government adopted amendments to the *Local Government Act*, which included the termination of existing LUCs. The purpose of the terminations is to ensure that the land uses permitted on all properties in Surrey are consistent with the zones and regulations of Surrey Zoning By-law, 1993, No. 12000 ("Zoning By law No. 12000").



Concerned Resident: The delegation expressed the following concerns 1) proposed termination is not in keeping with the City of Surrey Sustainability Charter; and 2) the proposed termination may have implications to the Biodiversity Strategy.

Staff, in response to a question from Council reiterated that Appendix I of Corporate Report R122 of the June 15, 2015 Regular Council Public Hearing included an outline with how the terminations were to be dealt with. In the plan, there were 4 Agricultural Land Use Contracts identified. Staff clarified that there is 1-year before the termination comes into effect should Council approve the rezoning tonight.

Mayor Hepner clarified that Land Use Contract No. 578 Termination Bylaw No. 18531 is purely a housekeeping exercise required by Provincial Legislation. In the bulletin issued by the Provincial Government on May 29, 2015, it noted that Bill 17 - 2014, the Miscellaneous Statutes Amendment Act, 2014 includes amendments to streamline local and provincial government land use planning and development approvals, modernize outdated legislative tools and provide greater certainty and transparency for residents and those who develop and build within communities.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
B. McBlain			X

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

NAME	FOR	AGAINST	UNDECIDED
2 Individuals		X	

**C. COMMITTEE REPORTS**

**1. Seniors Advisory and Accessibility Committee - September 1, 2015**

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the minutes of the Seniors Advisory and  
 Accessibility Committee meeting held on September 1, 2015, be received.

RES.R15-2020

Carried

**2. Transportation and Infrastructure Committee - October 5, 2015**

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the minutes of the Transportation and  
 Infrastructure Committee meeting held on October 5, 2015, be received.

RES.R15-2021

Carried



**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

1. Mayor Hepner read the following proclamation:

**RED RIBBON WEEK**

November 29 to December 5, 2015

WHEREAS the City of Surrey is actively involved in health awareness and infectious diseases; and

WHEREAS World Aids Awareness Day is globally defined as December 1<sup>st</sup> each year; and

WHEREAS the Lookout Society, in partnership with the Empire of the Peach Arch Monarchist Association, have been active for over 15 years in raising awareness of HIV AIDS; and

WHEREAS the Lookout Society provides effective services to the clients in the Surrey area;

WHEREAS the Annual Red Ribbons for Life Event ensures continued funding for those marginalized and under privileged living with HIV AIDS in the Surrey area and that the new education is "Know your Status - Get tested"; and

WHEREAS the Annual Red Ribbons for Life is celebrating its 8<sup>th</sup> year of success, celebrating life and raising funds to ensure high protein food for low income families affected by HIV and AIDS;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare November 29<sup>th</sup> to December 5<sup>th</sup> as "Red Ribbon Week" in the City of Surrey.

Linda Hepner  
Mayor

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS (continued)**

The Corporate Reports, under date of Monday, November 16, 2015, were considered and dealt with as follows:

**Item No. R220** Award of Contract M.S. 4715-060-11: Sanitary Pump Station Improvements at Four Stations  
File: 4715-060/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 4715-060-11. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. Merletti Construction (1999) Ltd.	\$627,060.00	No Change
2. Hyland Excavating Ltd.	\$740,544.00	No Change
3. B. Cusano Contracting (2007) Inc.	\$776,868.75	No Change
4. GCL Contracting & Engineering Inc.	\$854,700.00	No Change
5. Industria Construction Corp.	\$857,331.30	No Change
6. HRC Construction (2012) Inc.	\$875,700.00	No Change

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

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

1. Award Contract M.S. 4715-060-11 to Merletti Construction (1999) Ltd. in the amount of \$627,060.00, including GST, for improvements at Quibble Creek, Burkhardt, Stewart Farm, and Douglas sanitary pump stations; and
2. Set the expenditure authorization limit for Contract M.S. 4715-060-11 at \$690,000.00, including GST and contingency.

RES.R15-2022 Carried

**Item No. R221** Approval of the Sale of Closed Portions of Road Allowance Adjacent to 15685 – 106A Avenue (Step 2)  
File: 7914-0298-00

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

It was

Moved by Councillor Martin

Seconded by Councillor Woods

That Council authorize the sale of a 216.4 m<sup>2</sup> (2,329 ft.<sup>2</sup>) and a 186 m<sup>2</sup> (2,002 ft.<sup>2</sup>) area, based on final survey information, of closed road allowance adjacent to 15685 - 106A Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R129; 2015, a copy of which is attached to this Corporate Report R221 as Appendix I.

RES.R15-2023

Carried

**Item No. R222**

Award of RFQ 1220-040-2015-099 for the Supply and Delivery of Bulk Winter Road Salt

File: 1220-40

The General Manager, Engineering submitted a report to seek Council approval to award a contract for the supply and delivery of bulk winter road salt that will be used for snow and ice operations during the upcoming winter season.

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

It was

Moved by Councillor Martin

Seconded by Councillor Woods

That Council:

1. Award RFQ 1220-040-2015-099 to Mainroad Maintenance Products for the annual supply and delivery of 6,000 tonnes of bulk winter road salt to the City of Surrey for a two-year term at an annual price of \$554,460, including GST; and
2. Set the annual expenditure authorization limit for this Contract at \$610,000, including GST and contingency

RES.R15-2024

Carried

**Item No. R223**

Subdivision & Development By-law – Engineering Design Criteria Update

File: 5220-02

The General Manager, Engineering submitted a report to provide Council with an update on the revisions to the City's Engineering Design Criteria Manual and Standard Construction Documents, which form part of the "Surrey Subdivision and Development By-law, 1986, No. 8830".

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



It was Moved by Councillor Martin  
 Seconded by Councillor Woods  
 That Corporate Report R223 be received for  
 information.  
 RES.R15-2025 Carried

**Item No. R224** Road Closure Adjacent to 12576 – 100 Avenue, 9950 – 126 Street and  
 9939 – 127A Street (Robson Park)  
 File: 0910-30/205

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

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

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the road  
 dedication as highway of a 1,857.6 m<sup>2</sup> (19,995 ft.<sup>2</sup>) portion of unconstructed road  
 allowance adjacent to 12576 – 100 Avenue, 9950 – 126 Street and 9939 – 127A Street,  
 as generally illustrated in Appendix I attached to Corporate Report R224, subject  
 to the compliance with the notice provisions of Sections 26 and 94 of the  
*Community Charter, S.B.C., 2003, c.26*; and
2. Authorize the transfer of appropriate funds from the Park Acquisition Program to  
 the Engineering Department for the purchase of the road closure area.

RES.R15-2026 Carried

**Item No. R225** Road Closure Adjacent to 12340 and 12392 – 102 Avenue and  
 12499 - 100 Avenue (Robson Ravine Park)  
 File: 0910-30/206

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

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

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the  
 dedication as highway of a 3,343.2 m<sup>2</sup> (35,986 ft.<sup>2</sup>) portion of 124 Street adjacent to  
 the properties at 12340 and 12392 – 102 Avenue and 12499 – 100 Avenue, as  
 generally illustrated in Appendix I attached to Corporate Report R225, subject to  
 compliance with the notice provisions of Sections 26 and 94 of the *Community  
 Charter, S.B.C., 2003, c. 26*; and

2. Authorize the transfer of appropriate funds from the Park Acquisition Program to the Engineering Department for the purchase of the road closure area.
- RES.R15-2027 Carried

**Item No. R226** Child Care Task Force Co-Chair  
File: 0360-20

The General Manager, Parks, Recreation and Culture submitted a report to seek approval for the City to Co-Chair a Child Care Task Force and collaboratively develop a Child Care Action Plan for Surrey.

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

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

1. Receive Corporate Report R226 as information;
  2. Support one City of Surrey staff participating as Co-Chair of the Surrey Child Care Task Force as generally described in this report; and
  3. Forward a copy of this report to the Parks, Recreation and Sport Tourism Committee and the Social Policy Advisory Committee for their information.
- RES.R15-2028 Carried

Councillor Villeneuve noted that 73% of families have both parents in the workplace and that research has shown that investing in the early years is the greatest collective impact of affecting children's lives.

Mayor Hepner noted that the Child Care Task Force Co-Chair is a fundamentally important project.

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18545"  
7915-0275-00 – Margaret Tasker, and Charles & Michael Von Hahn  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF - 7706 – 155 Street - to subdivide into 4 single family lots with the consolidation of the proposed lot to the south.

Approved by Council: November 2, 2015





- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18544"  
7915-0219-00 – Harbans Gill and Bruno Zappone  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF - 18571 and 18591 No. 10 Highway (56 Avenue) - to subdivide into 15 single family lots.

Approved by Council: November 2, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18544" pass its third reading.

RES.R15-2033

Carried

Staff in response to a question from Council regarding potential amendments to the parking bylaw clarified that recent changes have been made in the form of housekeeping amendments for different residential zones; however, each case is unique. Staff works with neighbours and developers to strike a balance to vary setbacks to save trees, as such, blanket requirements are not necessarily suitable for every situation.

Councillor Gill thanked the developer for addressing the issues in the building guidelines and noted that over the last number of months the Transportation and Infrastructure Committee (TIC) has been working to investigate viable parking solutions regarding secondary suites. Headway is being made in this regard.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18550"  
7914-0348-00 – Anthem West Clayton Developments Ltd.  
RA to RM-30 - 18490, 18522, 18542 and 18570 – 70 Avenue  
To develop approximately 143 townhouse units.

Approved by Council: November 2, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18550" pass its third reading.

RES.R15-2034

Carried

**Development Variance Permit No. 7914-0348-00**  
 18490, 18522, 18542 and 18570 – 70 Avenue  
 To reduce setbacks in order to allow for better public frontage-oriented units along all property lines.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7914-0348-00 be supported and that staff be authorized to bring the Permit  
 forward for issuances and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
 RES.R15-2035 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18549"  
 7915-0157-00 – 1036848 B.C. Ltd.  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RA to RF-12 - 2820 – 160 Street - to subdivide into 3 single family residential lots.

**Note:** Change of ownership

Approved by Council: November 2, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18549" pass its third reading.  
 RES.R15-2036 Carried

## LAND USE CONTRACTS

**Note:** Memo received from Planning and Development (see memorandum dated  
 November 12, 2015 in bylaw backup) advising that all conditions have been  
 met and that the following Land Use Contracts (H.6 and H.7) are in order for  
 Third Reading and Final Adoption.

6. "Surrey Land Use Contract No. 148, Termination Bylaw, 2015, No. 18524"  
 7915-0320-00 – Land Use Contract Termination  
 12255 and 12259 King George Boulevard  
 To terminate Land Use Contract No. 148 to allow the existing underlying Light  
 Impact Industrial Zone (IL) to come into effect.

Approved by Council: October 20, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 148,  
 Termination Bylaw, 2015, No. 18524" pass its third reading.  
 RES.R15-2037 Carried

RES.R15-2038

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 148,  
 Termination Bylaw, 2015, No. 18524" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

- 7. "Surrey Land Use Contract No. 578, Termination Bylaw, 2015, No. 18531"  
 7915-0341-00 – Land Use Contract Termination  
 19516, 19534 and 19564 – 16 Avenue  
 To terminate Land Use Contract No. 578 to allow the existing underlying  
 Agricultural Zone (A-1) to come into effect.

Approved by Council: October 20, 2015

RES.R15-2039

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 578,  
 Termination Bylaw, 2015, No. 18531" pass its third reading.  
Carried

RES.R15-2040

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 578,  
 Termination Bylaw, 2015, No. 18531" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

**PERMITS - APPROVALS**

- 8. **Development Variance Permit No. 7915-0371-00**  
 7915-0371-00 – Carol Ager  
 c/o Matrix Contracting (Shaun Giesbrecht)  
 17146 – 20 Avenue

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

- (a) In Sub-section G.2, Height of Buildings, of Part 12 One-Acre Residential  
 Zone (RA) the maximum height of an accessory structure is increased from  
 4.0 metres (13 ft.) to 7.32 metres (24 ft.).

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



It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0371-00 be approved; that the Mayor and Clerk be authorized to sign the  
 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.R15-2041 Carried

**9. Development Variance Permit No. 7915-0297-00**  
 7915-0297-00 – Sasha Podwinski and Jordon Risi  
 c/o Mainland Engineering Consultants Corp. (Harpinder Billing)  
 11125 – 155 Street

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

- (a) In Section E of Part 16 Single Family Residential Zone (RF), the maximum lot coverage is increased from 34% to 36%; and
- (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.)

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0297-00 be approved; that the Mayor and Clerk be authorized to sign the  
 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.R15-2042 Carried

**10. Development Variance Permit No. 7915-0249-00**  
 7915-0249-00 – Sumanpreet and Manvir Purewal  
 14360 – 27 Avenue

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

- (a) In Section F.1. Block A, Yards and Setbacks, of CD Bylaw No. 17425, the minimum west side yard setback is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0249-00 be approved; that the Mayor and Clerk be authorized to sign the  
 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.R15-2043 Carried

**PERMITS – SUPPORT**

- 11. **Development Variance Permit No. 7915-0236-00**  
 7915-0236-00 – 0940380 BC Ltd.  
 Keystone Architecture & Planning Ltd. (Lukas Wykpis)  
 10436 – 173 Street

To vary landscaping requirements in order to allow for truck maneuvering and  
 parking for a proposed industrial building.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0236-00 be supported and that staff be authorized to bring the Permit  
 forward for issuances and execution by the Mayor and City Clerk in conjunction  
 with final approval of the related Development Permit.

RES.R15-2044 Carried

**FINAL ADOPTIONS**

- 12. "Fraser Valley Inter-Municipal Business Licence By-law, 2012, No. 17809,  
 Amendment Bylaw, 2015, No. 18541"  
 3900-20-18541 – Regulatory Bylaw Text Amendment  
 A bylaw to amend the provisions of "Fraser Valley Inter-Municipal Business  
 Licence By-law, 2012, No. 17809" to make the existing Fraser Valley Inter-Municipal  
 Business Licence Pilot Project a permanent program.

Approved by Council: November 2, 2015  
 Corporate Report Item No. 2015-R213

RES.R15-2045

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Fraser Valley Inter-Municipal Business Licence By-law, 2012, No. 17809, Amendment Bylaw, 2015, No. 18541" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

13. "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018, Amendment Bylaw, 2015, No. 18542"  
3900-20-18542 – Regulatory Bylaw Text Amendment  
A bylaw to amend the provisions of "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018" to make the existing Metro West Inter-Municipal Business Licence Pilot Project a permanent program.

Approved by Council: November 2, 2015  
Corporate Report Item No. 2015-R214

RES.R15-2046

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018, Amendment Bylaw, 2015, No. 18542" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

14. "Metro West Inter-Municipal Business License Agreement Bylaw, 2015, No. 18543"  
3900-20-18543 – New Regulatory Bylaw  
A new regulatory bylaw to enter into an agreement among the City of Burnaby, the Corporation of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver (the "Participating Municipalities") regarding an Inter-Municipal Business Licence Scheme.

Approved by Council: November 2, 2015  
Corporate Report Item No. 2015-R214

RES.R15-2047

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Metro West Inter-Municipal Business License Agreement Bylaw, 2015, No. 18543" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>



INTRODUCTIONS

**Note:** Memo received from Economic Development (see memorandum dated November 9, 2015 in bylaw backup) advising that an effort is being made to update the Business Improvement Area Bylaws to reflect best practices and to ensure all Business Improvement Areas operate under the same provisions in Surrey. The existing BIA's have been consulted and advised of the proposed changes.

- 15. "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551"  
3900-20-18551 -Text Amendment  
A bylaw to amend "Downtown Surrey Business Improvement Area By-law, 2011, No. 17519," by adding a new Section 16 and Schedule B to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015

It was  
Improved by Councillor Martin  
Seconded by Councillor Gill  
That "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551" pass its first reading.

RES.R15-2048

Carried

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

It was  
Improved by Councillor Martin  
Seconded by Councillor Gill  
That "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551" pass its second reading.

RES.R15-2049

Carried

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

It was  
Improved by Councillor Martin  
Seconded by Councillor Gill  
That "Downtown Surrey Business Improvement Area Bylaw, 2011, No. 17519, Amendment Bylaw, 2015, No. 18551" pass its third reading.

RES.R15-2050

Carried

- 16. "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552"  
3900-20-18552 –Text Amendment  
A bylaw to amend "Cloverdale Business Improvement Area Bylaw, 2014 No. 18326" by adding a new Section 16 and Schedule A to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552" pass its first reading.

RES.R15-2051 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552" pass its second reading.

RES.R15-2052 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Cloverdale Business Improvement Area Bylaw, 2014, No. 18326, Amendment Bylaw, 2015, No. 18552" pass its third reading.

RES.R15-2053 Carried

- 17. "Newton Business Improvement Area Bylaw, 2014 No. 18105, Amendment Bylaw, 2015, No. 18553"  
3900-20-18553 –Text Amendment  
A bylaw to amend "Newton Business Improvement Area Bylaw, 2014 No. 18105" by adding a new Section 16 and Schedule A to set standardized requirements to be included in the bylaws of the Business Improvement Association.

Approved by Council: November 16, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Newton Business Improvement Area Bylaw, 2014 No. 18105, Amendment Bylaw, 2015, No. 18553" pass its first reading.

RES.R15-2054 Carried

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

RES.R15-2055

It was	Moved by Councillor Martin Seconded by Councillor Gill That "Newton Business Improvement Area Bylaw, 2014 No. 18105, Amendment Bylaw, 2015, No. 18553" pass its second reading. <u>Carried</u>
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The said By-law was then read for the third time.

RES.R15-2056

It was	Moved by Councillor Martin Seconded by Councillor Gill That "Newton Business Improvement Area Bylaw, 2014 No. 18105, Amendment Bylaw, 2015, No. 18553" pass its third reading. <u>Carried</u>
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**I. CLERK’S REPORT**

**1. Parking Patroller Appointments**

File: 2770-01

RES.R15-2057

It was	Moved by Councillor Martin Seconded by Councillor Gill That "Pursuant to the "Appointment of By-law Enforcement Officers By-law, 1994, No. 12167", as amended, Said Mohab is hereby appointed as a Parking Patroller for the City of Surrey from November 2, 2015 and continuing for the duration of his employment by Concord Security Corporation as a Parking Patroller for the City of Surrey." <u>Carried</u>
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**2. Nightshift 9th Annual Gala of Light – November 13, 2015**

File: 0330-20

Council is requested to pass a resolution authorizing the purchase of tickets for any Council member wishing to attend the Nightshift 9th Annual Gala of Light to be held on November 13, 2015, in accordance with Council Policy.

RES.R15-2058

It was	Moved by Councillor Martin Seconded by Councillor Gill That Council authorize the purchase of tickets for any Council member wishing to attend the Nightshift 9th Annual Gala of Light to be held on November 13, 2015, in accordance with Council Policy. <u>Carried</u>
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Councillor Woods noted that the group raised over \$200,000 for the NightShift Street Ministries; the business community support for this initiative was impressive.



J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the November 16, 2015 Regular Council


- Public Hearing meeting be adjourned.

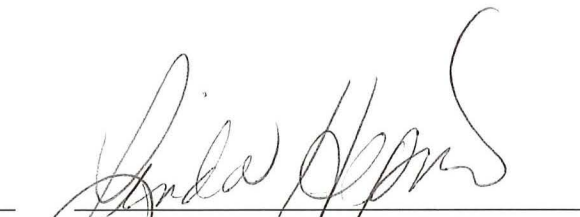
RES.R15-2059

Carried

The Regular Council - Public Hearing meeting adjourned at 8:30 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor Linda Hepner