

# Regular Council - Public Hearing Minutes

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
MONDAY, DECEMBER 14, 2015  
Time: 7:00 p.m.

**Present:**

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

**Absent:****Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
Acting 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 the meeting Mayor Hepner requested that the agenda be varied to address the Delegation - Presentation and review Corporate Report R233 before the start of the Public Hearing portion of the meeting.

It was

Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That the Delegation - Presentation and

Corporate Report R233 be addressed before the Public Hearing Portion of the meeting.

RES.R15-2358

Carried

The agenda was varied

## **B. DELEGATIONS - PRESENTATION**

### **1. Aimee Brennan**

#### **The War Amps Child Amputee (CHAMPS) Program**

File: 0220-01

Aimee Brennan is a 14 year old student at Kwantlen Park Secondary and is a member of the War Amps Child Amputee Program – known as CHAMP. As a long-time volunteer for the PLAYSAFE and Champ Programs, she is an outstanding role model to youth and wholeheartedly offers her advice, shares her experiences and demonstrates her positive approach toward addressing challenges faced by children who have lost their limbs in accidents.

Mayor Hepner and Council recognized Aimee for going above and beyond in volunteering her time to assist child amputees and spreading the message of the PLAYSAFE Program.



The Manager, Economic Development was recommending approval of the recommendations outlined in the report.

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

- 1. Receive Corporate Report R233 as information; and
- 2. Approve the installation of the first Innovation Boulevard marker at City Hall and the future installation at up to four (4) initial Innovation Boulevard partner sites.

RES.R15-2363 Carried

Councillor Hayne noted that Corporate Report R233 deals with iconic illuminated markers that will be placed strategically on those organizations involved in Innovation Boulevard Initiative; the display signage will help to create a "brand".

**B. DELEGATIONS - PUBLIC HEARING**

- 1. **Surrey Zoning Amendment Bylaw No. 18608**  
**Application: 7915-0134-00**

CIVIC ADDRESS: 11019 – 157 Street

APPLICANT: Viggo Svendsen  
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 into 6 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. Jack, Surrey Environmental Partners: The delegation noted that there will be a line of established cedar hedges removed to facilitate the creation of a sidewalk; it is regrettable that foliage, which provides clean air and contribute to the City's tree canopy, will be lost.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G. & C. McKellar			X

2. **Surrey Official Community Plan Amendment Bylaw No. 18613**  
**Surrey Zoning Amendment Bylaw No. 18614**  
**Application: 7915-0228-00**

**CIVIC ADDRESS:** 9662, 9676, 9716, 9746 and 9768 – 161A Street, 9666, 9678, 9697 (9699), 9702, 9722, 9725, 9734, 9745, 9763 and 9774 - 162A Street, Portion of 162A Street

**APPLICANT:** Various Owners  
c/o Woodbridge Properties Ltd. (Munny Berar)

**PURPOSE:** The applicant is seeking to redesignate a portion of the site from Urban to Multiple Residential and rezone the site from One-Acre Residential to Multiple Residential 30, Single Family Residential and Single Family Residential (12). The applicant is proposing to develop 302 townhouse units, 8 single family lots and 2 single family small lots.

In addition, a development variance permit is being sought to reduce setbacks, vary the maximum number of stair risers and permit 15 visitor parking stalls to be located within the setback area adjacent to Mitchell Greenway.

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: The delegation expressed concern regarding the developer's proposal to create a through road on 96B Avenue and instead requests that the cul-de-sac be completed.

Staff clarified that the two lots to the left of the development are proposing two lots with the access on 96A.

Concerned Resident: The delegation expressed concern about making 96B a through road.

D. Jack, Surrey Environmental Partners: The delegation expressed concern with the arborist report and the proposed removal of 584 trees, of which are established Alder and Cottonwood trees and will result in a loss of tree canopy.

Staff, in response clarified there are 584 on the site (excluding Alder and Cottonwood) and 164 mature trees are proposed to be retained. There are 464 trees to be replanted on the site with a contribution to the Green City Fund. Staff noted they would double-check the numbers in the arborist's report and provide an update for Council.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Stark		X	
U. Kernig		X	
M. Joseph		X	
Metro Vancouver			X
L. Proznick		X	
R. Sturt-Smith			

**3. Surrey Zoning Amendment Bylaw No. 18609  
Application: 7915-0094-00**

CIVIC ADDRESS: 16518 and 16530 Fraser Highway (16532 Fraser Highway)

APPLICANT: Anthem 16518 Fraser Developments Ltd.  
c/o Athem 16518 Fraser Developments Ltd. (Brent Carlson)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30 and Single Family Residential. The applicant is proposing to develop approximately 58 townhouse units on the northern portion of the site and facilitate the expansion of a Park and Linear Corridor on the southern portion of the site.

In addition, a development variance permit is being sought to reduce setbacks.

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

R. Hart, President, Fleetwood Community Association: The delegation spoke in favour of the proposed development.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That the letter of support submitted by the  
delegation be received as information.

RES.R15-2364

Carried

Concerned Resident: The delegation expressed concern regarding the location of the amenity building noting that it may create noise for the adjacent townhouse residents.

Staff clarified that the proposed amenity building is located on the eastern edge of the site and is two metres from the east property line and noted that the Applicant

is proposing glazing of windows located on the east side of the building and some landscaping to assist with sound containment.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
W. & L. Chong	X		

4. **Surrey Official Community Plan Amendment Bylaw No. 18610**  
**Surrey Zoning Amendment Bylaw No. 18611**  
**Application: 7914-0121-00**

CIVIC ADDRESS: 15289 – 88 Avenue

APPLICANT: Fleetwood Village Development Ltd.  
c/o Thomas Morton

PURPOSE: The applicant is seeking to redesignate the property from Urban to Commercial and rezone from Single Family Residential to Comprehensive Development. The applicant is proposing to permit a phased, mixed-use retail, office and multiple unit residential development.

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

J. Lopes (Eldorado Development Corporation): The delegation expressed concern with the east portion of the "Site B" plan and the public right-of-way. The delegation noted that his site will be developed in the near future and there is concern with the proposed left-hand turn off 88 Avenue off of 104 Street.

Staff clarified on the eastern edge of the subject site there is a lane; the proposal before Council is not looking to construct a lane. There has been discussion between the Applicant and the Eldorado Development Corporation. There will be an east/west alignment of 88 A Avenue and there is still an opportunity to revisit with the Applicant and neighbours to the east. Because there is an existing dedication on the east side, they could not come to the Applicant and ask for the road alignment to be located to the west of the site.

Mayor Hepner clarified with the delegation that he is not opposed to the land use and the delegation is prepared to enter into a dialogue with the Applicant. The delegation noted that the intersection is off of 88 Avenue and the index is only 35 metres long, the worry is that in 10-15 years the existing left-hand turn with the arrow will be lost and therefore, there will not be adequate access to the future site developed by Eldorado Development Corporation and that if access east/west is lost from 88th it will make it difficult.

A. VanBetuur, 153 Street & 88 Avenue: The delegation expressed the following concerns: 1) loss of mountain views, 2) densification, 3) increased traffic, 4) noise and light pollution, 5) potential for sewer backups, 6) negative impact on local wildlife; and, 7) tree removal proposal.

Concerned Resident, 153 Street & Fraser Highway: The delegation expressed the following concerns: 1) rear lane parking, 2) the laneway needs to be widened or consideration needs to be given to the access to improve traffic flow; and, 3) potential negative impact on existing local businesses during the construction phase of the project.

Concerned Resident: The delegation expressed the following concerns: 1) narrowness of the laneway toward the eastern corner, 2) truck turning radius is limited, and 3) that his site may be used as a through road or a short-cut between 88 Avenue & Fraser Highway.

Staff clarified that the current width of the lane is 6-metres, with the development they will be dedicating an extra 4-metres to make it 10-metres in total and that once the development is underway, there will be another 2-metres dedicated to achieve the 12-metres and facilitate the sidewalk construction.

T. Morton (Agent on behalf of the Applicant): The delegation noted that part of the development involved the dedication of new roads as well as widening roads and lanes. The proposal is intended to achieve better traffic movement in the area. The rezoning application creates two sites one to the east and one to the west. By creating the two sites and remembering the main interest is in developing the west (Phase I) first knowing it will take a while for transit to come to support the east site. The east site (Phase II) will be developed in the future but more slowly over time. The comments raised during the Public Hearing are regarding the future development of Phase II. The Applicant is willing to work with staff to reorient the plans to address the concerns raised and with respect to the laneway concerns. The Agent clarified that the traffic is designed to be from Fleetwood Way and not the lane.

In response to a question from Council, the delegation clarified that the concerns expressed regarding using the site as a "through road" can be addressed.

R. Hart, President, Fleetwood Community Association: The delegation expressed support for the proposed project and noted that the developer has worked in partnership with the Community Association in conducting extensive public consultation. The project is a mixed-use development which will bring commerce to the area.

L. Lopes (Eldorado Development Corporation): The delegation expressed the following concerns: 1) east portion; particularly with the proposed lane dedication of an additional 4-metres, 2) how servicing in the area will be addressed, 3) potential loss of parking, 4) interrupted traffic flow, and, 5) no adequate left-hand turn for east portion.

Staff clarified that a sidewalk will be put in with a boulevard; at this time it is a placeholder and ultimately it will be a Green Lane which is wide enough for traffic and a sidewalk.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Smith		X	
Nijjar Development Group Inc.			X

**5. Surrey Zoning Amendment Bylaw No. 18615  
Application: 7914-0293-00**

CIVIC ADDRESS: 7955 - 140 Street

APPLICANT: 0939827 B.C. Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone a portion of the property from Single Family Residential to Single Family Residential (12). The applicant is proposing to subdivide into 7 single family lots (4 RF-12 and 3 RF).

In addition, a development variance permit is being sought to vary setbacks on proposed lot 1 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.

R. Laidlaw, 139 Street & 79 Avenue: The delegation expressed the following concerns: 1) proposed removal of 11 Douglas fir trees, 2) requested consideration be given to placing a restricted covenant on Proposed Lots 1, 2 and 3 to ensure no driveway access off 79A Avenue, 3) requested no through road or access linking to lane or 140 street, and, 4) that the initial proposal was for 6 units and has increased to 7, the proposed amendment is not in keeping with the neighbourhood context.

B. Hanson, 140 Street & 79 Avenue: The delegation expressed the following concerns: 1) the proposed development variance permit mailed to local residents was lacking detail; and 2) that the proposed increase from 6 to 7 units is not in keeping with the neighbourhood context.

Staff clarified the variance is designed to preserve the trees along the west side setback area.

R. Penner, 139 Street & 79A Avenue: The delegation expressed the following concerns: 1) proposed removal of significant trees, 2) proposed zoning change to RF-12; 3) proposed density is not in keeping with Official Community Plan or the neighbourhood context, 4) consideration should be given to directional drilling



the servicing; and, 5) the sidewalk configuration should be reworked to preserve trees.

Council requested clarification regarding the trees slated for removal, in response; staff noted that 15 Douglas fir trees will be retained. Staff clarified that there are 11 trees slated for removal.

The delegation requested clarification regarding the restrictive covenant for the driveways. In response, staff noted that at the time of construction, a covenant would be put on title and the homes would require rear access.

Council requested clarification regarding proposed changes to the existing cul-de-sac. Staff noted at this point, there is no requirement to change the curb configuration or design of the cul-de-sac.

Staff clarified that the sanitary and storm drainage would be located at the back of the site and noted that after doing consultation with the neighbourhood and understanding the importance of the Sequoia trees the lane was reworked.

R. Jawanda (Agent on behalf of the Applicant): The Agent noted that the Application was first submitted in 2014 and the original proposal was for 6 lots. Concerns raised at that time were concerning parking and tree retention. The Applicant worked with staff to address the concerns raised. The most important tree on the site is the Redwood Sequoia. The Applicant is proposing to remove 11 of the Douglas fir trees from the cul-de-sac to make the Redwood Sequoia visible from the street. The Agent confirmed that construction of the services could be achieved by horizontal drilling; however the long-term maintenance of the services would be a concern. The Fire Department was contacted and expressed concern with the trees being retained as the lots front the cul-de-sac. The Agent noted that there might be an opportunity to save trees on the north or south end and have a wider access in the middle.

The Agent noted that in the future there will be two lots in the south side of the cul-de-sac off of 79A Avenue. The lots would be accessed through a future lane extension.

The Agent noted that with respect to the 6 lot proposal, the Applicant looked at only 2 lots on 140 Street; they would be out of character and would be non-complimentary to the streetscape. Restrictive covenants will be registered to ensure no access to the cul-de-sac at any time.

Project Arbourist (on behalf of the Applicant): The Arbourist clarified that the Redwood Sequoia is a high-quality tree and it is very retainable. If the other trees are removed, the Giant Redwood would be retainable with the proposed construction. The Arbourist can work with staff and explore retaining additional Douglas Fir Trees.

D. Jack, Surrey Environmental Partners: The delegation asked if the trees could be retained through an alternative engineering process. Removal of the trees will result in a significant loss of tree canopy.

The Arbourist clarified that the purpose of keeping of the stumps is to reduce the damage to the root systems. The intent of a wildlife stump is to provide habitat; however, they will decay and further break which is not ideal when there is public access.

Concerned Resident: The delegation expressed the following concerns: 1) residents have received misinformation on the proposed development; 2) the RF-12 design included in the Public Notification is confusing, 3) potential parking issues, 4) secondary suites and congestion; and, 5) removal of significant trees.

Mayor Hepner confirmed the restrictive covenant would be on lots 1, 2 and 3 only.

Citiwest Consulting Ltd. (Agent on behalf of the Applicant): The Agent noted that the initial development comments received from the public were to retain the hedge row and the Sequoia. Therefore, the lane had to be moved to the east to get enough depth and a Development Variance Permit (DVP) was needed for a relaxation.

There is a large area that was taken from the 3 RF lots; they were all minimum size which is why the RF-12 was proposed (due to the lane access). The RF-12 lots are deep and there is some detailing on the Development Variance Permit (DVP) which shows how there is enough depth for off-street parking with a large driveway off the lane. There are at least 4 - 6 spots per lot of off street parking. For visitors there is parking on the cul-de-sac to some extent.

The Agent noted that the Project Architect observed that the trees were historically planted to delineate a property boundary when it was one large property. The tree removal decision was made to align with comments received by the Fire Department and address future servicing.

The Agent clarified that the hydro, gas, and cable would be serviced from the front and sanitary sewer would be addressed in the back. Staff clarified that having all servicing through the back would need to be discussed with a third party utility as is not the preferred configuration.

Concerned Resident, 139 Street & 79A Avenue: The delegation expressed the following concerns: 1) proposed tree removal, 2) sidewalk alignment and placement; and; 3) changes to the cul-de-sac.

Mayor Hepner clarified that the cul-de-sac design is not changing.

Council requested clarification regarding the placement of the sidewalk. The Agent clarified that the sidewalk could be constructed over existing root systems; however that might pose challenges for site servicing.

Concerned Resident: The delegation expressed the following concerns: 1) tree removal, 2) parking in the cul-de-sac; and, 3) that the development should instead come off of 140 Street.

Staff clarified there is sufficient parking off the rear and there is no need for site parking on the cul-de-sac.

In response to a comment from the delegation, staff noted that the option of having the development come off of 140 Street has not been considered.

Concerned Resident, 79 Avenue and 140 Street: The delegation expressed concern with the proposed RF-12 lots and that consideration should be given to lot sizes in keeping with the neighbourhood context.

Staff, in response to a question from Council clarified that the proposed lots fronting 140th are 12.5 metres and to the north the lots are slightly larger. The north side of 80th is comparative in width in terms of the 12-metre range. At this time staff does not anticipate lots can be created to the south due to the location of the creek.

C. Christiaens: The delegation is opposed to RF-12 lot; and the proposed tree removal.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Onyschak		X	
J. & Cindy Christiaens		X	
R. Penner		X	
R. & M. Laidlaw		X	

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

NAME	FOR	AGAINST	UNDECIDED
8 Individuals	X		

**6. Surrey Zoning Amendment Bylaw No. 18606  
Application: 7914-0252-00**

**CIVIC ADDRESS:** 5466 – 184 Street

**APPLICANT:** Batt Development Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)

**PURPOSE:** The applicant is seeking to rezone the property from One-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide into 4 small suburban 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.

Concerned Resident: The delegation expressed the following concerns: 1) proposed density is not in keeping with the neighbourhood context, 2) increased congestion due to the proposed development, 3) traffic calming measures are needed if the road is widened, 4) lack of parking for vehicles associated with the development.

Mayor Hepner requested clarification from staff regarding the zoning. Staff clarified that the proposal is consistent with the Official Community Plan (OCP). The smallest lot size is 986 square metres; however the Floor Area Ratio (FAR) has been adjusted to fit with the rest of the neighbourhoods with a similar width but narrower depth.

Concerned Resident: The delegation expressed concern with the proposal noting it is not in keeping with the neighborhood context.

Concerned Resident: The delegation expressed the following concerns: 1) the four lots are not in keeping with the neighbourhood context, 2) the lots should be subdivided into two lots, 3) potential negative impact on parking, 4) lack of neighbourhood consultation on the part of the developer; and, 5) consideration should be given to only two lots.

Roger Jawanda (Agent on behalf of the Applicant): The Agent noted that the proposal is in compliance with the density requirements for the area.

The lots will provide triple garages to guarantee ample parking on the lot. Since the setbacks are three metres there can also be a parking pad on the side of the house; 20% of the site is being dedicated to roads.

A public information meeting was held and the neighbours were consulted, immediately south and the neighbours across the road. Registered design guidelines will be on the project to control the quality of the homes and the character.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That project support letters provided by the  
 Agent be received as information.

RES.R15-2365

Carried

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G. Robertson		X	
T. & C. Atkinson	X		
J. & E. Block		X	

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

NAME	FOR	AGAINST	UNDECIDED
3 Individuals	X		
1 Individual		X	

**7. Surrey Zoning Amendment Bylaw No. 18607**  
**Application: 7915-0351-00**

CIVIC ADDRESS: 19439 – 72 Avenue

APPLICANT: o829526 B.C. Ltd.  
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from Comprehensive Development By-law No. 17619 to Semi-Detached Residential. The applicant is proposing to subdivide into 8 small lots for 8 semi-detached homes.

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
C. & E. Brodie			X
B. Reimer		X	

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

NAME	FOR	AGAINST	UNDECIDED
1 Individual	X		

**8. Surrey Zoning Amendment Bylaw No. 18612**  
**Application: 7915-0286-00**

CIVIC ADDRESS: 14186 – 25A Avenue

APPLICANT: Frances Pezzente  
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Half-Acre Residential. The applicant is proposing to subdivide into 4 half-acre 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. O'Leary, 25 Avenue & 142 Street: The delegation expressed the following concerns: 1) the area is unique in character and the proposal is not in keeping with the neighbourhood context, 2) proposed removal of 105 trees, 3) the narrowness of the lane; and that 4) the proposal will create a precedent and introduce 1/2 acre lots in an area where none exist.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern regarding the tree removal plan, of the 116 trees located on the site 111 are slated for removal.

D. Sharabura: The delegation expressed the following concerns: 1) the proposed development is not in keeping with the neighbourhood context; and, 2) the application is setting a precedent.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the petition submitted by the  
delegation be received as information.

RES.R15-2366

Carried

In response to a question from Council, the delegation noted that if the proposal would be reduced to two lots, it would be supported.

Concerned Resident: Expressed support for the proposed application.

Concerned Resident, 132 Street: The delegation spoke in favour of the proposed development.

Project Applicant: The proposal before Council complies with the densities and the OCP. The development is consistent with the development located directly across the street; the feel of the lots is no different from a 1-acre lot. The neighbourhood is in transition, some of the homes are older than 35 years old, and the proposal is in keeping with the form and character of the neighbourhood.

Council requested clarification regarding the road-widening; the road will be widened on 25A and will be 42.3 metres wide and the same on 141 Street, which is consistent with area.

Council requested clarification regarding the tree removal plan and noted it would be helpful if a site map was included in the package. In response, the Applicant noted there are 91 Alderwoods and Cottonwoods, the subject trees are in very poor health and not recommended for retention by the Arbourist. The trees on 142 Street will be retained and the Applicant will work with Engineering to retain them; a replanting scheme will consist of planting coniferous trees.

M. Neustaedter: The delegation expressed the following concerns: 1) the proposed homes to not meet the character and form of the neighbourhood, 2) potential for increased traffic; and, 3) loss of wildlife habitat

The delegation clarified that if the proponent would come down to three lots, the application would be supported.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G. & L. Wilson		X	
D. & J. Sharabura		X	
R.G. Meadley		X	
D. Chow	X		
K. & M. Neustaedter		X	
Petition - 18 Signatures		X	
D. O'Leary		X	
K. Loney & A.R. Hemming		X	
S. Hu		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	

**9. Surrey Zoning Amendment Bylaw No. 18616**  
**Application: 7915-0031-00**

**CIVIC ADDRESS:** 2256 and 2286 – 164 Street

**APPLICANT:** Roberto Velenosi and 1024007 B.C. Ltd.  
c/o Essence Properties Inc. (Kevin Dhaliwal)

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

In addition, a development variance permit is being sought to reduce setbacks in order to achieve a more urban, pedestrian streetscape.

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.

**10. Surrey Zoning Amendment Bylaw No. 18617**  
**Application: 7914-0299-00**

CIVIC ADDRESS: 3186 – 144 Street

APPLICANT: Hugette Dore  
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from  
 One-Acre Residential to Half-Acre Residential.  
 The applicant is seeking to subdivide into 2 lots.

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

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

**C. COMMITTEE REPORTS**

**1. Social Policy Advisory Committee - September 2, 2015**

RES.R15-2367 It was Moved by Councillor Villeneuve  
 Seconded by Councillor LeFranc  
 That the minutes of the Social Policy  
 Advisory Committee meeting held on September 2, 2015, be received.  
Carried

**2. Diversity Advisory Committee - September 8, 2015**

RES.R15-2368 It was Moved by Councillor LeFranc  
 Seconded by Councillor Hayne  
 That the minutes of the Diversity Advisory  
 Committee meeting held on September 8, 2015, be received.  
Carried

**3. Public Art Advisory Committee - October 8, 2015**

RES.R15-2369 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the minutes of the Public Art Advisory  
 Committee meeting held on October 8, 2015, be received.  
Carried





**6. Parks, Recreation & Sport Tourism Committee - November 18, 2015**

- (a) It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That the minutes of the Parks, Recreation  
and Sport Tourism Committee meeting held on November 18, 2015, be  
received.

RES.R15-2373

Carried

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

**Concept Plan for West Village Park in City Centre**  
File No. 6140-20/W

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

1. Receive the report from the Parks Planning, Research and Design  
Manager, dated November 9, 2015, entitled "Concept Plan for West  
Village Park in City Centre" as information; and
2. Endorse the concept plan for West Village Park (preliminary  
name).

RES.R15-2374

Carried**D. BOARD/COMMISSION REPORTS****1. Board of Variance - October 14, 2015**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Board of Variance  
meeting held on October 14, 2015, be received.

RES.R15-2375

Carried**E. MAYOR'S REPORT**

Mayor Hepner read the following proclamations:

**UGLY CHRISTMAS SWEATER DAY**  
December 18, 2015

WHEREAS the original Ugly Christmas Sweater Party was held in the Tri-Cities  
fourteen years ago and has become an annual Christmas tradition; and

- WHEREAS each December, Surrey residents are encouraged to wear Ugly Christmas Sweaters and spread Christmas cheer in the community by connecting, giving, reconnecting and being kind; and
- WHEREAS while wearing their Ugly Christmas Sweaters, Surrey residents are encouraged to connect with those that matter to them, including family, friends and colleagues; and
- WHEREAS while wearing their Ugly Christmas Sweaters, Surrey residents are encouraged to give to those less fortunate and make an effort to do a little more for those that need a lot; and
- WHEREAS while wearing their Ugly Christmas Sweaters, Surrey residents are encouraged to reconnect with someone with whom they were once close and to take that first step to reach out, forgive and embrace; and
- WHEREAS while wearing their Ugly Christmas Sweaters, Surrey residents are encouraged to be kind to everyone they encounter by holding that door, returning that smile and lending that helping hand; and
- WHEREAS the founders of the 14th Annual Christmas Sweater Party and The Ugly Christmas Sweater Dash host this annual event on the third Friday in December at the Commodore Ballroom and all profits are donated to charity; and
- WHEREAS while wearing their Ugly Christmas Sweaters, Surrey residents are encouraged to don the official ugly Christmas Sweater Day Campaign Button;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare December 18, 2015 as "Ugly Christmas Sweater Day" in the City of Surrey.

Linda Hepner  
Mayor

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS (continued)**

The Corporate Reports, under date of December 14, 2015, were considered and dealt with as follows:

- Item No. R234** Closure of Road Allowance Adjacent to 10441, 10473 and 10491 - 157 Street; 10432, 10458, 10470, 10482 and 10492 - 156 Street; 15611, 15619, 15641, 15659, 15673 and 15689 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue  
File: 7913-0189-00

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway the following three areas of road allowance as generally illustrated in Appendix I attached to Corporate Report R234:

- (a) A 695 m<sup>2</sup> (7,484 ft.<sup>2</sup>) portion of unconstructed road between 104A Avenue and 105 Avenue;
- (b) A 3,550 m<sup>2</sup> (38,210 ft.<sup>2</sup>) portion of unconstructed 104A Avenue; and
- (c) A 1,077 m<sup>2</sup> (11,587 ft.<sup>2</sup>) portion of unconstructed road between 104 Avenue and 104A Avenue;

RES.R15-2376 Carried

**Item No. R235** Award of Contract M.S. 1715-008-11: Semiahmoo Trail and Crescent Road Pathway and Pedestrian Crossing Improvements  
 File: 1715-008/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1715-08-11. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. Martens Asphalt Ltd.	\$670,542.83	No Change
2. B & B Contracting (2012) Ltd.	\$678,600.00	No Change
3. Tybo Contracting Ltd.	\$817,950.00	No Change
4. TAG Construction Ltd.	\$824,244.75	No Change
5. Jack Cewe Ltd.	\$824,628.00	No Change
6. McDonald & Ross Const. Ltd.	\$936,335.40	No Change
7. Lafarge Canada Inc. c.o.b. as Columbia Bitulithic	\$1,001,650.65	No Change

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

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

- 1. Award Contract M.S. 1715-008-11 to Martens Asphalt Ltd. in the amount of \$670,542.83, including GST, for the Semiahmoo Trail and Crescent Road Pathway and Pedestrian Crossing Improvements; and

- 2. Set the expenditure authorization limit for Contract M.S. 1715-008-11 at \$738,000, including GST and contingency.

RES.R15-2377

Carried

**Item No. R236** Local Area Service Initiative for the Phase 3 and Phase 4 Areas of the Bridgeview Vacuum Sewer System Replacement Program  
File: 4711-904

The General Manager, Engineering submitted a report to obtain Council’s approval to initiate a Local Area Service for Phase 3 and Phase 4 Areas of the Bridgeview vacuum sewer system replacement, which will result in a more reliable sanitary sewer system for the properties in that area and will allow the City to recover the LAS project costs from the owners of properties within the local service area.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council:

- 1. Approve a Local Area Service (LAS) initiative as a means to finance the replacement of the existing Vacuum Sewer System (VSS) in the Phase 3 and Phase 4 Areas of the East Bridgeview Sanitary Sewer System Replacement as illustrated in Appendix I to Corporate Report R236, at an estimated recovery rate of \$900 per frontage metre, \$5,500 per service lateral and \$22,200 per pump connection for the Low Pressure Sewer (LPS) Phase 3; and \$500 per frontage metre, \$17 per square metre of benefitting lot area, and \$5,500 per service lateral for the Steep Grade Sewer (SGS) Phase 4;
- 2. Authorize staff to initiate the LAS as a Council initiative subject to the counter petition process as provided in the Community Charter;
- 3. Approve the compensation formula as outlined in the report for each owner of a property for which the service connection for the property is converted from the VSS system to the LPS or SGS system; and
- 4. Adopt as a policy the mandatory reconnection of each existing private sewer connection within the local service area from the VSS to the new replacement sewer system at the completion of the replacement system.

RES.R15-2378

Carried

**Item No. R237** Acquisition of Property at 18271 – 73 Avenue  
File: 0870-20/515A

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 Gill  
Seconded by Councillor Steele  
That Council approve the purchase of the  
property located at 18271 – 73 Avenue (PID No. 010-463-046), for parkland purposes, as  
illustrated on the attached Appendix I to Corporate Report R237.  
RES.R15-2379 Carried

**Item No. R238** Wireless Services and Devices Agreement  
File: 1355-100

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

It was  
Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve a 2 year agreement  
with Bell Mobility for the supply and implementation of wireless services and devices at an  
estimated total amount of \$863,000 excluding taxes.  
RES.R15-2380 Carried

**Item No. R239** West Village Park – Preferred Concept Plan  
File: 6140-20/W

The General Manager, Parks, Recreation and Culture submitted a report to provide  
information regarding the planning and design process for West Village Park and District  
Energy Centre, and to recommend the approval of the Concept Plan for the park.

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

It was  
Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:  
1. Receive Corporate Report R239 as information; and  
2. Approve the Concept Plan for West Village Park (working name) attached as  
Appendix I to the report.  
RES.R15-2381 Carried

**Item No. R240** Award of Contract #1220-060-2015-003 for Provision of Janitorial  
and Custodial Supplies for Recreation Facilities  
File: 8000-01

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

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

1. Award Contract #1220-060-2015-003 to A&G Supply Ltd. in the amount of \$840,000 including GST, for the provision of janitorial and custodial supplies for recreation facilities; and
2. Set the expenditure authorization limit for Contract #1220-060-2015-003 at \$924,000 including contingency and GST.

RES.R15-2382

Carried

**Item No. R241** Award of Contract No. 1220-040-2015-100 – Tree Pruning  
 File: 0350-01

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

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

1. Award Contract No. 1220-040-2015-100 to BC Plant Health Care Inc. in the amount of \$1,240,200.00 including GST for the pruning of street trees and park trees;
2. Set the expenditure authorization limit for Contract No. 1220-040-2015-100 at \$1,364,150.00 including contingency and GST; and
3. Authorize the General Manager, Parks, Recreation and Culture to execute a one year Contract and execute up to four one-year extensions in favour of the City, subject to satisfactory performance by BC Plant Health Care Inc.

RES.R15-2383

Carried

**Item No. R242** Surrey School District Eligible School Site Proposal –  
 2015 – 2019 Capital Plan  
 File: 0510-01

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

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

1. Receive Corporate Report R242 as information;
2. Endorse, in principle, the Surrey School District's Eligible School Site Proposal 2015 – 2019 Capital Plan, attached as Appendix I to the report;

3. Request that the Mayor forward a letter to the Ministry of Education requesting that the Ministry collaborate with the City to undertake a review of School Site Acquisition Charges and the delivery of new school sites in Surrey; and
4. Instruct the City Clerk to forward a copy of the report and related Council resolution to the Surrey School District.

RES.R15-2384

Carried

**Item No. R243** East Fraser Heights Local Area Plan – Stage 1 Land Use Concept  
File: 6520-20 (East Fraser Heights LAP)

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

- provide a synopsis of the results of public open houses, environmental study, and public consultation regarding the development of a preferred Stage I Land Use Concept for the East Fraser Heights Area, to be named the "Abbey Ridge LAP";
- provide an overview of and seek Council's approval of the final Stage 1 Land Use Concept component of the LAP, which will form the basis for more detailed planning related to the Stage 2 component of the LAP, including resolution of outstanding engineering and servicing issues;
- provide an overview of the proposed land uses, densities and population estimates related to the Land Use Concept, as well as estimates of community amenity contributions related to the implementation of the Stage 1 Land Use Concept, to be refined through the Stage 2 component of the LAP; and
- seek authorization to proceed with the Stage 2 engineering and servicing study and development of the financing components of the LAP.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive Corporate Report R243 as information;
2. Approve the Stage 1 Land Use Concept for the East Fraser Heights Local Area Plan ("LAP"), as described in the report and shown in Appendix I (to be named the "Abbey Ridge" LAP);
3. Authorize staff to proceed with all necessary actions associated with the preparation of the Stage 2 component of the Abbey Ridge LAP as generally described in the report;



4. Authorize staff to receive and process development applications for properties within the Abbey Ridge LAP on the basis of the Stage 1 Land Use Concept, as illustrated in Appendix I, provided that any such application not proceed to final approval until the Stage 2 component of the LAP is completed and approved by Council; and
5. Authorize staff to forward a copy of the report and the related Council resolutions to the Fraser Heights Community Association.

RES.R15-2385

Carried

**Item No. R244**      Extension of Contract M.S. 1220-030-2012-056 for the Maintenance of Roadway Electrical Systems  
File: 3807-001/11

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Approve the extension of Contract M.S. 1220-030-2012-056 with Cobra Electric Ltd. for the maintenance of roadway electrical systems from January 1, 2016 to December 31, 2016 in the amount of \$4,447,870.52 (including applicable taxes); and
2. Set the expenditure authorization limit for Contract M.S. 1220-030-2012-056 at \$4,900,000.00 (including applicable taxes).

RES.R15-2386

Carried

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18608"  
7915-0134-00 – Viggo Svendsen  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF – 11019 – 157 Street - to subdivide into 6 single family lots.

Approved by Council: November 30, 2015

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18608" pass its third reading.

RES.R15-2387

Carried



3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18609"  
7915-0094-00 – Anthem 16518 Fraser Developments Ltd.  
c/o Athem 16518 Fraser Developments Ltd. (Brent Carlson)  
RA to RM-30 and RF - 16518 and 16530 Fraser Highway - to develop approximately  
58 townhouse units and facilitate the expansion of a Park and Linear Corridor.

Approved by Council: November 30, 2015

RES.R15-2391  
It was  
Amendment Bylaw, 2015, No. 18609" pass its third reading.  
Moved by Councillor Martin  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried

**Development Variance Permit No. 7915-0094-00**  
16518 and 16530 Fraser Highway  
To reduce setbacks.

RES.R15-2392  
It was  
No. 7915-0094-00 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.  
Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015,  
No. 18610"  
7914-0121-00 – Fleetwood Village Development Ltd.  
c/o Thomas Morton  
To authorize the redesignation of 15289 – 88 Avenue from Urban to Commercial.

Approved by Council: November 30, 2015

RES.R15-2393  
It was  
2013, No. 18020, Amendment Bylaw, 2015, No. 18610" pass its third reading.  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw,  
Carried

Council noted that there is approval for the land use; however there is concern  
regarding the access and egress.

It is important for staff to keep an open dialogue with all concerned parties operating within the area. Before Application No. 7914-0121-00 receives final adoption, the eastern edge of the property should have an acceptable access and egress and should not be disadvantaged; the drive through of the one commercial property should also be taken into consideration removing it from lane access entirely.

Staff noted that there are a number of ways that the issues raised can be addressed. Ultimately there will be a connection to Fleetwood Way and staff will have time to resolve the issues through the detailed design phase.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18611"  
RF to CD - 15289 – 88 Avenue - to permit a phased, mixed-use retail, office and multiple unit residential development.

Approved by Council: November 30, 2015

RES.R15-2394 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18611" pass its third reading.  
Carried

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18615"  
7914-0293-00 – 0939827 B.C. Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RF to RF-12 - Portion of 7955 – 140 Street - to subdivide into 7 single family lots.

Approved by Council: November 30, 2015

Before the motion was put:

RES.R15-2395 It was Moved by Councillor Villeneuve  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18615" be referred back to staff to address the tree  
retention plan.  
Defeated  
with Mayor Hepner, Councillor Gill, Martin,  
Hayne, Steele and Starchuk opposed

RES.R15-2396 It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18615" pass its third reading.  
Carried  
with Councillors Woods and Villeneuve opposed

Council expressed support for the project in terms of land use but noted too many trees are slated for removal. With respect to the Fire Department comments; opening up the site by 6 - 8 feet would facilitate servicing and emergency vehicle access. Council requested staff to work with the Applicant and third-party vendors to explore alternative servicing arrangement to achieve additional tree retention.

Staff in response noted they would work with the Applicant prior to coming back for final adoption to address the concerns raised during the Public Hearing.

**Development Variance Permit No. 7914-0293-00**

7955 - 140 Street

To vary setbacks on proposed lot 1 in order to retain trees.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7914-0293-00 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.R15-2397

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18606"  
7914-0252-00 - Batt Development Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to CD - 5466 - 184 Street - to subdivide into 4 small suburban single family lots.

Approved by Council: November 30, 2015

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18606" pass its third reading.

RES.R15-2398

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18607"  
7915-0351-00 - 0829526 B.C. Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
CD By-law No. 17619 to RF-SD - 19439 - 72 Avenue - to subdivide into 8 small lots  
for 8 semi-detached homes.

Approved by Council: November 30, 2015

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18607" pass its third reading.

RES.R15-2399

Carried

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18612"  
7915-0286-00 – Frances Pezzente  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RA to RH - 14186 – 25A Avenue - to subdivide into 4 half-acre lots.

Approved by Council: November 30, 2015

RES.R15-2400

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18612" pass its third reading.
	<u>Carried</u>
	with Councillors Hayne and Villeneuve opposed

Councillor Villeneuve clarified that she was in favour of three lots versus 4 lots.

- 9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18616"  
7915-0031-00 – Roberto Velenosi and 1024007 B.C. Ltd.  
c/o Essence Properties Inc. (Kevin Dhaliwal)  
RA to RM-30 - 2256 and 2286 – 164 Street - to develop approximately 30 townhouse  
units.

Approved by Council: November 30, 2015

RES.R15-2401

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18616" pass its third reading.
	<u>Carried</u>

**Development Variance Permit No. 7915-0031-00**

2256 and 2286 – 164 Street

To reduce setbacks in order to achieve a more urban, pedestrian streetscape.

RES.R15-2402

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That Development Variance Permit No. 7915- 0031-00 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.
	<u>Carried</u>

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18617"  
7914-0299-00 – Hugette Dore  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RH - 3186 – 144 Street – to subdivide into 2 lots.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18617" pass its third reading.

RES.R15-2403

Carried

### PERMITS - APPROVALS

11. **Development Variance Permit No. 7915-0325-00**  
7915-0325-00 – Raghudeep Sihota  
c/o Sukhwinder Sethi  
8960 – 126 Street

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

- (a) To relax Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000 to reduce the sum of one-half of the ultimate highway allowance for 126 Street and the west (side yard on flanking street) setback for the principal building from 15.6 metres (51 ft.) to 13.6 metres (45 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. 7915-0325-00 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.R15-2404

Carried

12. **Development Variance Permit No. 7915-0377-00**  
7915-0377-00 – Irene Beck  
c/o George Beck  
15951 Humberside Avenue

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

- (a) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum side yard setback on a flanking street for an accessory building is reduced from 7.5 metres (25 ft.) to 3.4 metres (11 ft.).

**Note:** One (1) piece of correspondence received in support of this Development Variance Permit No. 7915-0377-00 at the time the agenda was printed.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit No. 7915-0377-00 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.R15-2405

Carried

**PERMITS – SUPPORT**

- 13. **Temporary Use Permit No. 7915-0321-00**  
 7915-0321-00 – John Volken Foundation  
 c/o John Volken Foundation (Bil Koonar)  
 6833 King George Boulevard

To develop 2 temporary greenhouses for agricultural research purposes for a period not to exceed three years.

**Note:** One (1) piece of correspondence received in support of this Temporary Use Permit No. 7915-0321-00 at the time the agenda was printed.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit No. 7915-0321-00 be supported and that staff be authorized to bring the Permit forward for issuances and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R15-2406

Carried

**FINAL ADOPTIONS**

- 14. "Subdivision & Development Bylaw, 1986, No. 8830 Amendment Bylaw, 2015, No. 18602"  
 3900-20-18602 – Regulatory Bylaw Text Amendment  
 "Subdivision & Development By-law, 1986, No. 8830", as amended, is further amended to incorporate housekeeping amendments to reflect the proposed revisions in the updated Design Criteria Manual and Standard Construction documents such that the new standards can be implemented.

Approved by Council: November 16, 2015



Corporate Report Item No. 2015-R223

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Subdivision & Development Bylaw,  
 1986, No. 8830 Amendment Bylaw, 2015, No. 18602" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2407

Carried

15. "District Energy System Bylaw, 2012, No. 17667 Amendment Bylaw, 2015, No. 18603"  
 3900-20-18603 – Regulatory Bylaw Text Amendment  
 "District Energy System By-law, 2012, No. 17667", as amended, is further amended  
 to address minor inconsistencies and improve clarity to definitions in Section 1.2 as  
 well as set the minimum standards for treatment of water in the building  
 mechanical system in Schedule B.

Approved by Council: November 30, 2015  
 Corporate Report Item No. 2015-R229

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "District Energy System Bylaw, 2012,  
 No. 17667 Amendment Bylaw, 2015, No. 18603" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2408

Carried

16. "2016 Revenue Anticipation Bylaw, 2015, No. 18562"  
 3900-20-18562 – Council Initiative  
 Pursuant to Section 177 of the *Community Charter*, this annual bylaw permits the  
 City to incur an operating overdraft as may be necessary from time to time to  
 optimize the City's overall return on its investment portfolio.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "2016 Revenue Anticipation Bylaw, 2015,  
 No. 18562" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
 Corporate Seal.

RES.R15-2409

Carried

17. "Surrey 2016 - 2020 District Energy Operating Financial Plan Bylaw, 2015,  
 No. 18566"  
 3900-20-18566 – Council Initiative  
 A bylaw to provide for the adoption of the Surrey 2016 - 2020 District Energy  
 Operating Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey 2016 - 2020 District Energy  
Operating Financial Plan Bylaw, 2015, No. 18566" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2410

Carried

18. "Surrey 2016 - 2020 Drainage Operating Financial Plan Bylaw, 2015, No. 18567"  
3900-20-18567 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Drainage Operating  
Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey 2016 - 2020 Drainage Operating  
Financial Plan Bylaw, 2015, No. 18567" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R15-2411

Carried

19. "Surrey 2016 - 2020 Parking Authority Operating Financial Plan Bylaw, 2015,  
No. 18568"  
3900-20-18568 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Parking Authority  
Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey 2016 - 2020 Parking Authority  
Operating Financial Plan Bylaw, 2015, No. 18568" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2412

Carried

20. "Surrey 2016 - 2020 Sewer Operating Financial Plan Bylaw, 2015, No. 18569"  
3900-20-18569 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2016 - 2020 Sewer Operating  
Financial Plan.

Approved by Council: November 30, 2015

Corporate Report: 2015-F027

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey 2016 - 2020 Sewer Operating  
 Financial Plan Bylaw, 2015, No. 18569" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R15-2413

Carried

21. "Surrey 2016 - 2020 Solid Waste Operating Financial Plan Bylaw, 2015, No. 18570"  
 3900-20-18570 – Council Initiative  
 A bylaw to provide for the adoption of the Surrey 2016 – 2020 Solid Waste  
 Operating Financial Plan.

Approved by Council: November 30, 2015  
 Corporate Report: 2015-F027

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey 2016 - 2020 Solid Waste  
 Operating Financial Plan Bylaw, 2015, No. 18570" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2414

Carried

22. "Surrey 2016 - 2020 Water Operating Financial Plan Bylaw, 2015, No. 18571"  
 3900-20-18571 – Council Initiative  
 A bylaw to provide for the adoption of the Surrey 2016 - 2020 Water Operating  
 Financial Plan.

Approved by Council: November 30, 2015  
 Corporate Report: 2015-F027

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey 2016 - 2020 Water Operating  
 Financial Plan Bylaw, 2015, No. 18571" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R15-2415

Carried

23. "Surrey Drainage Parcel Tax Bylaw, 2001, No. 14593, Amendment Bylaw, 2015,  
 No. 18573"  
 3900-20-18573 – Regulatory Text Amendment  
 "Surrey Drainage Parcel Tax By-law, 2001, No. 14593" as amended is further  
 amended by replacing Schedule A to reflect the 2016 utility rates as approved in  
 the 2015 – 2019 Financial Plan.

Approved by Council: November 30, 2015

Corporate Report: 2015-F027

RES.R15-2416	<p>It was</p> <p>2001, No. 14593, Amendment Bylaw, 2015, No. 18573" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Steele          That "Surrey Drainage Parcel Tax Bylaw,          2001, No. 14593, Amendment Bylaw, 2015, No. 18573" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p>
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24. "District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2015, No. 18574"  
 3900-20-18574 – Regulatory Text Amendment  
 "District Energy System By-law, 2012, No. 17667", as amended, is further amended by replacing Schedule C to reflect the 2016 utility rates as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015  
 Corporate Report: 2015-F027

RES.R15-2417	<p>It was</p> <p>No. 17667, Amendment Bylaw, 2015, No. 18574" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Steele          That "District Energy System By-law, 2012,          No. 17667, Amendment Bylaw, 2015, No. 18574" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p>
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25. "Surrey Sanitary Sewer Regulation and Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575"  
 3900-20-18575 – Regulatory Text Amendment  
 "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611" as amended, is further amended by replacing Schedule C to reflect the 2016 utility rates as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015  
 Corporate Report: 2015-F027

RES.R15-2418	<p>It was</p> <p>Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Steele          That "Surrey Sanitary Sewer Regulation and          Charges Bylaw, 2008, No. 16611, Amendment Bylaw, 2015, No. 18575" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p>
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26. "Surrey Waterworks Regulation and Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2015, No. 18576"  
3900-20-18576 – Regulatory Text Amendment  
"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337" as amended is further amended in Schedules B, C and D-1 to reflect the 2016 utility rates as approved in the 2015 – 2019 Financial Plan.

Approved by Council: November 30, 2015  
Corporate Report: 2015-F027

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Waterworks Regulation and Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2015, No. 18576" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2419

Carried

27. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2015, No. 18579"  
3900-20-18579 – Regulatory Text Amendment  
"Surrey Building Bylaw, 2012, No. 17850" is amended by replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan along with minor housekeeping amendments in Sections 59 to 62 and 74.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2015, No. 18579" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2420

Carried

28. "Business License Bylaw, 1999, No. 13680, Amendment Bylaw, 2015, No. 18580"  
3900-20-18580 – Regulatory Text Amendment  
"Business License By-law, 1999, No. 13680" as amended is further amended by replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Business License Bylaw, 1999, No. 13680, Amendment Bylaw, 2015, No. 18580" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2421

Carried

29. "Controlled Substance Property Bylaw, 2006, No. 15820, Amendment Bylaw, 2015, No. 18581"  
3900-20-18581 – Regulatory Text Amendment  
"Controlled Substance Property By-law, 2006, No. 15820" as amended, is further amended by replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Controlled Substance Property Bylaw, 2006, No. 15820, Amendment Bylaw, 2015, No. 18581" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2422

Carried

30. "Surrey Dog Responsibility Bylaw, 1999, No. 13880, Amendment Bylaw, 2015, No. 18582"  
3900-20-18582 – Regulatory Text Amendment  
"Surrey Dog Responsibility By-law, 1999, No. 13880" as amended, is further amended in Sections 8, 28, 29, 34 and 38 to incorporate 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Dog Responsibility Bylaw, 1999, No. 13880, Amendment Bylaw, 2015, No. 18582" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2423

Carried

31. "Surrey Electrical Safety Bylaw, 2004, No. 15596, Amendment Bylaw, 2015, No. 18583"  
3900-20-18583 – Regulatory Text Amendment  
"Surrey Electrical Safety By-law, 2004, No. 15596" as amended, is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Electrical Safety Bylaw, 2004, No. 15596, Amendment Bylaw, 2015, No. 18583" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2424

Carried

32. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2015, No. 18584"  
3900-20-18584 – Regulatory Text Amendment  
"Surrey Fee-Setting By-law, 2001, No. 14577" as amended is further amended in Schedules A, B, C, D and I to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Fee-Setting Bylaw, 2001,  
No. 14577, Amendment Bylaw, 2015, No. 18584" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2425

Carried

33. "Surrey Fire Service Bylaw, 1990, No. 10771, Amendment Bylaw, 2015, No. 18585"  
3900-20-18585 – Regulatory Text Amendment  
"Surrey Fire Service By-law, 1990, No. 10771" as amended, is further amended in Sections 30, 34, and 36 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Fire Service Bylaw, 1990,  
No. 10771, Amendment Bylaw, 2015, No. 18585" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2426

Carried

34. "Highway and Traffic Bylaw, 1997, No. 13007, Amendment Bylaw, 2015, No. 18586"  
3900-20-18586 – Regulatory Text Amendment  
"Highway and Traffic By-law, 1997, No. 13007" as amended is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Highway and Traffic Bylaw, 1997,  
No. 13007, Amendment Bylaw, 2015, No. 18586" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2427

Carried

35. "Surrey Land Use and Development Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2015, No. 18587"  
3900-20-18587 – Regulatory Text Amendment  
"Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631" as amended is further amended by replacing Schedules 1, 2, 3, 4, 6, 7 and 9 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use and Development Applications Fees Imposition Bylaw, 1993, No. 11631, Amendment Bylaw, 2015, No. 18587" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2428

Carried

36. "Surrey Plumbing Bylaw, 1981, No. 6569, Amendment Bylaw, 2015, No. 18588"  
3900-20-18588 – Regulatory Text Amendment  
"Surrey Plumbing By-law, 1981, No. 6569" as amended is further amended in Sections 9 and 10 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Plumbing Bylaw, 1981, No. 6569, Amendment Bylaw, 2015, No. 18588" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2429

Carried

37. "Surrey Security and Fire Alarm Bylaw, 1997, No. 13168, Amendment Bylaw, 2015, No. 18589"  
3900-20-18589 – Regulatory Text Amendment  
"Surrey Security and Fire Alarm By-law, 1997, No. 13168" as amended is further amended in Section 6 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Security and Fire Alarm Bylaw, 1997, No. 13168, Amendment Bylaw, 2015, No. 18589" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2430

Carried



- 38. "Surrey Sign Bylaw, 1999, No. 13656, Amendment Bylaw, 2015, No. 18590"  
3900-20-18590 – Regulatory Text Amendment  
"Surrey Sign By-law, 1999, No. 13656" as amended is further amended in Section 13, 23 and 27 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Sign Bylaw, 1999, No. 13656, Amendment Bylaw, 2015, No. 18590" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2431

Carried

- 39. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591"  
3900-20-18591 – Regulatory Text Amendment  
"Surrey Subdivision and Development By-law, 1986, No. 8830" as amended is further amended by replacing Schedule B to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18591" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2432

Carried

- 40. "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2015, No. 18592"  
3900-20-18592 – Regulatory Text Amendment  
"Surrey Tree Protection By-law, 2006, No. 16100" as amended is further amended in Sections 36, 37, 38, 39, and 40 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2015, No. 18592" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2433

Carried

41. "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2015, No. 18593"  
3900-20-18593 – Regulatory Text Amendment  
"City of Surrey Vehicle for Hire By-law, 1999, No. 13610" as amended is further amended by replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2015, No. 18593" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2434

Carried

42. "Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2015, No. 18594"  
3900-20-18594 – Regulatory Text Amendment  
"Surrey Fireworks Regulation By-law, 1974, No. 4200" as amended, is further amended in Section 6 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2015, No. 18594" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2435

Carried

43. "Abandoned Properties Bylaw, 2007, No. 16394, Amendment Bylaw, 2015, No. 18595"  
3900-20-18595 – Regulatory Text Amendment  
"Abandoned Properties By-law, 2007, No. 16394" is amended by replacing Schedule A to incorporate a 3.9% overall fee increase as approved in the 2015 – 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Abandoned Properties Bylaw, 2007, No. 16394, Amendment Bylaw, 2015, No. 18595" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2436

Carried



47. "Surrey Animal Compensation Bylaw, 1982, No. 7065, Amendment Bylaw, 2015, No. 18599"  
3900-20-18599 – Regulatory Text Amendment  
"Surrey Animal Compensation By-law, 1982, No. 7065" as amended, is further amended by replacing Section 4 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Animal Compensation Bylaw, 1982, No. 7065, Amendment Bylaw, 2015, No. 18599" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2440

Carried

48. "Surrey Pound Bylaw, 1958, No. 1669, Amendment Bylaw, 2015, No. 18600"  
3900-20-18600 – Regulatory Text Amendment  
"Surrey Pound By-law, 1958, No. 1669" as amended, is further amended by amending Sections 5 and 6 to incorporate a 3.9% overall fee increase as approved in the 2015 - 2019 Financial Plan.

Approved by Council: November 30, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Pound Bylaw, 1958, No. 1669, Amendment Bylaw, 2015, No. 18600" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2441

Carried

## INTRODUCTIONS

49. "Development Works Agreement – Orchard Grove Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18441"  
3900-20-18441 - Council Initiative  
A bylaw to enter into a Development Works Agreement to a maximum value of \$2,023,425.60 in order to reimburse the front-ending Developer for a portion of the costs incurred to construct a portion of a community detention pond and trunk storm mains for the Orchard Grove Neighbourhood Concept Plan and a portion of the Grandview Heights General Land Use Plan.

Approved by Council: December 16, 2013  
Corporate Report Item No. 2013-R244

RES.R15-2442 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement – Orchard Grove Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18441" pass its first reading.  
Carried

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

RES.R15-2443 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement – Orchard Grove Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18441" pass its second reading.  
Carried

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

RES.R15-2444 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement – Orchard Grove Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18441" pass its third reading.  
Carried

- 50. "Development Works Agreement – North Grandview Heights Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18442"  
 3900-20-18442 - Council Initiative  
 A bylaw to enter into a Development Works Agreement to a maximum value of \$454,566.16 in order to reimburse the front-ending Developer for a portion of the costs incurred to construct a community detention pond for a portion of the Grandview Heights neighbourhood and a portion of the North Grandview Heights Neighbourhood Concept Plan.

Approved by Council: December 16, 2013  
 Corporate Report Item No. 2013-R244

RES.R15-2445 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement – North Grandview Heights Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18442" pass its first reading.  
Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement –  
 North Grandview Heights Neighbourhood Concept Plan and a Portion of the  
 Grandview Heights General Land Use Plan Bylaw, 2015, No. 18442" pass its second  
 reading.

RES.R15-2446 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Development Works Agreement –  
 North Grandview Heights Neighbourhood Concept Plan and a Portion of the  
 Grandview Heights General Land Use Plan Bylaw, 2015, No. 18442" pass its third  
 reading.

RES.R15-2447 Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Michael Gibbs, President and Jim Foulkes, Director  
 Surrey Historical Society**  
 File: 6800-20; 0550-20-10

Requesting to appear as a delegation to present on the history and current  
 status of the Old Anniedale School.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That Michael Gibbs, President and Jim  
 Foulkes, Director Surrey Historical Society be heard as a delegation at  
 Council-in-Committee.

RES.R15-2448 Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the Council recommendation to have  
 Michael Gibbs, President and Jim Foulkes, Director Surrey Historical  
 Society be heard as a delegation at Council-in-Committee meeting be  
 rescinded.

RES.R15-2449 Carried

RES.R15-2450

It was Moved by Councillor Villeneuve  
Seconded by Councillor Woods  
That Michael Gibbs, President and Jim  
Foulkes, Director Surrey Historical Society be heard as a delegation at the  
Surrey Heritage Advisory Commission (SHAC).  
Carried

- (b) **Goran Oljaca, Director, Engineering & Construction Division, Water Services Department  
Metro Vancouver (GVWD)**  
File: 0455-01; 0550-20-10

Requesting to appear as a delegation to present on proposed construction of Clayton Reservoir Phase 1 located at 72 Avenue and 190 Street to replace the existing Clayton Tank.

RES.R15-2451

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Goran Oljaca, Director, Engineering &  
Construction Division, Water Services Department Metro Vancouver be  
heard as a delegation at Council-in-Committee.  
Carried

2. **2016 Council Meeting Schedule**  
File: 0550-20-01

Council is requested to approve an amendment to the 2016 Council Meeting Schedule in order to facilitate the City hosting the "Welcome Reception" for the Creative City Network of Canada Summit. The amended schedule removes the originally scheduled meeting date (October 17) and replaces it with a Regular Council meeting on Monday, October 24, 2016.

RES.R15-2452

It was Moved by Councillor Hayne  
Seconded by Councillor Martin  
That the 2016 Council Meeting Schedule be  
amended by removing the October 17, 2016 meeting date and adding October 24,  
2016 to the Regular Council meeting schedule.  
Carried

**3. Conferences/Conventions/Meetings****(a) Lower Mainland Local Government Association – 2016 Conference (LMLGA)**

File: 0390-20

It was Moved by Councillor Hayne  
Seconded by Councillor Steele  
That that all members of Council be  
authorized to attend the 2016 Lower Mainland Local Government  
Association Conference, and that expenses be paid in accordance with  
Council Policy.

RES.R15-2453

Carried**(b) Federation of Canadian Municipalities (FCM)**

File: 0250-03

It was Moved by Councillor Hayne  
Seconded by Councillor Martin  
That all members of Council be authorized  
to attend the 2016 Federation of Canadian Municipalities (FCM) Annual  
Conference, and that expenses be paid in accordance with Council policy.

RES.R15-2454

Carried**(c) Union of British Columbia Municipalities (UBCM)**

File: 0250-07

It was Moved by Councillor Hayne  
Seconded by Councillor Steele  
That all members of Council be authorized  
to attend the 2016 Union of British Columbia Municipalities (UBCM)  
Annual Conference, and that expenses be paid in accordance with Council  
Policy.

RES.R15-2455

Carried**(d) FCM and UBCM Committee Related Business Expenses**

File: 0250-20

It was Moved by Councillor Hayne  
Seconded by Councillor Steele  
That that all members of Council be  
authorized to be reimbursed for 2016 FCM and UBCM associated travel and  
business expenses in accordance with Council Policy.

RES.R15-2456

Carried**J. NOTICE OF MOTION**



**K. OTHER BUSINESS****1. ITEMS REFERRED BACK**

- (a) "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18556"  
7915-0159-00 – Irene Schimkat  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RA to RF - Portion of 16240 – 110 Avenue - to subdivide into 6 single family  
lots, parkland and one remainder lot.

Approved by Council: November 16, 2015

- \* At the November 30, 2015 Regular Council – Public Hearing, Council deferred third reading of Bylaw No. 18556 and requested that Staff provide feedback regarding issues raised during the Public Hearing. In response, Additional Planning Comments (see report dated December 14, 2015 in back-up) have been provided. The Planning and Development Department are recommending that Council consider granting third reading to Bylaw No. 18556.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18556" pass its third reading.  
Carried

RES.R15-2457

Staff provided an overview of the Additional Planning Comments and clarified that the path to the south would be a contiguous linkage to the rest of the neighbourhood and promotes tree retention.

There have been concerns expressed by residents regarding the existing walkways in the area and public nuisance. There is a walkway that has been closed as it is in close proximity to a private residence, there will be a three metre corridor with a wider path to have minimal impact on trees and as far away from residents as possible.

If there are concerns with nuisance activities on the walkways Community Safety, RCMP and the Bylaw Department would be engaged; parks in Surrey are closed from dusk till dawn as such there are bylaws that can be enforced if there are infractions.

With respect to public consultation, there would be opportunities to meet the neighbours one-on-one so they can see the proposed line for the path. With respect to the question regarding the parks provision, that would be dealt with in the Planning Report for Fraser Heights; there are a number of amenities located within the core and there are larger regional parks that provide amenities that meet the parks provision guidelines.

In response to a question from Council regarding tree removal, staff noted there is only one tree slated for removal. Throughout the rest of the park, mature trees will be retained and there would be no other path way into J. R. Douglas Park.

Staff will be contacting the neighbours who signed the petition to discuss the details of the design; if the lands are conveyed as park, staff would meet with neighbours to provide additional detail on the location, size and tree retention plan.

2. **Surrey Libraries Read to Baby Program**

File: 1770-01

**Note:** In granting this request, Mayor and Council will be matching the Surrey Fire Fighters' Charitable Society's donation.

The Surrey Libraries "Read to Baby Program" is an innovative literacy program designed to encourage parents to make reading a priority for their children.

Council is requested to pass a resolution authorizing \$2,500 from the Council Initiatives Fund in support of the Surrey Libraries "Read to Baby Program".


<p>RES.R15-2458</p>	<p>It was</p> <p>Council Initiatives Fund in support of the Surrey Libraries "Read to Baby Program".</p>	<p>Moved by Councillor Gill          Seconded by Councillor Steele          That Council authorize \$2,500 from the          Council Initiatives Fund in support of the Surrey Libraries "Read to Baby Program".  <u>Carried</u></p>
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L. **ADJOURNMENT**

<p>RES.R15-2459</p>	<p>It was</p> <p>Public Hearing meeting be adjourned.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Hayne          That the December 14, 2015 Regular Council -  <u>Carried</u></p>
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The Regular Council - Public Hearing meeting adjourned at 11:03 p.m.

Certified correct:

  
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 Jane Sullivan, City Clerk

  
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 Mayor Linda Hepner