

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

Recognition of Service Program for Elected Officials

File: 0530-01

Before the start of the meeting the City Manager introduced an award program designed to recognize elected officials for long term service and noted that Mayor Hepner would be the first recipient.

As part of the award presentation, Donna Jones, Manager, Economic Development acknowledged Mayor Hepner's 30 years of combined service as both a City Employee and elected official by reading a tribute letter from former City Manager, Mike Jones, which touched on Mayor Hepner's career in public service.

As a token of thanks, the City Manager, together with Council presented Mayor Hepner with a framed copy of the tribute letter along with a commemorative pin.

A. ADOPTION OF MINUTES**1. Special (Regular) Council - December 14, 2015**

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Special (Regular)

Council meeting held on December 14, 2015, be adopted.

RES.R16-29

Carried

2. Council-in-Committee - December 14, 2015

RES.R16-30 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the
Council-in-Committee meeting held on December 14, 2015, be received.
Carried

3. Regular Council - Land Use - December 14, 2015

RES.R16-31 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council -
Land Use meeting held on December 14, 2015, be adopted.
Carried

4. Regular Council - Public Hearing - December 14, 2015

RES.R16-32 It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council -
Public Hearing meeting held on December 14, 2015, be adopted.
Carried

Before the start of the Public Hearing portion of the meeting Mayor Hepner requested that the agenda be varied to review Corporate Report Ro10.

RES.R16-33 It was Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That the agenda be varied to review
Corporate Report Ro10 before the start of the Public Hearing Portion of the Meeting.
Carried

The agenda was varied

G. CORPORATE REPORTS

Item No. Ro10 Declaration – Right to a Healthy Environment
File: 0512-02

The General Manager, Planning and Development; General Manager, Engineering and the City Solicitor submitted a report to provide Council with background on, and a recommendation to support a Declaration regarding the Right to a Healthy Environment. This Report follows a presentation made to Council in July 2015 by the Surrey Blue Dot group.

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

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

1. Receive Corporate Report Ro10 as information; and
2. Approve the Declaration, "Right to a Healthy Environment", as outlined in the Report;
3. Forward Corporate Report Ro10 to the Environmental Sustainability Advisory Committee, for their information.

RES.R16-34 Carried

Mayor Hepner noted that the "Blue Dot" declaration contained in Corporate Report Ro10 is part of a larger grassroots effort being organized across Canada around the right of citizens to a healthy environment.

Council thanked the Manager of Sustainability and her team for their work on the City of Surrey Biodiversity Strategy and noted that the goals outlined in Corporate Report Ro10 closely align with Metro Vancouver's requirements.

Council requested that the report be circulated through various Advisory Committees to assist in adding more detail, recommend goals that could be set for the City to achieve, such as promoting safe and local foods.

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning Amendment Bylaw No. 18444**
Application: 7914-0253-00

CIVIC ADDRESS: Portions of 15687, 15715 and 15735 Mountain View Drive

APPLICANT: Woodbridge Developments (Mountain View) Ltd.
c/o Woodbridge Properties Ltd. (Munny Berar)

PURPOSE: The applicant is seeking to amend Bylaw No. 18444 in order to offer different types of units in the townhouse development by increasing the number of units from 34 to 37 townhouse units.

Note: This Bylaw received 3rd reading on May 11, 2015 and due to the proposed increase in density a new Public Hearing is required.

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.

2. Surrey Zoning Amendment Bylaw No. 18626
Application: 7915-0102-00

CIVIC ADDRESS: 2810 and 2840 – 144 Street

APPLICANT: Tara Development Ltd.
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Half-Acre Residential. The applicant is proposing to subdivide the site into 4 single family lots.

In addition, a development variance permit is being sought to reduce the minimum lot width and side yard setback on proposed lot 4.

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 impact on the water table relative to freezing and drainage.

Staff noted that road work and a lot of grading will occur and through the detailed design process there would be an analysis for the subject property. With respect to the neighbouring property staff will speak with the Planning Department in this regard.

3. Surrey Zoning Amendment Bylaw No. 18627
Application: 7915-0143-00

CIVIC ADDRESS: 2075 – 168 Street

APPLICANT: Yueh-Hua Ko
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (12). The applicant is proposing to subdivide the property into 14 single family lots.

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

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

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-------------|-----|---------|---------|
| J. Thiessen | | X | |

- 4. **Surrey Zoning Amendment Bylaw No. 18632**
Surrey Zoning Amendment Bylaw No. 18633
Application: 7915-0242-00

CIVIC ADDRESS: 16435 and 16467 – 24 Avenue

APPLICANT: Qualico Developments (Vancouver) Inc.
 c/o Streetside Developments (BC) Ltd. (Marc MacCaull)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 23 and Comprehensive Development. The applicant is proposing to develop 30 rowhouses on the site.

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

M. MacCaull (Applicant): In response to a question from Council the delegation confirmed that there is not a building located at 16435 - 24 Avenue that is currently slated for demolition.

- 5. **Surrey Zoning Amendment Bylaw No. 18634**
Application: 7915-0381-00

CIVIC ADDRESS: 2501, 2535, 2555 and 2575 – 168 Street (2557 – 168 Street)

APPLICANT: Shigui Deng, Tingsu Liu, Yin Wen and Zhi Liu
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential, Single Family Residential (10) and Half-Acre Residential. The applicant is proposing to subdivide into 19 single family lots.

In addition, a development variance permit is being sought to reduce the minimum south side yard setback for proposed lot 1 in order to allow the new single family dwelling to be sited further south on the property which will allow for the retention of 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.

**6. Surrey Official Community Plan Amendment Bylaw No. 18628
Surrey Zoning Amendment Bylaw No. 18629
Application: 7915-0264-00**

CIVIC ADDRESS: 14274 – 108 Avenue

APPLICANT: Kirpal and Gurdeep Bassi
c/o WG Architecture Inc. (Wojciech Grzybowicz)

PURPOSE: The applicant is seeking to redesignate the property from Urban to Multiple Residential and rezone from Single Family Residential to Multiple Residential 30. The applicant is proposing to develop 12 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks in order to improve the proposed townhouse development layout.

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.

**7. Surrey Zoning Amendment Bylaw No. 18623
Application: 7911-0097-00**

CIVIC ADDRESS: 10555 – 160 Street

APPLICANT: Dhama and Manjeet Sahota
c/o H.Y. Engineering Ltd. (Lori Joyce)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (12). The applicant is proposing to subdivide with a portion of an adjoining lot (10535 – 159B Street) into 6 small single family lots and 1 lot for riparian protection purposes.

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

E. MacIntosh, 111 Avenue & 156A Street (on behalf of Fraser Heights Association):

The delegation expressed the following concerns: 1) the Fraser Heights Community association did not receive the Public Notification; 2) the RF-12 designation is not in keeping with the neighbourhood context; 3) potential for increased on-street parking; 4) proposed tree removal plan; 5) size and location of proposed replacement trees, and that; 6) the access and egress for the site should not be located on 160 Street and that 159B Street would be preferable.

Council requested clarification regarding the development to the South East (Ruby Hill). Staff clarified that RF-12 is approved to the South and West of the subject site and that there will be no connection to 160 Street.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-----------|-----|---------|---------|
| M. Lidder | | X | |

8. Surrey Zoning Amendment Bylaw No. 18631
Application: 7915-0223-00

CIVIC ADDRESS: 10160 – 149 Street, 14970 and 14975 – 101A Avenue

APPLICANT: Mosaic Guildford Holdings Ltd. and Mosaic Guildford North Holdings Ltd.
 c/o Mosaic Guildford North Holdings Ltd. (Stephanie Bird)

PURPOSE: The applicant is seeking to rezone the site from Comprehensive Development By-law No. 11805 to Comprehensive Development. The applicant is proposing to develop 203 apartment units (in two, 4-storey apartment buildings) and 24 townhouse units.

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. Guiel | X | | |
| S. Cummings | X | | |
| Concerned Citizen | | X | |

9. Surrey Zoning Amendment Bylaw No. 18624
Application: 7915-0125-00

CIVIC ADDRESS: 15747 and 15791 – 84 Avenue

APPLICANT: Penmat Mana JV Ltd.
 c/o Focus Architecture Inc. (Colin Hogan)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Multiple Residential 15. The applicant is proposing to develop approximately 30 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks along all property lines in order to achieve a more pedestrian-friendly streetscape and be consistent with other townhouse developments in the Fleetwood Town Centre area.

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

D. MacInnes, 185 Street & 86 Avenue: The delegation expressed the following concerns: 1) access to the development is via Venture Way, would like it changed back to the original plan with access off 157A Street; 2) negative impact on local traffic; and 3) that there is no stop sign located at 85 Avenue and the mall entrance.

B. Rogers, 146A Street & 84 Avenue: The delegation expressed the following concerns: 1) road access on 157A will cause increased congestion; 2) the proposed project has 7 proposed variances attached to the development; 3) the setbacks requested are greatly reduced from the agreed upon plan; 4) the amenity building is insufficient; and 5) the tree removal plan is aggressive; the compromise of placing funds in the green plan not equitable.

Concerned Resident: The delegation noted he was pleased with the communication he received associated with the development but expressed the following concerns: 1) street-lighting on 157A Street should be installed; 2) the widening of 157A Street should also include traffic calming at the blind corner; and 3) the fencing forms on the plan should be more clearly defined as to where each type of fencing is to be placed.

In response to a question from Council regarding fencing, staff clarified that typically lower more transparent fencing is used on street edges and privacy fences would be used along residential areas.

Concerned Resident: The delegation expressed the following concerns: 1) proposed location of the egress road; and 2) the seven variances requested.

Staff clarified that the access and egress are located on Venture Way.

Concerned Resident (Emerald Estates): The delegation noted he was happy with the public information sessions that were held and how the developer and architects successfully addressed the overall density. The delegation expressed the following concerns: 1) traffic through the neighbourhood; 2) speeding; 3) lack of street lighting; and 4) potential for increased theft.

Concerned Resident (Emerald Estates): The delegation expressed the following concerns: 1) type of fencing proposed to be used along 157A Avenue; do not want any access to encourage parking on single family residential streets; 2) potential for increased traffic and congestion; and 3) that a light should be located on Venture Way, by the mall.

Concerned Resident: The delegation expressed the following concerns:
 1) potential increased traffic due to the proposed development; 2) the location of the development entrance way; 3) any on-street parking should have restrictions; 4) traffic calming measures should be installed between the entrance and egress; and 5) the existing street cannot accommodate a high volume of traffic.

In response to a question from Council staff confirmed that the traffic signal planned for the location will be a full traffic signal.

D. McNeil (Chestnut Grove): The delegation expressed the following concerns:
 1) the proposed setback variances; 2) noise mitigation; and, 3) two play areas are designated for the complex that abuts an "adult only" complex.

R. Hart, President Fleetwood Community Association: The delegation made the following comments: 1) the proposed development is the maximum allowable for the Town Centre Plan; 2) the entrance located on Venture Way was the best configuration for the development; 3) there is an opportunity to put on-street parking on 157A; and 4) there are measures that can be taken to address the safety concerns raised by area residents.

C. Hogan (Agent for the Developer): The Agent noted a meeting was held in July with members of the community. At that time, neighbours overwhelmingly spoke about reducing the density to meet the provisions with the NCP. The neighbours spoke out regarding access and it was determined that the Venture Way access point was the best possible location. Along 157A there is a pre-existing condition of traffic cutting through, it will be widened with sidewalks and streetlights in compliance with City of Surrey Engineering Standards. There is a need for traffic calming that has been identified and if the Engineering Department is willing to do something the Applicant would be supportive. With respect to the requested variances from density, use and height, the project complies with the NCP. There is not a designated play-structure as part of the project and an older demographic is envisioned. The triangular remnant piece will be landscaped with benches added as an amenity feature at a cost to the Developer.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|------------------|-----|---------|---------|
| M. Dosanjh | | | X |
| Petition 6 Names | | | X |

**10. Surrey Zoning Amendment Bylaw No. 18625
 Application: 7913-0041-00**

CIVIC ADDRESS: 16664 – 84 Avenue

APPLICANT: Dream Castle Homes Ltd.
 c/o WSP Group (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential Gross Density and Single Family Residential. The applicant is proposing to subdivide into 6 small single family lots and open space.

In addition, a development variance permit is being sought to reduce the lot area from 1 hectare (2.5 acres) to 0.6 hectares (1.5 acres) and lot depth from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed lots 3 and 4.

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. Wooldridge | | | X |

11. Surrey Zoning Amendment Bylaw No. 18620
Application: 7915-0170-00

CIVIC ADDRESS: 6183 – 170 Street

APPLICANT: 376947 B.C. Ltd.
 c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)

PURPOSE: The applicant is seeking to rezone the portion of the property from Single Family Residential to Single Family Residential (12). The applicant is proposing to subdivide into 2 single family lots (1 Single Family Residential zoned and 1 Single Family Residential (12) zoned).

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.

12. Surrey Land Use Contract No. 404 Partial Discharge Bylaw No. 18621
Surrey Zoning Amendment Bylaw No. 18622
Application: 7915-0111-00

CIVIC ADDRESS: 18351 – 64 Avenue

APPLICANT: o825311 B.C. Ltd.
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to discharge Land Use Contract No. 404 from the property to allow the underlying Single Family Residential Zone to come into effect and rezone the property from Single Family Residential to Single Family Residential (12). The applicant is proposing to subdivide into 5 single family lots.

In addition, a development variance permit is being sought to reduce the minimum lot width for proposed lots 2 and 3 from 12 metres (40 ft.) to 11 metres (36 ft.).

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) Lot 5 of the proposed development has a basement with a suite; 2) the original owners in the cul-de-sac have a covenant prohibiting basements; and 3) potential for increased on-street parking.

Concerned Resident: The delegation expressed the following concerns: 1) Lot 5 and future Lots 6 & 7 in the cul-de-sac will be able to access servicing through the back lane; 2) existing homeowners in the cul-de-sac are not permitted to have basement suites, 3) the builder has been non-compliant in developing the proposed lot, 4) potential negative impact on residential parking, and 5) speed mitigation measures should be considered for the area.

Staff clarified that servicing through lanes has occurred for some time, water service always comes to the front. If the grades allow, servicing to the lanes is permitted.

M. Bola, President, Cloverdale Community Association: The delegation expressed the following concerns: 1) the developer changed from RF-10 to RF-12 to address neighbourhood concerns; and 2) the Cloverdale Community Association supported the project based on the requested DVP as a one-time occurrence and submitted a letter to Council reinforcing that position.

Staff clarified that for Lot 5 there are additional restrictions to lower the height and massing of the house.

M. Helle (Agent for Developer): The Agent made the following comments: 1) the Variance was requested due to the gas station placement and allowing for an additional buffer for residential, a 5 foot buffer will be planted, to do so a small relaxation is needed for the middle lots; 2) the subdivision to the west was developed out of sync, if it had waited a deeper storm sewer could have been tied into it. The result of developing out of sync was that no basements were allowed because the homes were in a shallower system; and 3) the storm-sewer will be re-laid to provide for a better discharge, the proposed development will provide additional depth for sewer and therefore allow for basements.

There was correspondence on table from:

| NAME | FOR | AGAINST | CONCERN |
|-----------------------------|-----|---------|---------|
| G. Sinkovitis | | | X |
| Petition with 20 Signatures | | | X |
| N. & G. Cook | | | X |

**13. Surrey Zoning Amendment Bylaw No. 18630
Application: 7915-0306-00**

CIVIC ADDRESS: 6479 – 192 Street

APPLICANT: Brookside Walk Holdings Ltd.
c/o Focus Architecture Inc. (Colin Hogan)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Multiple Residential 30 and One-Acre Residential. The applicant is proposing to develop approximately 5, three-storey townhouse units in 2 buildings and an open space lot.

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.

Concerned Resident: The delegation expressed the following concerns: 1) on-street parking, 2) road safety, 3) potential negative impact on wildlife, and 4) potential impact on local schools.

Concerned Resident: The delegation expressed the following concerns: 1) increased traffic, 2) speeding; 3) dead-ends, 4) drivers making U-turns, 5) reduction of greenspaces; and 6) potential wildlife displacement.

Council requested clarification regarding the riparian setback and the greenspace going east to west. Staff noted that there is no encroachment into the riparian area; the developer will be conveying additional land to expand the greenway.

C. Hogan (Agent for Applicant): The agent noted that the piece is a remnant site; it was created back when the RM-30 piece was developed and a pathway is being completed through the riparian area.

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Mayor Hepner read the following proclamations:

EATING DISORDER AWARENESS WEEK

February 1 – 7, 2016

WHEREAS eating disorders have the highest mortality rate among all psychiatric illnesses and can develop in anyone, regardless of age, ethno-racial background, socioeconomic status, gender or ability; and

WHEREAS Eating Disorder Awareness Week seeks to raise awareness of eating disorders, shed light on dangerous and pervasive myths and promote prevention; and

WHEREAS the National Eating Disorder Information Centre (NEDIC) is Canada's only national organization dedicated to helping those with eating disorder, food and weight preoccupation and related issues; and

WHEREAS the Provincial Eating Disorders Awareness Week (PEDAW) campaign launches annually in February with events and activities taking place throughout the year and is a BC Province wide effort to raise awareness around prevention and early intervention of eating disorders as well as media literacy, resiliency, building healthy body image and self-esteem; and

WHEREAS PEDAW is led by Jessie's Legacy Eating Disorders Prevention Program at Family Services of the North Shore in collaboration with Kelty Mental Health Resource Centre, Looking Glass Foundation, St. Paul's Specialized Adult Eating Disorder Program, BC Children's Hospital Eating Disorders Program, Healthy Minds, Healthy Campuses and Project True;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare February 1 - 7, 2016, as "Eating Disorder Awareness Week" in the City of Surrey.

Linda Hepner
Mayor

BC AWARE 2016: BE SECURE - BE AWARE DAYS

January 25 – February 5, 2016

WHEREAS cybercrime threatens the privacy and security of all citizens and organizations in British Columbia; and

WHEREAS cybercriminal activity amounts to a tremendous erosion of economic wealth; and

WHEREAS privacy & security issues result from the massive amounts of personally identifiable information processed each day; and

WHEREAS awareness of the risks to society must be highlighted to engage citizens and organizations and to galvanize privacy and security professionals around this cause; and

WHEREAS ISACA Vancouver, a member of ISACA, the leading international association of information security governance professionals, wishes to instil privacy and security awareness amongst all citizens and organizations in British Columbia; and

WHEREAS The City of Surrey supports the promotion of privacy and security awareness amongst its citizens and organizations, so they can protect themselves from privacy infringements, fraud and other financial crimes;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare January 25th to February 5th, 2016, as “BC AWARE 2016: Be Secure - Be Aware Days” in the City of Surrey.

Linda Hepner
Mayor

2. **2016 COMMITTEE APPOINTMENTS**

File: 0540-20

Council considered the 2016 Advisory Committee, Commission and Board appointments; the following applicants were appointed to serve as committee members:

Agriculture & Food Security Advisory Committee

Daryl Arnold
Mike Bose
Jatinder Sandhar
Stanley Van Keulen

Diversity Advisory Committee

Clementine Iweh
Sonya Marcinkowska

Environmental Sustainability Advisory Committee

Gregg James
Katja Otting
Sarbjit Sabharwal
Julian Zelazny

Parks, Recreation & Sport Tourism Committee

Cliff Annable
Chris Murphy
Rick Benson
Bonnie Burnside
Gurpreet Rai
Melanie D. Booth

Public Art Advisory Committee

Shannon Kwantes
Jude Hannah
Diane Purvey
Gerhard Vandenbosch (Alternate)
Celeste Snowber

Seniors Accessibility Advisory Committee

Marlene Drozda
Svetlana Bell
Shabina Jahan-Chaudhary
Daniela Evans
Leanne Lange
Sue McIntosh
Kay Noonan
Joyce Schmalz
Karen Weber

Social Policy Advisory Committee

Aimee Begalka (KPU Rep)
Suzanne MacKinnon
Jodi Sturge
Adrian Quiroz (Alternate)
Karanvir Thiara

Surrey Heritage Advisory Commission

David Plug
Daniela Evans
Penny Priddy

Board Of Variance

Mike Bola

Library Board

Perbeen Mann

Greg Down

Karen Reid Sidhu

William H. King

Upkar Tatlay

Susan Muraja

Aya Abdel-Dayem (Youth Representative)

Neelam Sahota

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS (continued)

The Corporate Reports, under date of January 11, 2016, were considered and dealt with as follows:

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|----------------------|--|
| Item No. Roo1 | Local Area Service, Development Cost Charge Front-Ending Agreements and Development Works Agreement for Sanitary Infrastructure Works to Support Development in the Highway 99 Corridor Local Area Plan and Sunnyside Heights Neighbourhood Concept Plan Areas File: 6520-20 (Hwy99); 6520-20 (GH2); 7815-0293-00 |
|----------------------|--|

Note: See Bylaw No. 18601 under item H.23.

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. Receive Corporate Report Roo1 as information;
2. Authorize the execution of two Development Cost Charge Front-Ending Agreements over an area in the Highway 99 Corridor Local Area Plan to an upset limit of \$2,597,561.00 and \$857,439.00 (excluding taxes), with a number of developers in relation to funding a portion of the construction of the Fergus Sanitary Pump Station and Forcemain (the "Works") as generally described in the report and in Appendices "III" and "IV" respectively;

3. Authorize the execution of two Development Cost Charge Front-Ending Agreements over an area in the Sunnyside Heights Neighbourhood Concept Plan to an upset limit of \$1,555,439.00 and \$979,561.00 (excluding taxes), with a number of developers in relation to funding a portion of the construction of the Works as generally described in the report and in Appendices "V" and "VI" respectively;
4. Authorize the execution of a Development Works Agreement over an area in the Highway 99 Corridor and the Sunnyside Heights NCP to an upset limit of \$2,275,945.09 (excluding taxes), with a number of developers in relation to funding a portion of the construction of the Works as generally described in the report and in Schedule "1" of Appendix "VII";
5. Authorize the City Clerk to bring forward "Development Works Agreement – Sunnyside Heights (Grandview Heights Area #2) and the Highway 99 Corridor Local Area Plan Bylaw, 2016, No. 18619", for the required readings;
6. Subject to the authorization of the four Development Cost Charge Front-Ending Agreements and the Development Works Agreement above, approve the establishment of a Local Area Service in relation to funding a portion of the construction of the Works generally described in the report and as illustrated on the map attached as Appendix "II" to Corporate Report R001, to an upset limit of \$2,860,000.00 (including taxes), where final costs will be fully recovered by a local service tax that will be apportioned to and levied on the benefitting parcels in accordance with "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601"; and,
7. Authorize the City Clerk to bring forward "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601" for the required readings.

RES.R16-35

Carried

Item No. R002 Amendments to Surrey Train Whistle Cessation By-law, 2012,
No. 17535
File: 1711-007

Note: See Bylaw No. 18618 under item H.24.

The General Manager, Engineering submitted a report to obtain Council approval to amend the "Surrey Train Whistle Cessation By-law, 2012, No. 17535" to bring it up to date with recent changes in Transport Canada standards.

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

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

1. Approve amendments to the "Surrey Train Whistle Cessation By-law, 2012, No. 17535" as documented in Appendix "I" to Corporate Report Roo2; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw for the required readings.

RES.R16-36 Carried

In response to a question from Council, staff clarified that the amendment outlined in Corporate Report Roo2 is a house-keeping amendment that will facilitate the process of cessation.

Mayor Hepner announced that Councillor Hayne is on the Provincial Committee for Transportation issues.

Item No. Roo3 Amendments to Subdivision and Development By-law No. 8830 – Surrey Road Classification Map (R-91) and Surrey Major Road Allowance Map
File: 3900-20 (8830)

Note: See Bylaw No. 18636 under item H.25.

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 amendments to Schedule 'D', "Surrey Road Classification Map (R-91)", and Schedule 'K', "Surrey Major Road Allowance Map", in the "Surrey Subdivision and Development By-law, 1986, No. 8830" all as documented in Appendix "I" to Corporate Report Roo3; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw for the required readings.

RES.R16-37 Carried

Item No. Roo4 Award of Contract M.S. 4815-004-11: Panorama and Hall's Prairie Drainage Pump Station Upgrades
File: 4815-004/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 4815-004-11. Tenders were received as follows:

| Contractor | Tendered Amount with GST | Corrected Amount |
|--|---------------------------------|-------------------------|
| 1. GCL Contracting & Engineering Inc. | \$4,277,700.00 | No Change |
| 2. Westport Construction Group Inc. | \$4,484,550.00 | No Change |
| 3. Merletti Construction (1999) Ltd. | \$4,569,600.00 | No Change |
| 4. Trittech Group Ltd. | \$4,901,687.70 | No Change |
| 5. Deramore Construction Services Ltd. | \$4,630,500.00 | \$5,031,180.00 |
| 6. B & B Heavy Civil Construction Ltd. | \$5,296,921.35 | No Change |
| 7. B. Cusano Contracting (2007) Inc. | \$5,772,900.00 | 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 Steele
That Council:

1. Award Contract M.S. 4815-004-11 to GCL Contracting & Engineering Inc. in the amount of \$4,277,700.00, including GST, for the Panorama and Hall's Prairie Drainage Pump Station Upgrades; and
2. Authorize the General Manager, Engineering the authority to execute Contract M.S. 4815-004-11 to an expenditure authorization limit of \$4,700,000.00, including GST and contingency.

RES.R16-38 Carried

Item No. Ro05 Roads and Traffic Safety Levy
File: 5400-28

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to highlight the importance of the Roads and Traffic Safety Levy to the Transportation program and some key investments and advancements made with this dedicated road funding.

The General Manager, Engineering and the General Manager, Finance and Technology were recommending that the report be received for information.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Corporate Report Ro05 be received for
information.

RES.R16-39 Carried

Mayor Hepner noted that the levy has contributed to repaving over 544 kilometres of road.

Item No. Roo6 Acquisition of Property at 7271 – 191 Street
File: 0870-20/519B

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 Martin
That Council approve the purchase of the property at 7271 - 191 Street (PID No.003-034-798), for parkland purposes, as illustrated on the attached Appendix "I" to Corporate Report Roo6.

RES.R16-40 Carried

Council clarified that this property is 1.2 acres in West Clayton and will connect to Hazelgrove Park.

Item No. Roo7 Late Grant Application – HOPE Symposium
File: 1850-20

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 Steele
That Council approve a grant of \$1,500 to the HOPE Project of the Muslim Food Bank and ASPIRE Community Services in support of their 2nd Annual HOPE Symposium on Mental Health and Addiction in the Muslim Community, to be held on March 19, 2016 at SFU Surrey.

RES.R16-41 Carried

Item No. Roo8 Renewal of Tree Risk Abatement Services
Contract 1220-040-2013-069
File: 6300-01

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. Extend Contract No. 1220-040-2013-069 with BC Plant Health Care Inc. through 2016 for the provision of tree risk abatement services in the amount of \$720,000.00 including GST; and
2. Authorize the General Manager, Parks, Recreation and Culture to execute the one year contract renewal and the authority to execute the final contract renewal option for services in 2017 at the sole discretion of the City to a maximum amount of \$800,000 including GST.

RES.R16-42 Carried

Item No. Roog Community Enhancement Partnership (CEP) Program Grant
 Application – Bark Park – Temporary Dog Park, 70A Avenue
 File: 1850-01

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve a Community
 Enhancement Partnership Program grant of up to \$3,000 to the Value Group on behalf of a local resident group working on the Bark Park - Temporary Dog Park project, 70A Avenue.

RES.R16-43 Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18444" 7914-0253-00 – Woodbridge Developments (Mountain View) Ltd. c/o Woodbridge Properties Ltd. (Munny Berar) RA to CD - Portion of 15687, 15715 and 15735 Mountain View Drive - to amend CD Bylaw No. 18444 to increase the density from 34 to a 37 unit townhouse development.

Approved by Council: April 27, 2015

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18444" pass its third reading, as amended.

RES.R16-44 Carried
 With Councillor Woods opposed

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18626"
7915-0102-00 – Tara Development Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RH - 2810 and 2840 – 144 Street - to subdivide into 4 single family lots.

Approved by Council: December 14, 2015

RES.R16-45
It was
Amendment Bylaw, 2015, No. 18626" pass its third reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Council requested staff to work with the Developer to address the access and egress concerns raised during the Public Hearing Portion of the meeting.

Development Variance Permit No. 7915-0102-00

2810 and 2840 – 144 Street

To reduce the minimum lot width and side yard setback on proposed lot 4.

RES.R16-46
It was
No. 7915-0102-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.
Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18627"
7915-0143-00 – Yueh-Hua Ko
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA to RF-12 - 2075 – 168 Street - to subdivide into 14 single family lots.

Approved by Council: December 14, 2015

RES.R16-47
It was
Amendment Bylaw, 2015, No. 18627" pass its third reading.
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18632"
7915-0242-00 – Qualico Developments (Vancouver) Inc.
c/o Streetside Developments (BC) Ltd. (Marc MacCaull)
RA to RM-23 - Portions of 16435 and 16467 – 24 Avenue - to develop 6 row houses.

Approved by Council: December 14, 2015

RES.R16-48 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18632" pass its third reading.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18633"
 RA to CD - Portions of 16435 and 16467 - 24 Avenue - to develop 24 row houses.

Approved by Council: December 14, 2015

RES.R16-49 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18633" pass its third reading.
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18634"
 7915-0381-00 - Shigui Deng, Tingsu Liu, Yin Wen and Zhi Liu
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF, RF-10 and RH - 2501, 2535, 2555 and 2575 - 168 Street - to subdivide into
 19 single family lots.

Approved by Council: December 14, 2015

RES.R16-50 It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18634" pass its third reading.
Carried

Development Variance Permit No. 7915-0381-00

2501, 2535, 2555 and 2575 - 168 Street

To reduce the minimum south side yard setback for proposed lot 1 in order to
 allow the new single family dwelling to be sited further south on the property
 which will allow for the retention of trees.

RES.R16-51 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7915-0381-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.
Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18628"
7915-0264-00 – Kirpal and Gurdeep Bassi
c/o WG Architecture Inc. (Wojciech Grzybowicz)
To authorize the redesignation of 14274 – 108 Avenue from URB to RM.

Approved by Council: December 14, 2015

RES.R16-52 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18628" pass its third reading.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18629"
RF to RM-30 - 14274 – 108 Avenue - to develop 12 townhouse units.

Approved by Council: December 14, 2015

RES.R16-53 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18629" pass its third reading.
Carried

Development Variance Permit No. 7915-0264-00

14274 – 108 Avenue

To reduce setbacks in order to improve the proposed townhouse development layout.

RES.R16-54 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7915-0264-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related bylaws.
Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18623"
7911-0097-00 – Dhama and Manjeet Sahota
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF-12 - 10555 – 160 Street - to subdivide with a portion of an adjoining RF-12 lot into 6 small single family lots and 1 lot for riparian protection purposes.

Approved by Council: December 14, 2015

RES.R16-55 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18623" pass its third reading.
Carried
 With Councillor Woods opposed

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18631"
 7915-0223-00 – Mosaic Guildford Holdings Ltd. and Mosaic Guildford North
 Holdings Ltd.
 c/o Mosaic Guildford North Holdings Ltd. (Stephanie Bird)
 CD (By-law No. 11805) to CD - 10160 – 149 Street, 14970 and 14975 – 101A Avenue -
 to develop 203 apartment units (in two, 4-storey apartment buildings) and
 24 townhouse units.

Approved by Council: December 14, 2015

RES.R16-56 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18631" pass its third reading.
Carried

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18624"
 7915-0125-00 – Penmat Mana JV Ltd.
 c/o Focus Architecture Inc. (Colin Hogan)
 RF to RM-15 - 15747 and 15791 – 84 Avenue - to develop approximately
 30 townhouse units.

Approved by Council: December 14, 2015

RES.R16-57 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18624" pass its third reading.
Carried

Council requested that staff review traffic calming measures relative to concerns
 expressed during the Public Hearing portion of the meeting.

Development Variance Permit No. 7915-0125-00

15747 and 15791 – 84 Avenue

To reduce setbacks along all property lines in order to achieve a more pedestrian-
 friendly streetscape and be consistent with other townhouse developments in the
 Fleetwood Town Centre area.

RES.R16-58

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7915-0125-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.
Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18625"
 7913-0041-00 - Dream Castle Homes Ltd.
 c/o WSP Group (Clarence Arychuk)
 RA to RF-G and RF - 16664 - 84 Avenue - to subdivide into 6 small single family
 lots and open space.

Approved by Council: December 14, 2015

RES.R16-59

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18625" pass its third reading.
Carried

Development Variance Permit No. 7913-0041-00

16664 - 84 Avenue

To reduce the lot area from 1 hectare (2.5 acres) to 0.6 hectares (1.5 acres) and
 lot depth from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed lots 3 and 4.

RES.R16-60

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0041-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.
Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18620"
 7915-0170-00 - 376947 B.C. Ltd.
 c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)
 RF to RF-12 - Portion of 6183 - 170 Street - to subdivide into 2 single family lots.

Approved by Council: December 14, 2015

RES.R16-61

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18620" pass its third reading.
Carried

- 12. "Surrey Land Use Contract No. 404, Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621"
7915-0111-00 – 0825311 B.C. Ltd.
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
18351 – 64 Avenue - to discharge LUC No. 404 from the property to allow the underlying Single Family Residential Zone (RF) to come into effect.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 404, Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621" pass its third reading.

RES.R16-62 Carried

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18622"
RF to RF-12 - Portion of 18351 – 64 Avenue - to subdivide into 5 single family lots.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18622" pass its third reading.

RES.R16-63 Carried

Development Variance Permit No. 7915-0111-00

18351 – 64 Avenue
 To reduce the minimum lot width for proposed lots 2 and 3 from 12 metres (40 ft.) to 11 metres (36 ft.).

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0111-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related bylaws.

RES.R16-64 Carried

- 13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18630"
7915-0306-00 – Brookside Walk Holdings Ltd.
c/o Focus Architecture Inc. (Colin Hogan)
RF to RM-30 and RA - 6479 – 192 Street - to develop approximately 5 townhouse units and an open space lot.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18630" pass its third reading.
RES.R16-65 Carried

Development Variance Permit No. 7915-0306-00
6479 – 192 Street
To reduce setbacks in order to allow for better public-frontage oriented units
along all property lines.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit
No. 7915-0306-00 be supported and that staff be authorized to bring the Permit
forward for issuance and execution by the Mayor and City Clerk in conjunction
with final adoption of the related rezoning bylaw.
RES.R16-66 Carried

PERMITS - APPROVALS

14. Development Variance Permit No. 7915-0382-00
7915-0382-00 – Amelia Z. Properties Ltd.
c/o MAC Concrete (Allan Power)
Units 11-16, 8125 – 130 Street (8145 – 130 Street)

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

- (a) In Section G.2 of Part 48 Light Impact Industrial Zone the maximum height of
an accessory structure is increased from 6.0 metres (20 ft.) to 11.0 metres (36 ft.).

Note: One (1) piece of correspondence received in support of this Development
Variance Permit No. 7915-0382-00 at the time the agenda was printed.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit
No. 7915-0382-00 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.R16-67 Carried

15. Development Variance Permit No. 7915-0221-00
7915-0221-00 – Hayer Builders Group (Summit Townhomes) Ltd.
c/o Focus Architecture Inc. (Colin Hogan)
14057 – 60A Avenue and 14058 – 61 Avenue

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

- (a) In Section F. Yards and Setbacks, of CD Zone (By-law No. 17870), the minimum side yard on flanking street (north) setback is reduced from 4.0 metres (13 ft.) to 3.3 metres (11 ft.) for projecting elements on the second and third floors.
- (b) In Section F. Yards and Setbacks, of CD Zone (By-law No. 17870), the minimum side yard on flanking street (south) setback is reduced from 4.0 metres (13 ft.) to 3.3 metres (11 ft.) for projecting elements on the second and third floors.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit
No. 7915-0221-00 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.R16-68

Carried

Development Permit 7915-0221-00
14057 – 60A Avenue and 14058 – 61 Avenue

Approval to Draft: October 20, 2015

Memo received from Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0221-00 .

RES.R16-69

Carried

16. Temporary Use Permit No. 7915-0300-00
7915-0300-00 – Mosaic Guildford Holdings Ltd.
c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
14975 – 101A Avenue

To allow the development of a temporary real estate sales centre for a proposed apartment and townhouse development for a period not to exceed three years.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Temporary Use Permit

No. 7915-0300-00 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.R16-70

Carried**PERMITS – SUPPORT**

- 17. Development Variance Permit No. 7915-0192-00**
 7915-0192-00 – Cloverdale Developments Ltd.
 c/o Peter K. Chu Architecture Inc. (Peter Chu)
 17848 – 65A Avenue

To reduce the number of required on-site parking spaces for the mini-storage portion and increase the number of spaces for the mezzanine portion of the warehouse units for an existing 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 Hayne
 That Development Variance Permit

No. 7915-0192-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final approval of the Development Permit.

RES.R16-71

Carried

- 18. Development Variance Permit No. 7915-0361-00**
 7915-0361-00 – City of Surrey
 c/o Office of McFarlane Biggar Architects and Designers Inc. (Nick Foster)
 Portion of 10275 City Parkway

To reduce the minimum north and east yard setbacks and vary the parking requirements in order to expand the north end of the Surrey Central SkyTrain Station.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7915-0361-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final approval of the Development Permit.

RES.R16-72

Carried

- 19. Development Variance Permit No. 7915-0212-00**
 7915-0212-00 – City of Surrey and BC Buildings Corp.
 c/o NORR Architects Planners Inc. (Glen Burwell)
 14340 – 57 Avenue (14320 - 57 Avenue)

To reduce the minimum east side yard setback from 15 metres (49 ft.) to 14 metres
 (45 ft.) in order to allow for the expansion to the Surrey courthouse.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7915-0212-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final approval of the Development Permit.

RES.R16-73

Carried

- 20. Temporary Use Permit No. 7914-0046-00**
 7914-0046-00 – 0814048 BC Ltd.
 c/o Paul Naral
 10128 Grace Road

To renew an expired TUP for a temporary truck parking facility for an additional
 3 years from the original date of expiry of February 20, 2014.

Note: Two (2) pieces of correspondence received in opposition of this Temporary
 Use Permit No. 7914-0046-00 at the time the agenda was printed.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Temporary Use Permit
 No. 7914-0046-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk once the
 outstanding conditions have been met.

RES.R16-74

Carried

With Councillors LeFranc and Villeneuve
 opposed

FINAL ADOPTIONS

21. "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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Development Works Agreement – Orchard Grove Neighbourhood Concept Plan and a Portion of the Grandview Heights General Land Use Plan Bylaw, 2015, No. 18441" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-75

Carried

22. "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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
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" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-76

Carried

INTRODUCTIONS

- 23. "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601"
3900-20-18601 – Council Initiative
A bylaw to establish the local area service for sanitary infrastructure works to benefit the catchment roughly bounded by 161A Street, 168 Street, 20/23 Avenue and the eastern edge of the Highway 99 Local Area Plan boundary; to authorize the construction of the Fergus Sanitary Pump Station, Forcemain and related appurtenances to service parcels within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required for the construction of the Works; to define the boundaries of the local service area; and to impose local service taxes.

Approved by Council: January 11, 2016
Corporate Report Item No. 2016-R001

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R001. Bylaw No. 18601 is therefore in order for consideration.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601" pass its first reading.

RES.R16-77 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601" pass its second reading.

RES.R16-78 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601" pass its third reading.

RES.R16-79 Carried

- 24. "Surrey Train Whistle Cessation Bylaw, 2012, No. 17535, Amendment Bylaw, 2016, No. 18618"
3900-20-18618 –Regulatory Bylaw Text Amendment
"Surrey Train Whistle Cessation By-law, 2012, No. 17535" is amended to remove reference to obsolete requirements and other non-applicable legislation regarding the regulation of the sounding of train engine whistles at specified railway/roadway at-grade crossings in the City of Surrey pursuant to the *Railway Safety Act* [SBC 2004] Chapter 8 and the *Railway Safety Adopted Provisions Regulation* (B.C. Reg 210/2004).

Approved by Council: January 11, 2016
Corporate Report Item No. 2016-R002

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R002. Bylaw No. 18618 is therefore in order for consideration.

RES.R16-80 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Train Whistle Cessation Bylaw, 2012, No. 17535, Amendment Bylaw, 2016, No. 18618" pass its first reading.
Carried

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

RES.R16-81 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Train Whistle Cessation Bylaw, 2012, No. 17535, Amendment Bylaw, 2016, No. 18618" pass its second reading.
Carried

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

RES.R16-82 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Train Whistle Cessation Bylaw, 2012, No. 17535, Amendment Bylaw, 2016, No. 18618" pass its third reading.
Carried

- 25. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, 2016, Amendment Bylaw No. 18636"
3900-20-18636 – Regulatory Text Amendment
"Surrey Subdivision and Development Bylaw, 1986, No. 8830" as amended, is further amended in Schedule D and Schedule K to support on-going planned and orderly development of the City. The amendments include minor road alignment changes, identifying newly constructed roads and adding updates within West Clayton.

Approved by Council: January 11, 2016
Corporate Report Item No. 2016-R003

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R003. Bylaw No. 18636 is therefore in order for consideration.

RES.R16-83 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, 2016, Amendment Bylaw No. 18636" pass its first reading.
Carried

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

RES.R16-84 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, 2016, Amendment Bylaw No. 18636" pass its second reading.
Carried

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

RES.R16-85 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, 2016, Amendment Bylaw No. 18636" pass its third reading.
Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Dr. Michel Tarko, President and CEO
Justice Institute of British Columbia**
File: 0410-20; 0550-20-10

Requesting to appear as a delegation to present information on the Justice Institute of BC and how the organization impacts communities in all aspects of public safety and security.

RES.R16-86 It was Moved by Councillor Hayne
Seconded by Councillor Martin
That Dr. Michel Tarko, President and CEO,
Justice Institute of British Columbia be heard as a delegation at Council-in-Committee.
Carried

(b) **Jay Chalke, B.C. Ombudsperson**
Office of the Ombudsperson
File: 0400-01; 0550-20-10

Requesting to appear as a delegation to present information on administrative fairness in local government.

It was Moved by Councillor Hayne
Seconded by Councillor Gill
That Jay Chalke, B.C. Ombudsperson be
heard as a delegation at Council-in-Committee.

RES.R16-87

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

1. **Demolition of Unsightly Properties on 24 Avenue**
File: 3220-01

Council requested staff provide a Corporate Report regarding the current process for demolishing abandoned properties on development sites and what can be done to expedite the demolition of properties that are abandoned.

Mayor Hepner noted that in some areas of Surrey it is taking an inordinately long time for construction sites to recycle the materials and it would be helpful to have a report from staff relative to the existing process along with recommendations to make the process more streamlined and timely.

L. ADJOURNMENT


It was Moved by Councillor Woods
Seconded by Councillor Martin
That the January 11, 2016 Regular Council -
Public Hearing meeting be adjourned.

RES.R16-88

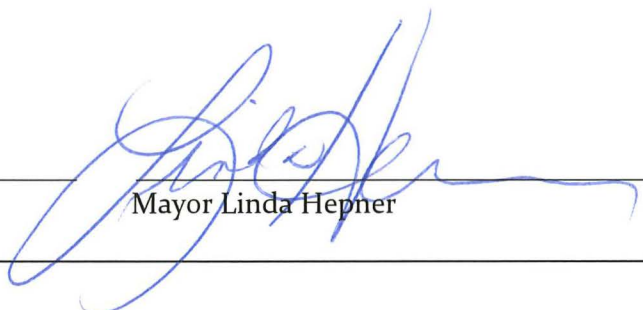
Carried

The Regular Council - Public Hearing meeting adjourned at 9:24 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner