

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 1, 2016
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Martin

Staff Present:

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance and Technology
Acting 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 Regular Council Public Hearing agenda be varied to review Corporate Reports R011, R012 and R028 before the Public Hearing portion of the meeting.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Woods
That the Regular Council Public Hearing

agenda be varied to review Corporate Reports R011, R012 and R028 before the Public Hearing portion of the meeting.

RES.R16-159

Carried

A. ADOPTION OF MINUTES

1. Special (Regular) Council - January 11, 2016

It was

Moved by Councillor Villeneuve
Seconded by Councillor Woods
That the minutes of the Special (Regular)

Council meeting held on January 11, 2016, be adopted.

RES.R16-160

Carried

2. Regular Council - Land Use - January 11, 2016

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That the minutes of the Regular Council –

Land Use meeting held on January 11, 2016, be adopted.

RES.R16-161

Carried

3. Regular Council - Public Hearing - January 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the minutes of the Regular Council -
Public Hearing meeting held on January 11, 2016, be adopted.
RES.R16-162 Carried

The agenda was varied

G. CORPORATE REPORTS

The Corporate Reports, under date of February 1, 2016, were considered and dealt with as follows:

Item No. Ro11 By-law Enforcement Activities Report for the 4th Quarter of 2015
File: 4000-01

The Manager, By-law and Licensing Services was recommending that the report be received for information.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Corporate Report Ro11 be received for
information.
RES.R16-163 Carried

Item No. Ro12 Establishment of the Fleetwood Business Improvement Area
File: Fleetwood

Note: See Bylaw No. 18640 under Section H.

The General Manager, Investment and Intergovernmental Relations was recommending approval of the recommendations outlined in the report.

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

1. Approve the use of the "Council Initiative" process as the mean by which to measure property owner support for the creation of a Business Improvement Area in the Fleetwood Town Centre;
2. Authorize the City Clerk to bring forward the necessary Bylaw for the required readings and authorize staff to undertake all necessary related actions; and

3. Request that staff forward a further report on the matter complete with recommendations for Council's consideration after the expiry of the "Council Initiative" notice period.

RES.R16-164

Carried

Item No. Ro28 Prepared and Resilient, *A discussion paper on the legislative framework for Emergency Management in British Columbia*
File: 7130-50

The Fire Chief submitted a report to:

- provide Council with an overview of the *Emergency Program Act* review process;
- highlight proposed challenges, and
- outline the implications that proposed changes might have on the City of Surrey's Emergency Program.

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

It was

Moved by Councillor Gill
Seconded by Councillor Starchuk
That Council:

1. Receive Corporate Report Ro28 as information; and
2. Direct staff to submit a report to the Province that will generally support the proposed changes to the *Emergency Program Act* before the deadline of February 19, 2016.

RES.R16-165

Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning Amendment Bylaw No. 18639**
Application: 7915-0101-00

CIVIC ADDRESS: 10525 – 132 Street

APPLICANT: Daljit and Paramjit Besla
c/o Mainland Engineering (2007) Corporation
(Rajeev Mangla)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Single Family Residential (10).
The applicant is proposing to subdivide into 2 single family small 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.

2. Surrey Zoning Amendment Bylaw No. 18637
Application: 7915-0232-00

CIVIC ADDRESS: 11030 – 156 Street

APPLICANT: 1048162 B.C. Ltd.
 Director Information: Jamail Singh Garcha
 c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 9 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.

E. MacIntosh, 111 Avenue & 156A Street (Fraser Heights Association): The delegation noted that the proposal originally had more RF-12 lots and it was not supported by the community. The developer took the concerns into consideration and resubmitted the proposal without the RF-12; the new proposal is more in keeping with the neighbourhood context and it is supported by the Fraser Heights Association.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. & G. Ross			X

3. Surrey Zoning Amendment Bylaw No. 18638
Application: 7915-0032-00

CIVIC ADDRESS: 6238 – 133 Street

APPLICANT: Tejinderpaul and Brinderpal Grewal
 c/o Citiwest Consulting Ltd. (Leena Jayasekara)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 2 single family lots.

In addition, a development variance permit is being sought to reduce the rear and side yard setbacks of proposed lot 1 in order to retain 2 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.

C. COMMITTEE REPORTS

1. Seniors Advisory and Accessibility Committee - November 3, 2015

RES.R16-166 It was Moved by Councillor Steele
Seconded by Councillor Gill
That the minutes of the Seniors Advisory and
Accessibility Committee meeting held on November 3, 2015, be received.
Carried

2. Transportation and Infrastructure Committee - November 9, 2015

RES.R16-167 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That the minutes of the Transportation and
Infrastructure Committee meeting held on November 9, 2015, be received.
Carried

3. Environmental Sustainability Advisory Committee - November 25, 2015

RES.R16-168 It was Moved by Councillor Starchuk
Seconded by Councillor LeFranc
That the minutes of the Environmental
Sustainability Advisory Committee meeting held on November 25, 2015, be
received.
Carried

4. Agriculture and Food Security Advisory Committee - December 3, 2015

RES.R16-169 It was Moved by Councillor Starchuk
Seconded by Councillor LeFranc
That the minutes of the Agriculture and
Food Security Advisory Committee meeting held on December 3, 2015, be received.
Carried

2. Authorize staff to spend up to \$17,000 from the SHAC Unrestricted Reserve Fund toward the fabrication and installation of four (4) new heritage storyboards as follows:

- (1.) King George Highway
- (2.) Cloverdale Cenotaph
- (3.) Christopherson Family
- (4.) Old Yale Road

RES.R16-173

Carried

E. MAYOR'S REPORT

Mayor Hepner read the following proclamation:

VARIETY – THE CHILDREN'S CHARITY WEEK
February 8 – 14, 2016

WHEREAS Variety – The Children's Charity of British Columbia has operated as a not-for-profit organization in British Columbia for 50 years; and

WHEREAS Variety is celebrating its golden 50th anniversary of helping children with special needs throughout the province of British Columbia; and

WHEREAS on February 13 and 14 Variety will host its 50th Annual Show of Hearts Telethon on Global B.C.; and

WHEREAS Variety's Show of Hearts Telethon has raised more than \$189 million dollars over 49 years and helped tens of thousands of children in British Columbia with special needs and their families; and

WHEREAS Variety provides much needed funding for, mobility and communications equipment and therapies, medical care and services, as well as education and experiences not covered by private or public health plans and is committed to doing so for another 50 years;

NOW, THEREFORE, BE IT RESOLVED that I, Linda Hepner, do hereby declare February 8 - 14, 2016, as "Variety – The Children's Charity Week" in the City of Surrey.

Linda Hepner
Mayor

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS (continued)

The remaining Corporate Reports, under date of February 1, 2016, were considered and dealt with as follows:

Item No. R013 Closure of Road Allowance Adjacent to 14433 and
14455 - 70A Avenue and 7053 - 144A Street
File: 0910-30/203; 7914-0178-00

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 authorize the City Clerk to
bring forward a Bylaw to close and remove the dedication as highway of 136.1 m²
(1,465 ft.²) area of road located adjacent to the properties at 14433 and 14455 - 70A Avenue
and 7053 - 144A Street, as generally illustrated in Appendix "I" attached to Corporate
Report R013, subject to compliance with the notice provisions of the *Community Charter*,
SBC 2003, C. 26.

RES.R16-174

Carried

Item No. R014 Proposed Lease of City Property Located at 17752 Colebrook Road
to the Provincial Rental Housing Corporation
File: 0930-30/319B

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 approve the execution by the
appropriate City officials of a lease of the City property located at 17752 Colebrook Road
(the "Property") as generally illustrated in Appendix "I" attached to Corporate Report R014
to the Provincial Rental Housing Corporation ("PRHC") for a term of 60 years, at a
nominal rate, to allow for the construction and operation of a homeless shelter, subject to
compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26.*

RES.R16-175

Carried

Item No. R015 Closure of Road Allowance Adjacent to 16540 and 16582 Parkview
Place and 16591 No. 1 Highway
File: 7914-0300-00

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 authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 73.6 m² (792.2 ft.²) portion of Parkview Place adjacent to 16540 and 16582 Parkview Place and 16591 No. 1 Highway as generally illustrated in Appendix "I" attached Corporate Report R015, and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

RES.R16-176

Carried

Item No. R016

Approval of the Sale of Closed Portions of Road Allowance Adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road (Step 2)
File: 0910-30/199

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 authorize the sale of a 2,328 m² (25,058 ft.²) area of closed road allowance adjacent to 10805, 10815, 10821, 10825, 10833 and 10845 Timberland Road and 10848 Faulkner Road under previously approved terms for this closure and sale as outlined in Corporate Report No. R100; 2015, a copy of which is attached to Corporate Report R016 as Appendix "I".

RES.R16-177

Carried

Item No. R017

Closure of Road Allowance Adjacent to 19289 – 71 Avenue and 7091 – 193 Street
File: 7914-0107-00

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 authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 82.5 m² (888 ft.²) portion of 71 Avenue adjacent to 19289 – 71 Avenue and 7091 – 193 Street as generally illustrated in Appendix "I" attached to Corporate Report R017, and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

RES.R16-178

Carried

Item No. R018 Roadway Lighting Upgrade Program to LED (Light Emitting Diode) Technology
File: 5420-01

The General Manager, Engineering submitted a report to provide background information about the operational benefits of LED roadway lighting, and provide details about upgrading the City's roadway lighting infrastructure to LED lighting, starting in City Centre.

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. Endorse a five year implementation strategy for the replacement of 28,000 existing roadway lighting fixtures with LED roadway lighting technology, starting in City Centre; and
2. Endorse the Engineering Department bringing forward a separate Corporate Report for the procurement of product and labour for the LED Roadway Lighting Upgrade program.

RES.R16-179

Carried

Council noted that the hydro savings will be significant (over \$1 Million/year) and that the project outlined in Corporate Report R018 is another example of the City of Surrey being an industry leader.

Item No. R019 Acquisition of Property at 19343 - 64 Avenue
File: 0870-20/346B

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve the purchase of a portion of the property at 19343 - 64 Avenue (PID No.002-360-756), for parkland and drainage purposes, as illustrated on the attached Appendix "I" to Corporate Report R019.

RES.R16-180

Carried

Item No. Ro20 Acquisition of Property at 19005 – 76 Avenue for Parkland
File: 0870/20-191O

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve the purchase of
19005 – 76 Avenue (PID No.011-946-512), for parkland purposes, which is illustrated on
Appendix "I" attached to Corporate Report Ro20.

RES.R16-181

Carried

Item No. Ro21 Sponsorship Requests – Simon Fraser University (SFU) - Surrey
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 from the Council

Initiatives Fund:

1. A sponsorship contribution of \$15,000 in support of the 5th Anniversary Celebration Surrey Campus Open House; and
2. A bursary contribution of \$10,000 in support of five \$2,000 bursaries, to be known as the City of Surrey Award.

RES.R16-182

Carried

Item No. Ro22 Amendments to Existing Bylaws for Consistency with the
Official Community Plan
File: 3900-20-18020

Note: See Bylaw Nos. 18641 - 18646 under Section H.

The General Manager, Planning and Development submitted a report requesting Council approval to either repeal, approve or amend bylaws, which actions are required as a result of the adoption of Surrey Official Community Plan Bylaw, 2013, No. 18020. These changes will facilitate in streamlining the processing of development applications, reduce red tape and ensure Surrey's bylaws are up-to-date and consistent with the Official Community Plan.

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 Ro22 as information;
2. Authorize the City Clerk to introduce a bylaw to repeal Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, as amended;
3. Approve the proposed new Development Application Fees Bylaw, 2016, No. 18641, as generally described in Corporate Report Ro22 and documented in Appendix "I";
4. Approve the proposed new Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, as generally described in Corporate Report Ro22 and documented in Appendix "II";
5. Approve amendments to Surrey Development Application Procedure By-law, 2011, No. 17409, as amended, as generally described in Corporate Report Ro22 and documented in Appendix "III";
6. Approve amendments to Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, as generally described in Corporate Report Ro22 and documented in Appendix "IV";
7. Approve amendments to Surrey Building Bylaw, 2012, No. 17850, as amended, as generally described in Corporate Report Ro22 and documented in Appendix "V";
8. Approve amendments to Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, as amended, as generally described in Corporate Report Ro22 and documented in Appendix "VI"; and
9. Authorize the City Clerk to bring forward the necessary bylaws for the required readings.

RES.R16-183

Carried

Item No. Ro23 Draft Regional Affordable Housing Strategy Update
 File: 0450-01

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

- provide Council with an overview of the draft Regional Affordable Housing Strategy Update, attached as Appendix "I" to Corporate Report Ro23 (the "Strategy Update");
- summarize Surrey's role in preparation of the draft Strategy Update; and
- solicit any comments from Council that will be forwarded to Metro Vancouver as part of the process in finalizing the Strategy Update.

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 Ro23 as information; and
2. Direct staff to continue to collaborate with Metro Vancouver staff in finalizing the Regional Affordable Housing Strategy Update.

RES.R16-184

Carried

Council noted that the Draft Regional Affordable Housing Strategy has involved a wide public consultation process and it has been shared with other municipalities.

The Strategy aims to end homelessness in the region, and proposes to do so by increasing the supply of modest cost housing through offering various incentives to Developers as well as building in needed protections, at a municipal level, for individuals who may need to relocate.

It was noted that a key component missing from the Strategy is in terms of a Regional Homelessness Strategy and that it would be fitting for Metro Vancouver to take a leadership role in that area.

Council requested staff work with Metro Vancouver to have them rationalize the differences outlined in the Strategy Update pertaining to the estimated rental unit demand in Surrey dropping from 17,300 to 12,200 over the next 10 years as the projection differs significantly from the 2011 Regional Growth Strategy.

Item No. Ro24 Kwomais Point Park Neighbourhood Area 2 – Extension of Period for Withholding Approval of Building Permits
File: 6520-20 Kwomais Point Park 2

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Woods
That Council:

1. Receive Corporate Report Ro24 as information;

2. Authorize the extension of the period for withholding approval of the building permit application, received on January 8, 2016, to and including April 6, 2016, for a single family dwelling located at 1416 - 129A Street (Folder No. 16-013131-000-00-B7), which conflicts with a rezoning proposal for the Kwomais Point Park Neighbourhood Area 2 that is currently under consideration, for a further 60 days in accordance with Section 463 (formerly Section 929) of the *Local Government Act*; and
3. Authorize the extension of the period for withholding approval of the building permit application, received on January 11, 2016, to and including April 9, 2016, for a single family dwelling located at 1316 - 129A Street (Folder No. 16-013397-000-00-B7), which conflicts with a rezoning proposal for the Kwomais Point Park Neighbourhood Area 2, which is currently under consideration, for a further 60 days in accordance with Section 463 (formerly Section 929) of the *Local Government Act*.

RES.R16-185

Carried

Council clarified for the benefit of members of the Public in attendance that Corporate Report Ro24 - "Kwomais Point Park Neighbourhood Area 2 – Extension of Period for Withholding Approval of Building Permits" represents an extension for the period of consultation.

Item No. Ro25 New Main Works Yard – Design & Construction Administration –
Additional Expenditure Authority
File: 0800-20 (Main Works Yard)

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Woods
That Council:

1. Receive Corporate Report Ro25 as information; and
2. Authorize additional expenditure authority of \$391,000.00 to a maximum of \$2,900,000.00, excluding GST, for the contract related to the design and construction administration of the new Main Works Yard and Site Development project.

RES.R16-186

Carried

Mayor Hepner clarified that the expenditures outlined within Corporate Report Ro25 - "New Main Works Yard – Design & Construction Administration – Additional Expenditure Authority" fall within the existing Works Yard Budget.

Item No. Ro26 Draft Regional Food System Action Plan
File: 0540-30

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

- Provide Council with an overview of the draft Regional Food System Action Plan, attached as
- Appendix "I" to Corporate Report Ro26 (the "Action Plan");
- Summarize Surrey's role in preparation of the draft Action Plan; and
- Solicit any comments from Council that will be forwarded to Metro Vancouver as part of the process in finalizing the Action Plan.

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

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

1. Receive Corporate Report Ro26 as information; and
2. Direct staff to continue to collaborate with Metro Vancouver staff in finalizing the Regional Food System Action Plan.

RES.R16-187

Carried

Item No. Ro27 Road Closure Adjacent to 16616 – Parkview Place and
16609 - 102 Avenue and Disposition of a Portion of City-owned
Parkland Located at 16618 – 102 Avenue.
File: 7914-0301-00; 0910-20/520A

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

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

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 381.3 m² (4,104 ft.²) portion of unconstructed 102 Avenue adjacent to the properties at 16616 - Parkview Place, 16609 – 102 Avenue and 16618 – 102 Avenue; and

2. Approve the sale of a 133.8 m² (1,440 ft.²) portion of City-owned parkland located at 16618 -102 Avenue, as generally illustrated in Appendix "I" attached to Corporate Report Ro27 and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

RES.R16-188

Carried

Item No. Ro29 Award of Contract for Construction of an Addition to the Newton Recreation Centre and Wave Pool Roof Replacement
File: o800-20 (Newton Rec Centre Expansion)

The General Manager, Planning and Development and the General Manager, Finance and Technology submitted a report to obtain approval to award a contract related to the construction of an addition to the Newton Recreation Centre and Wave Pool Roof Replacement (the "Project").

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

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That Council:

1. Receive Corporate Report Ro29 as information,
2. Approve the award of a contract, as generally described in the report, to Heatherbrae Builders Co. Ltd. ("Heatherbrae"), as General Contractor, to construct the Newton Recreation Centre Addition and Wave Pool Roof Replacement project at a total base value of the contract being \$6,054,216.03, excluding GST; and
3. Authorize an expenditure authority for this contract of \$6,455,000.00 excluding GST.

RES.R16-189

Carried

H. BYLAWS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18639"
7915-0101-00 – Daljit and Paramjit Besla
c/o Mainland Engineering (2007) Corporation (Rajeev Mangla)
RF to RF-10 - 10525 – 132 Street - to subdivide into 2 single family small lots.

Approved by Council: January 11, 2016

RES.R16-190 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18639" pass its third reading.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18637"
7915-0232-00 – 1048162 B.C. Ltd.
c/o WSP Canada Inc. (Clarence Arychuk)
RA to RF - 11030 – 156 Street - to subdivide into 9 single family lots.

Approved by Council: January 11, 2016

RES.R16-191 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18637" pass its third reading.
Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18638"
7915-0032-00 – Tejinderpaul and Brinderpal Grewal
c/o Citiwest Consulting Ltd. (Leena Jayasekara)
RA to RF - 6238 – 133 Street - to subdivide into 2 single family lots.

Approved by Council: January 11, 2016

RES.R16-192 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18638" pass its third reading.
Carried

Development Variance Permit No. 7915-0032-00

6238 – 133 Street

To reduce the rear and side yard setbacks of proposed lot 1 in order to retain
2 trees.

RES.R16-193 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7915-0032-00 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

PERMITS - APPROVALS

4. **Development Variance Permit No. 7916-0002-00**
7916-0002-00 – 1013351 BC Ltd. (Director Information: Martini Renato)
c/o Krahn Engineering Ltd. (Dave Batten)
19091 – 36 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. 17146), the minimum side yard on flanking street (south) setback is reduced from 9.0 metres (30 ft.) to 3.0 metres (10 ft.) for an electrical substation structure.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0002-00 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.R16-194

Carried

PERMITS – SUPPORT

5. **Development Variance Permit No. 7914-0358-00**
7914-0358-00 – KJR Developments Ltd.
c/o Ionic Architecture Inc. (Samuel M. Chan)
18965 and 18999 – 32 Avenue

To reduce the minimum rear (west) yard setback for proposed Building A from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft). The subject site is on a corner lot with the side and rear yard not clearly differentiated. The applicant proposes to reduce the rear yard setback as described, however the side yard setback will be greater at 15.8m (51.7 ft.) and function as a rear yard.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7914-0358-00 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.R16-195

Carried

6. Development Variance Permit No. 7915-0340-00

7915-0340-00 – Bagh Dhanda, 404163 BC Ltd (Director Information: Parminder
 Saran), 0801212 BC Ltd (Director Information: Harjit Atwal & Parmjit Randhawa),
 and Panorama West Home Ltd.
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 13812, 13856, 13890, 13906, 13928, - 64 Avenue and 13925 – 62 Avenue
 (13830 & 13840 – 64 Avenue)

To defer the required works and services of the Subdivision and Development
 By-law (No. 8830) for the proposed lots 1 and 2. The works and services will be
 completed as part of two future development applications.

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. 7915-0340-00 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.R16-196

Carried

7. Development Variance Permit No. 7914-0333-00

7914-0333-00 – Kalwinder Kang and City of Surrey
 c/o Hub Engineering Inc. (Mike Kompter)
 10811 – 155 Street and a Portion of 108 Avenue

To reduce the minimum lot depth and reduce front and rear yard setbacks for
 Lots 1 and 2 to allow for a functional layout for the proposed wide and shallow
 3 single family lots.

Note: Three (3) piece of correspondence received with concerns of this
 Development Variance Permit No. 7914-0333-00 at the time the agenda was
 printed.

Before the motion was put Council noted that there was a lot of correspondence
 received from the community.

Council noted that it is understood that the parcel is a remnant and that the Developer has been creative to orientate the houses within the particular lots; however, it would be appropriate to refer Development Variance Permit No. 7914-0333-00 back to staff to work with the Applicant to engage members of the community and the Community Association.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Development Variance Permit
No. 7914-0333-00 be referred back to staff to work with the Applicant to conduct
Public Consultation with members of the community and the Community
Association.

RES.R16-197

Carried
With Mayor Hepner opposed

8. Temporary Use Permit No. 7915-0345-00

7915-0345-00 – 4246551 Canada Inc. (Dick's Lumber & Rona Inc.)
c/o Rona Inc. (Derek Foss)
12438 – 80 Avenue

To allow the continued use of an existing parking lot for employees of
Dick's Lumber for a period not to exceed 3 years.

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

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That Temporary Use Permit
No. 7915-0345-00 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.R16-198

Carried

FINAL ADOPTIONS

9. "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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016 No. 18601" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-199

Carried

10. "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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Train Whistle Cessation Bylaw, 2012, No. 17535, Amendment Bylaw, 2016, No. 18618" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-200

Carried

11. "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

RES.R16-201

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, 2016, Amendment Bylaw No. 18636" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

INTRODUCTIONS

12. "Surrey Close and Remove the Dedication of Highway of a Portion of Road
Adjacent to 10441, 10473 and 10491 - 157 Street; 10432, 10458, 10470,
10482 - 156 Street; 15611, 15619, 15641, 15659, 15673 and 15689 - 104 Avenue; 15644,
15658 and 15672 - 104A Avenue Bylaw, 2016, No. 18635"
3900-20-18635 - Council Initiative
A bylaw to authorize the closure and removal of dedication of highway of
5,321.4 square metres of unconstructed road allowance adjacent to 10441, 10473 and
10491 - 157 Street; 10432, 10458, 10470 and 10482 - 156 Street; 15611, 15619, 15641,
15659, 15673 and 15689 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue. The
proposed road closure areas are intended to be consolidated and rezoned with the
adjacent properties to develop a community commercial shopping centre.
In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval
of the disposition of the road will be considered by City Council at a later date.

Approved by Council: December 14, 2015
Corporate Report Item No. 2015-R234

Note: Council is advised that the area of road to be closed, as approved under
Corporate Report No. 2015-R234, was based on a preliminary survey.
The final survey indicates a decrease in the total area of road to be closed
for Parcel C from 1077 square metres to 1076.4 square metres.

RES.R16-202

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 10441, 10473 and
10491 - 157 Street; 10432, 10458, 10470, 10482 - 156 Street; 15611, 15619, 15641, 15659,
15673 and 15689 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue Bylaw, 2016,
No. 18635" 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 Woods
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 10441, 10473 and
 10491 - 157 Street; 10432, 10458, 10470, 10482 - 156 Street; 15611, 15619, 15641, 15659,
 15673 and 15689 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue Bylaw, 2016,
 No. 18635" pass its second reading.

RES.R16-203

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 10441, 10473 and
 10491 - 157 Street; 10432, 10458, 10470, 10482 - 156 Street; 15611, 15619, 15641, 15659,
 15673 and 15689 - 104 Avenue; 15644, 15658 and 15672 - 104A Avenue Bylaw, 2016,
 No. 18635" pass its third reading.

RES.R16-204

Carried

13. "Fleetwood Business Improvement Area Bylaw, 2016, No. 18640"
 3900-20-18640 - New Regulatory Bylaw
 A bylaw to establish the Fleetwood Business Improvement Area (BIA) to improve
 and beautify the area and market and promote the business community.
 The creation of a BIA will supplement the City's initiatives to improve this area of
 Surrey.

Approved by Council: February 1, 2016
 Corporate Report Item No. 2016-R012

Earlier in the meeting, Council approved the recommendations of Corporate
 Report Item No. R012. Bylaw No. 18640 is therefore in order for consideration.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Fleetwood Business Improvement Area
 Bylaw, 2016, No. 18640" pass its first reading.

RES.R16-205

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Fleetwood Business Improvement Area
 Bylaw, 2016, No. 18640" pass its second reading.

RES.R16-206

Carried

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

RES.R16-207 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Fleetwood Business Improvement Area
Bylaw, 2016, No. 18640" pass its third reading.
Carried

14. "Development Application Fees Bylaw, 2016, No. 18641"
3900-20-18641 – New Regulatory Bylaw
A new regulatory bylaw to impose fees to cover the costs of processing applications to rezone, subdivide or develop property in the City of Surrey. This bylaw replaces and repeals "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631".

Approved by Council: February 1, 2016
Corporate Report Item No. 2016-R022

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R022. Bylaw No. 18641 is therefore in order for consideration.

RES.R16-208 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Application Fees Bylaw,
2016, No. 18641" pass its first reading.
Carried

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

RES.R16-209 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Application Fees Bylaw,
2016, No. 18641" pass its second reading.
Carried

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

RES.R16-210 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Application Fees Bylaw,
2016, No. 18641" pass its third reading.
Carried

15. "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642"
3900-20-18642 – New Regulatory Bylaw
A new regulatory bylaw to establish procedures for the issuance of development permits and for the delegation of council authority for development permits.

Approved by Council: February 1, 2016
Corporate Report Item No. 2016-R022

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R022. Bylaw No. 18642 is therefore in order for consideration.

RES.R16-211 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Permit Procedures and
Delegation Bylaw, 2016, No. 18642" pass its first reading.
Carried

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

RES.R16-212 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Permit Procedures and
Delegation Bylaw, 2016, No. 18642" pass its second reading.
Carried

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

RES.R16-213 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Development Permit Procedures and
Delegation Bylaw, 2016, No. 18642" pass its third reading.
Carried

16. "Surrey Development Application Procedure Bylaw, 2011, No. 17409 Amendment Bylaw, 2016, No. 18643"
3900-20-18643 – Regulatory Bylaw Text Amendment
"Surrey Development Application Procedure By-law, 2011, No. 17409" is amended to be consistent with the new Official Community Plan as well as update references to the Local Government Act.

Approved by Council: February 1, 2016
Corporate Report Item No. 2016-R022

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R022. Bylaw No. 18643 is therefore in order for consideration.

RES.R16-214 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Development Application
Procedure Bylaw, 2011, No. 17409 Amendment Bylaw, 2016, No. 18643" pass its first
reading.
Carried

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

- RES.R16-215
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Development Application
Procedure Bylaw, 2011, No. 17409 Amendment Bylaw, 2016, No. 18643" pass its
second reading.
- Carried
- The said By-law was then read for the third time.
- RES.R16-216
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Development Application
Procedure Bylaw, 2011, No. 17409 Amendment Bylaw, 2016, No. 18643" pass its third
reading.
- Carried

17. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw,
2016, No. 18644"
3900-20-18644 – Regulatory Bylaw Text Amendment
"Surrey Subdivision and Development Bylaw, 1986, No. 8830" as amended, is
further amended in Part III Dedication of Parkland to be consistent with parkland
dedication policies contained in the Official Community Plan.

Approved by Council: February 1, 2016
Corporate Report Item No. 2016-R022

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R022. Bylaw No. 18644 is therefore in order for consideration.

- RES.R16-217
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Amendment Bylaw, 2016, No. 18644" pass its first reading.
- Carried

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

- RES.R16-218
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Amendment Bylaw, 2016, No. 18644" pass its second
reading.
- Carried

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

RES.R16-219 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Amendment Bylaw, 2016, No. 18644" pass its third reading.
Carried

18. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2016, No. 18645"
3900-20-18645 – Regulatory Bylaw Text Amendment
"Surrey Building By-law, 2012, No. 17850" as amended, is further amended in
Part 18 – Section 92. (b) (ii) and 92. (c) by updating the year and bylaw number of
the new Official Community Plan.

Approved by Council: February 1, 2016
Corporate Report Item No. 2016-R022

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No.R022. Bylaw No. 18645 is therefore in order for consideration.

RES.R16-220 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Building Bylaw, 2012, No. 17850,
Amendment Bylaw, 2016, No. 18645" pass its first reading.
Carried

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

RES.R16-221 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Building Bylaw, 2012, No. 17850,
Amendment Bylaw, 2016, No. 18645" pass its second reading.
Carried

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

RES.R16-222 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Building Bylaw, 2012, No. 17850,
Amendment Bylaw, 2016, No. 18645" pass its third reading.
Carried

19. "Surrey Stormwater Drainage Regulation and Charges Bylaw, 2008, No. 16610,
Amendment Bylaw, 2016, No. 18646"
3900-20-18646 – Regulatory Bylaw Text Amendment
"Surrey Stormwater Drainage Regulation and Charges Bylaw, 2008, No. 16610" is
amended in Part 2 – Definitions by updating the year and bylaw number of the
new OCP under the definition for "Official Community Plan".

Approved by Council: February 1, 2016

Corporate Report Item No. 2016-Ro22

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. Ro22. Bylaw No. 18646 is therefore in order for consideration.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Stormwater Drainage
Regulation and Charges Bylaw, 2008, No. 16610, Amendment Bylaw, 2016,
No. 18646" pass its first reading.

RES.R16-223

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Stormwater Drainage
Regulation and Charges Bylaw, 2008, No. 16610, Amendment Bylaw, 2016,
No. 18646" pass its second reading.

RES.R16-224

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Stormwater Drainage
Regulation and Charges Bylaw, 2008, No. 16610, Amendment Bylaw, 2016,
No. 18646" pass its third reading.

RES.R16-225

Carried

I. CLERK'S REPORT

1. **2016 Council Meeting Schedule**
File: 0550-20-01

Council is requested to approve an amendment to the 2016 Council Meeting Schedule to better accommodate various events and activities that have arisen since the initial adoption of the meeting calendar.

The amended schedule removes the originally scheduled meeting date of April 4, 2016 and replaces it with a Regular Council meeting on April 11, 2016.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That the 2016 Council Meeting Schedule be
amended to remove the originally scheduled meeting date of April 4, 2016 and
replace it with a Regular Council meeting on April 11, 2016.

RES.R16-226

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was

Moved by Councillor Hayne
Seconded by Councillor Woods
That the February 1, 2016 Regular Council -

Public Hearing meeting be adjourned.
RES.R16-227

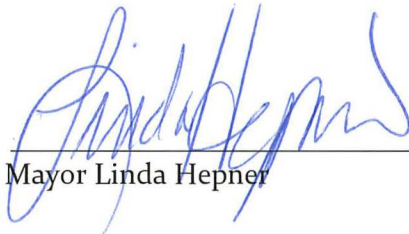
Carried

The Regular Council - Public Hearing meeting adjourned at 7:26 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner