

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, JULY 11, 2016
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Steele

Staff Present:

City Clerk
City Manager
Acting City Solicitor
General Manager, Engineering
General Manager, Finance and Technology
General Manager, Human Resources
General Manager, Parks, Recreation and Culture
General Manager, Planning & Development
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Manager, Land Development, Engineering

Before the start of the meeting Mayor Hepner took a moment to extend condolences on behalf of Council, staff and the City of Surrey to Rick Hart's family.

Rick passed away on Saturday July 2, 2016; his dedication to Surrey was visible in the many community projects he spearheaded within the Fleetwood area - he provided outstanding public service for the betterment of the entire community during his many years of service on various Advisory Committees.

A. ADOPTION OF MINUTES**1. Special (Regular) Council - June 27, 2016**

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Special (Regular)
Council meeting held on June 27, 2016, be adopted.
RES.R16-1464 Carried

2. Council-in-Committee - June 27, 2016

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the
Council-in-Committee meeting held on June 27, 2016, be received.
RES.R16-1465 Carried

- Typical activities include cooking, fitness, self-empowerment speakers, financial planning, and arts and crafts.

Mayor Hepner thanked the delegation and noted that it has been wonderful to see the work that is going on within the community.

The delegation noted that with the support the organization received at the Mayor's Ball the group was able to provide grad dresses to a number of the girls who would not normally have been able to afford attending such a function.

2. **Laura Balance and Greg Timm**
Surrey 2016 WBSC XV Women's World Softball Championship
<https://www.surrey2016.com/>
File: 8200-20

In attendance before Council to provide a presentation regarding the 2016 WBSC XV Women's World Softball Championship taking place July 15 – 24, 2016 at Softball City.

The following comments were made:

- The SURREY 2016 Organizing Committee is proud to welcome the world's best fastpitch athletes, representing 31 nations, to Surrey, BC, Canada for the WBSC XV Women's World Softball Championship. The event is the largest single sport world championship in North American history.
- The delegation noted that the Team Welcome Ceremonies run from July 12-14 at Softball City; the Team Welcome Ceremony will last no longer than one hour and will involve 5 to 6 nations per ceremony.
- The ceremony will be an on-field introduction and recognition of the national delegation, complete with playing of national anthems, and a gift exchange between the local organizing committee and the head of the national delegation.
- The event is free and organizers have invited consular representatives to be present (where applicable) as well as local cultural communities to fill the stands in an effort to welcome and support all their visiting nations. All members of the community are invited to attend the event and show support not only for Team Canada but also for all the other countries represented.
- Over 90 foreign journalists will be visiting the City to provide coverage of the event. There will be an on-site media centre modeled against the 2010 Olympic platform. The journalists will have the ability to file their stories in a timely fashion.

- The event has generated direct economic infusion into the City of Surrey; there are 11 nations that have never completed within sport; the event is to inspire young people, knock down barriers as well as foster collaboration and friendship.

The delegation thanked Mayor and Council and staff for the continued support over the past five (5) years and noted that the volunteer efforts have been an example of community pride.

In terms of ticket availability, the delegation noted that there are some groups, such as new refugees, and at risk youth who will be provided with complimentary tickets to enable them to attend the event for free, tickets and additional information on the event is available at: www.surrey2016.com.

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Official Community Plan Amendment Bylaw No. 18779**
Surrey Zoning Amendment Bylaw No. 18780
Application: 7912-0265-00

CIVIC ADDRESS: 10463 – 158 Street (10461 – 158 Street)

APPLICANT: Royan Barryman
c/o Dawson Sawyer Properties Ltd. (Matt Reid)

PURPOSE: The applicant is seeking to redesignate the portion of the site from Urban to Multiple Residential and rezone that portion from One-Acre Residential to Multiple Residential 30. The applicant is proposing to develop 38 townhouse units on the southern portion of the site and convey the northern portion to the City for City park space.

In addition, a development variance permit is being sought to reduce the setbacks on the southern portion in order to achieve a more urban, pedestrian-friendly streetscape.

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

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern regarding potential contamination and negative impact development in the area may have on sensitive water courses.

2. **Surrey Zoning Amendment Bylaw No. 18773**
Application: 7916-0176-00

CIVIC ADDRESS: 15230 - 84 Avenue

APPLICANT: Gagan Investments Ltd.
c/o Pardeep Sandhu

PURPOSE: The applicant is seeking to amend Comprehensive Development By-law No. 13521 in order to allow a small-scale drug store, associated with a doctor's office, as a permitted use within the existing neighbourhood commercial building 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.

R. Kurry, 152 Street & 85B Avenue: The delegation expressed the following concerns: 1) potential for increased criminal activity in the area due to the proposed use of a drug store; and, 2) the potential that the pharmacy may dispense methadone or marijuana.

Staff clarified that the Applicant does not intend to dispense methadone or marijuana. In response to a question from Council, the Applicant clarified that a normal drugstore operation is all that is planned for the site.

Project Applicant: The Applicant noted that the business will be operating as a regular pharmacy and will not be considered a methadone clinic.

Methadone patients will not be served from outside of the community; however, if there is a local client living within the community who requires methadone, they will be served in accordance with Health Canada guidelines; the pharmacy does not have any plans for dispensing marijuana.

In response to a question from Council regarding the total number of doctors in practice at the location, the Applicant noted that due to the size of the building, there will only be a limited number of doctors available to service patients.

Concerned Citizen: The delegation spoke in opposition to the application and expressed the following concerns: 1) there are already a number of existing pharmacies located within an 8 block radius from the subject site, 2) the number of doctors on site should be pre-determined as part of the application process, 3) the possibility that either methadone or marijuana may be dispensed from the site is a concern.

Concerned Citizen: The delegation expressed the following concerns: 1) there are already a number of pharmacies located within close proximity to the proposed site; and, 2) potential for increased crime associated with the dispensing of methadone and marijuana.

Council requested clarification regarding the size of the proposed space and whether or not it involves the pharmacy and medical clinic. Staff noted that the Applicant is not anticipating that they will be utilizing the entire ground floor; and that there will also be ancillary uses.

Council requested clarification as to whether a restrictive covenant could be placed on the site to exclude the location from dispensing certain drugs. The Acting City Solicitor noted it would be difficult to implement a restrictive covenant as Health Canada falls under Federal jurisdiction.

Council expressed concern regarding the number of doctors that would be located on site, particularly in terms of providing adequate parking for clients. Staff clarified that the zoning is based on a three (3) stall 100-metre area; therefore, there would be sufficient parking on the site.

Council expressed concern regarding the access and egress for the location, given the number of parking stalls required for site, there is a potential negative impact of adding more uses to an already busy corner in terms of traffic.

In response to a question from Council, staff clarified that there has not been a traffic study conducted at this time.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Concerned Citizen		X	
B. Dhillon		X	
R. Kurry			X
Concerned Citizen		X	

3. **Surrey Official Community Plan Amendment Bylaw No. 18774
Surrey Zoning Amendment Bylaw No. 18775
Application: 7915-0108-00**

CIVIC ADDRESS: 7918 – 168 Street

APPLICANT: Hayer Builders Group (Fleetwood Townhomes) Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)

PURPOSE: The applicant is seeking to redesignate the site from Urban to Multiple Residential and rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop 22 townhouse units on the site.

In addition, a development variance permit is being sought to reduce setbacks along all sides of the lot in order to maintain consistency with similar developments in the area. The applicant is also proposing that the height of Building 4 be increased from 13 metres (42.5 ft.) to 13.5 metres (43.5 ft.).

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

J. Ellis, 167 Street & 80 Avenue: The delegation expressed the following concerns: 1) 168 Street has become a major thoroughfare, 2) making a left-hand turn is impossible in the area, 3) increased speed of vehicular traffic, 4) challenges for access and egress, 5) potential for increased accidents and fatalities, 6) traffic calming measures should be undertaken, such as implementation of a turning circle, etc., 7) the proposed left hand turn on 168 Street, located on the map attached to the application is not feasible; and, 8) vehicles coming from 80 Avenue trying to make a turn onto 168 Street is hazardous.

Mayor Hepner requested clarification regarding the traffic pattern for the complex. Staff, in response noted that on 168 Street will be right-in /right-out configuration and as that corner area develops, there will be a right-in / right out onto Fraser Highway. The median is located next to the delegation's property and it does not change vehicular movement on 80 Avenue.

Staff clarified that the map included in the Public Notification package was incorrect and that the traffic patterns will be restricted to right-hand turns only.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Ellis			X
R. & C. Subido		X	
D. Brogan			X

4. Surrey Zoning Amendment Bylaw No. 18781
Application: 7915-0368-00

CIVIC ADDRESS: 14884 – 72 Avenue and Portion of Lane

APPLICANT: Satinderpal and Jaswinder Grewal and City of Surrey
 c/o Westridge Engineering & Consulting Ltd. (Dharam Kajal)

PURPOSE: The applicant is seeking to rezone the site, including a portion of the Lane, from One-Acre Residential to Single Family Residential (10) and Single Family Residential (12). The applicant is proposing to subdivide the site into 3 single family small lots (RF-10), as well as rezone the portion of the lane to RF-12 to reflect the zoning on the adjacent lands to the south.

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

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

5. Surrey Zoning Amendment Bylaw No. 18778
Application: 7914-0137-00

CIVIC ADDRESS: 5928 – 168 Street

APPLICANT: Chamkaur and Rani Dhillon
c/o WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential (12).
The applicant is proposing to subdivide the property 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.

6. Surrey Zoning Amendment Bylaw No. 18776
Application: 7915-0292-00

CIVIC ADDRESS: 16618 Edgewood Drive

APPLICANT: Ikonik Projects Ltd.
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (10) and Single Family Residential (12). The applicant is proposing to subdivide the property into 7 single family small lots (3 RF-12 and 4 RF-10).

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. 18777
Application: 7915-0269-00

CIVIC ADDRESS: 15370 – 28 Avenue

APPLICANT: Maxime Evans and Michael Kueng
 c/o CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential (10).
 The applicant is proposing to subdivide the property into 4 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
E. Weber			X
G. Christy		X	

8. Surrey Zoning Amendment Bylaw No. 18782
Application: 7916-0103-00

CIVIC ADDRESS: 2504 and 2516 – 164 Street

APPLICANT: Qualico Developments (Vancouver) Inc.
 c/o WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (10) and Single Family Residential (12). The applicant is proposing to subdivide the site into 15 small single family lots (4 RF-12 and 11 RF-10).

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.

9. Surrey Zoning Amendment Bylaw No. 18783**Application: 7915-0390-00**

CIVIC ADDRESS: 13270 and 13286 King George Boulevard, 11079 and 11089 Ravine Road, Portion of Ravine Road

APPLICANT: 0707784 BC Ltd. (Director Information: Rana Wasif Khaliq), Anil and Anita Uppal, Amandeep Singh and Kanwaldeep Jodhan, City of Surrey
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to rezone the site from Highway Commercial and Single Family Residential to Comprehensive Development. The applicant is proposing to develop a 6-storey apartment building with 156 dwelling units, including 11 townhouse units and 145 apartment units.

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

D. Jack, President, Surrey Environmental Partners: The delegation requested clarification regarding the proposed retention of five (5) trees on 132 Street and whether or not those 5 trees may eventually be removed in support of road-widening or sidewalks.

Staff clarified that sidewalks and utilities will be meandered to save trees whenever possible. The detailed design has not been worked out; however, the trees identified in the plan are significant. Staff clarified that the five (5) trees identified on 132 Street will be retained.

10. Surrey Zoning Text Amendment Bylaw No. 18771

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 12000" in order to increase the number of off-street parking spaces in the RF-10 and RF Zones, permit the construction of reasonably-sized backyard decks in the RF-12 Zone and adjust lot coverage and floor area calculations in the RF, RF-O, RH and RH-G Zones. This would address issues related to parking and livability, as well as eliminate discrepancies in these zones, as described in Corporate Report 2016-R158.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed By-law.

B. DELEGATIONS – PUBLIC HEARING - LAND USE CONTRACT TERMINATION

Before the Land Use Contract (LUC) Termination Contracts were discussed, Mayor Hepner clarified, for the benefit of the public, that the Land Use Contract Termination process is provincially mandated and designed to terminate the old instrument used by the Province to address use of the property and instead allow for the underlying zones to manage use.

Note: All Land Use Contract Termination notices come with a fact sheet providing residents with further information and frequently asked questions.

**11. Land Use Contract No. 445 Termination Bylaw No. 18756
Application: 7916-0134-00**

CIVIC ADDRESS: 13559 – 57 Avenue, 5719 and 5739 – 136 Street

PURPOSE: To terminate Land Use Contract No. 445 to permit the existing underlying Half-Acre Residential Zone to come into effect.

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

M. King, 57 Avenue & 136 Street: The delegation expressed concern that the LUC Termination would negatively impact his property.

Mayor Hepner clarified that this is a housekeeping amendment and there is an underlying zone attached to all Land Use Contracts; nothing will substantially change.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. & J. King			X
B. & R. Humphreys	X		
B. & K. Zimpelmann		X	

**12. Land Use Contract No. 433 Termination Bylaw No. 18757
Application: 7916-0135-00**

CIVIC ADDRESS: 13458 – No. 10 (58 Avenue) Highway, 13475 – 57 Avenue

PURPOSE: To terminate Land Use Contract No. 433 to permit the existing underlying Half-Acre Residential Zone to come into effect.

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

L. Ouellet, 134 Street & 57 Avenue: The delegation expressed concern regarding the LUC Termination and noted the following concerns: 1) the land available for development would decrease, 2) the delegation was planning on building a larger size home and with the LUC Termination it will considerably reduce the footprint of the building permitted, 3) potential decrease in his property value due to a smaller allowable home; and, 4) it is not feasible for him to build a home within the next 4 - 5 years, his intent is to demolish and build a larger home on the same footprint, 5) the delegation noted that the zone was not originally to come into effect until 2024 and requested Council to hold off on the final decision.

Staff noted that an RH allows the lot coverage of 25%; the current would allow 33% coverage for the next year. Staff noted that it is unlikely that the change will impact potential subdivision, the current building on this lot is at the maximum yield whether under a LUC or RH zoning.

Staff noted that the zone will come into effect within the next 12 months. Staff clarified that the legislation requires having all terminations completed by 2024. There will be a one-year grace period, where the contract will fall away and the underlying zone will be into effect.

The delegation expressed his concerns with staff and noted that he was unable to speak with someone to clarify the situation. It is the City trying to fast forward faster than 2024, if it can be stretched within another 2 - 3 years, it would be fine. His neighbour at the back of his property to the west is in the same situation.

Staff noted that for clarification, someone who has a lot like this and would want to have two lots, they would need to apply for a rezoning and subdivision application it would require a rezoning application and the termination of the Land Use Contract. If no rezoning is needed, and just a larger house the underlying zone would come into existence.

M. King, 57 Avenue & 136 Street: The delegation expressed concern regarding the LUC and noted that he would like to build a larger format of home than the underlying zone would allow; the value of his property will go down. The delegation clarified he has no intention of subdividing his property. The timeframe is 2019 or 2020 to build the larger sized home.

Mayor Hepner requested clarification from staff regarding the information that went out; as up to now there has been no differential. Staff noted that the information that went out advises the owners that any existing properties or structures do not change.

Mayor Hepner asked staff if information surrounding subdivision was included in the notice and that the LUC would need to be terminated if they wished to subdivide. Staff noted was unable to comment on that.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
B. & R. Humphreys		X	

13. Land Use Contract No. 519 Termination Bylaw No. 18764
Application: 7916-0136-00

CIVIC ADDRESS: 5822 & 5832 – 132 Street

PURPOSE: To terminate Land Use Contract No. 519 to permit the existing underlying Half-Acre Residential Zone to come into effect.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Pineda			X

14. Land Use Contract No. 169 Termination Bylaw No. 18758
Application: 7916-0131-00

CIVIC ADDRESS: 14302 to 14388 Greencrest Drive, 14389 & 14390 Crescent Road

PURPOSE: To terminate Land Use Contract No. 169 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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, Green Crest Drive: The delegation noted that the LUC allows 33% and when the underlying zone his property would revert to 25% if he wanted to rebuild the home.

15. Land Use Contract No. 310 Termination Bylaw No. 18759
Application: 7916-0129-00

CIVIC ADDRESS: 2866 to 2990 Chantrell Place, 13715 and 13725 – 28 Avenue, 13666 – 30 Avenue

PURPOSE: To terminate Land Use Contract No. 310 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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.

**16. Land Use Contract No. 431 Termination Bylaw No. 18762
Application: 7916-0125-00**

CIVIC ADDRESS: 2604 to 2694 – 141 Street, 14069 to 14090 – 26A Avenue

PURPOSE: To terminate Land Use Contract No. 431 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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.

**17. Land Use Contract No. 579 Termination Bylaw No. 18766
Application: 7916-0126-00**

CIVIC ADDRESS: 24 Avenue to 26 Avenue from 141 Street to 144 Street (as per hatched area on enclosed map)

PURPOSE: To terminate Land Use Contract No. 579 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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.

**18. Land Use Contract No. 560 Termination Bylaw No. 18763
Application: 7916-0128-00**

CIVIC ADDRESS: 2644 – 134 Street, 2649 and 2551 – 136 Street, 13416 to 13587 - 26 Avenue

PURPOSE: To terminate Land Use Contract No. 560 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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.

**19. Land Use Contract No. 483 Termination Bylaw No. 18767
Application: 7916-0127-00**

CIVIC ADDRESS: 13411 to 13461 – 25 Avenue, 13534 to 13589 – 25 Avenue

PURPOSE: To terminate Land Use Contract No. 483 to permit the existing underlying Acreage Residential Gross Density Zone to come into effect.

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.

**20. Land Use Contract No. 472 Termination Bylaw No. 18765
Application: 7916-0121-00**

CIVIC ADDRESS: Amble Greene Drive, Amble Greene Boulevard, Amble Greene Court, Amble Greene Close; Amble Green Place, Amble Wood Drive and adjacent properties on 17A Avenue and 19A Avenue

PURPOSE: To terminate Land Use Contract No. 472 to permit the existing underlying One-Acre Residential and Half-Acre Residential Gross Density Zones to come into effect.

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, Amble Green Drive: The delegation requested clarification regarding the retention ponds and if there are plans to develop them.

Staff clarified that there is no intention of changing the retention ponds.

In response to a question from the delegation, Mayor Hepner clarified that any applications for development would be subject to the standard rezoning application process.

21. Land Use Contract No. 493 Termination Bylaw No. 18760**Application: 7916-0122-00**

CIVIC ADDRESS: 13342 to 13454 Amble Wood Drive, 13464 to 13494 - 18 Avenue, 13406 to 13499 - 17 Avenue, 13338 to 13398 - 17A Avenue, 1683 and 1693 - 134B Street, 1632 to 1698 - 133A Street

PURPOSE: To terminate Land Use Contract No. 493 to permit the existing underlying Half-Acre Residential Gross Density Zone to come into effect.

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, Amble Wood Drive: The delegation expressed concern that some of the undeveloped areas in the park will become developed.

The delegation requested clarification regarding the multipath that goes through Ocean Park and if there are development applications planned that would impact the path system. Staff noted that the Parks remain under City ownership, for all intents and purposes the City is the owner and it will remain as park.

22. Land Use Contract No. 559 Termination Bylaw No. 18761**Application: 7916-0123-00**

CIVIC ADDRESS: 13467 to 13579 - 18 Avenue, 13446 to 13591 - 19 Avenue, 1846 to 1978 - 134A Street / 1920 to 1931 - 135A Street, 1841 - 136 Street

PURPOSE: To terminate Land Use Contract No. 559 to permit the existing underlying Half-Acre Residential Gross Density Zone to come into effect.

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, 19 Avenue & 135A Street: The delegation expressed the following concerns: 1) the greenspace on the map included in the application is marked off as being part of the proposed LUC; and, 2) concern that some of the residential area will be developed as condominiums.

Mayor Hepner clarified that there is no intention to build condominiums. If a person wanted to build a condominium they would have to apply for rezoning. The change reviewed this evening is only within the land titles system. The City of Surrey is addressing old land use contracts City-wide. There are several old contracts that exist and the instrument used for underlying zones is no longer

accepted within the Land Title System. Mayor Hepner further clarified that the LUC Termination does not jeopardize the greenspace or pathways in the area.

Concerned Resident: The delegation requested clarification as to whether a subdivision could occur in the area.

Mayor Hepner reiterated that a rezoning process would need to be gone through in order for an Applicant to apply for a subdivision. The underlying zone will not change, a rezoning process would need to be undertaken should the delegation wish to subdivide.

C. COMMITTEE REPORTS

1. Transportation and Infrastructure Committee - March 21, 2016

RES.R16-1468	It was	Infrastructure Committee meeting held on March 21, 2016, be received.	Moved by Councillor Gill Seconded by Councillor Martin That the minutes of the Transportation and Infrastructure Committee meeting held on March 21, 2016, be received. <u>Carried</u>
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2. Transportation and Infrastructure Committee - April 15, 2016

RES.R16-1469	It was	Infrastructure Committee meeting held on April 15, 2016, be received.	Moved by Councillor Gill Seconded by Councillor Martin That the minutes of the Transportation and Infrastructure Committee meeting held on April 15, 2016, be received. <u>Carried</u>
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3. Environmental Sustainability Advisory Committee - June 1, 2016

RES.R16-1470	It was	Sustainability Advisory Committee meeting held on June 1, 2016, be received.	Moved by Councillor Starchuk Seconded by Councillor Villeneuve That the minutes of the Environmental Sustainability Advisory Committee meeting held on June 1, 2016, be received. <u>Carried</u>
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4. Agriculture and Food Security Advisory Committee - June 2, 2016

RES.R16-1471	(a) It was	Food Security Advisory Committee meeting held on June 2, 2016, be received.	Moved by Councillor Starchuk Seconded by Councillor Martin That the minutes of the Agriculture and Food Security Advisory Committee meeting held on June 2, 2016, be received. <u>Carried</u>
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- (b) The recommendations of these minutes were considered and dealt with as follows:

Note: The Committee would like to see the Ministry issue short-term water licences so it can be determined how much water land owners are extracting. They noted the Ministry should find a solution to water availability rather than shutting down operations if a land owner exceeds their quota. The Committee feels it is unreasonable for the Ministry to request landowners to produce a water study in order to submit an application for a short-term water licence. Water for irrigation purposes and farm production is critical to their economic viability.

2016 Irrigation Letter Re: New Water Sustainability Act

File: 5225-01

It was Moved by Councillor Starchuk
Seconded by Councillor Martin
That Council provide a formal letter to the
Ministry of Forests, Lands and Natural Resource Operations, to copy
Ministry of Environment and Ministry of Agriculture, that the request for
land owners to demonstrate the availability of water for irrigation purposes
is unreasonable.

RES.R16-1472

Carried

5. Public Art Advisory Committee - June 2, 2016

This item is out of order as the Minutes of June 2, 2016 have not been adopted by the Public Art Advisory Committee.

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Mayor Hepner read the following proclamation:

(a) Drowning Prevention Week – July 17 – 23, 2016

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

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

Item No. R160 Bylaw Dispute Adjudication System
File: 4020-01

The Manager, Bylaw Enforcement and Licensing Services submitted a report to obtain approval to implement a Bylaw Dispute Adjudication System, as an alternative and addition to the court-based model currently in place to enforce Bylaw violations.

The Manager, Bylaw Enforcement and Licensing Services was recommending approval of the recommendations outlined in the report.

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

1. Receive Corporate Report R160 as information;
2. Authorize the City Clerk to bring forward the related Bylaw, attached as Appendix "I", for the required readings by Council; and
3. Establish a policy that sets out the authority of screening officers, attached as Appendix "II".

RES.R16-1473

Carried

Council noted that the Bylaw Dispute Adjudication System will move the bylaw dispute system from the courts. The Adjudication System outlined in Corporate Report R160 will be much more efficient for residents, the RCMP officers and the Bylaw Officers.

Item No. R161 Increase of Taxi Licenses
File: 4320-60; 3900-20-13610

The Manager, Bylaw Enforcement and Licensing Services was recommending approval of the recommendations outlined in the report.

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

1. Adopt the amendments to the City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610 which would authorize the one time increase of 7 taxicab licenses from 319 to 326 based on the approval of the licenses by the Passenger Transportation Board ("PTB");

2. Approve an amendment to the City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, as documented in Appendix "I" of Corporate Report R161; and
3. Authorize the City Clerk to bring forward the related Bylaw amendment as described in the report for the required readings and adoption.

RES.R16-1474

Carried

Item No. R162 Development Cost Charge Front-Ending Agreement for Works that Support Development in the Fraser Heights Community
File: 8214-0300-00-1; 7814-0300-00

The General Manager, Engineering submitted a report to obtain approval for a Development Cost Charge Front-Ending Agreement (DCCFEA) as means by which to reimburse the Developer with a Sewer Development Cost Charge (DCC) that will be collected by the City from development on the benefiting properties, as illustrated on the map attached as Appendix "I", for some of the costs that the Developer will incur in constructing the sanitary sewer within the Fraser Heights community.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council authorize the execution of a

Development Cost Charge Front-Ending Agreement to an upset limit of \$389,800.00 (including all applicable taxes) with Qualico Developments (Vancouver) Inc. (the Developer) in relation to the construction of the sanitary sewer for the Fraser Heights community all as generally described in Corporate R162 and in Appendix "I".

RES.R16-1475

Carried

Item No. R163 Sponsorship Request – Drishti Awards Gala
File: 1850-01

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 Martin

That Council:

1. Receive Corporate Report R163 as information; and
2. Authorize the purchase of a VIP table, from the Council Initiatives Fund, for the 2nd Annual Drishti Awards Gala, which will be held on Saturday November 19, 2016.

RES.R16-1476

Carried

Item No. R164 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 Martin
That Council approve from the Council

Initiatives Fund:

1. A sponsorship contribution of \$2,500 in support of the 9th Annual SFU Surrey Diwali Dinner and authorize the purchase of additional tickets as necessary for members of Council who are planning to attend this event; and
2. A sponsorship contribution of \$5,000 in support of the 10th Annual SFU President's Surrey Gala Dinner and authorize the purchase of additional tickets as necessary for members of Council who are planning to attend this event.

RES.R16-1477

Carried

Item No. R165 Sponsorship Request – Crescent Beach Concours d'Elegance 2016
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 Martin
That Council:

1. Receive Corporate Report R165 as information; and
2. Approve a sponsorship contribution of \$2,000 from the Council Initiatives Fund to the Crescent Beach Concours d'Elegance in support of the automobile show that the organization is holding on Saturday, September 3, 2016 at Blackie Spit Park in Crescent Beach.

RES.R16-1478

Carried

Item No. R166 Expansion of the 140 Street South Parking Lot at Bear Creek Park
File: 6140-20/B

The General Manager, Parks, Recreation and Culture submitted a report to summarize information about the supply of off-street parking spaces for the Bear Creek Park parking lot located at the south end of the park off 140 Street and to recommend a proposed concept plan for Council's approval for the design and construction of an expansion to the south parking lot in the park.

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

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

1. Receive Corporate Report R166 as information; and
2. Support the proposed parking lot concept plan attached as Appendix "II" for the expansion of the parking lot in Bear Creek Park located at 8333 and 8343 – 140 Street.

RES.R16-1479

Carried

Item No. R167 YMCA in Surrey City Centre – Agreement in Principle
File: 8000-80

The General Manager, Parks, Recreation and Culture submitted a report to update Council, and seek Council approval of, an Agreement in Principle with the YMCA of Greater Vancouver for the construction and operation of a YMCA Facility and the delivery of community and recreation services in the Surrey City Centre.

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 Martin
That Council:

1. Approve the Agreement in Principle (A.I.P.) with the YMCA of Greater Vancouver for the construction and operation of a YMCA Facility and the delivery of Community and Recreation Services in the Surrey City Centre;
2. Authorize staff to continue to work with the YMCA to advance site selection, facility design, a Partnership Agreement and an Operating Agreement based on this AIP for future Council consideration; and
3. Support a future application by the YMCA for Federal or Provincial capital funding as opportunities may arise.

RES.R16-1480

Carried

Item No. R168 British Columbia Lottery Corporation Request for Expression of
Interest
File: 6750-01

The General Manager, Planning and Development submitted a report to provide Council with information on a Request for Expression of Interest put forward by the British

Columbia Lottery Corporation for Local Government consideration to host a gaming facility planned for south of the Fraser River region.

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 Martin
 That Council:

1. Receive Corporate Report R168 as information; and
2. Authorize the Mayor to send a letter to British Columbia Lottery Corporation indicating that their proposal does not meet the City's Gaming Policy and, as such, that the City will not pursue an application for this Expression of Interest.

RES.R16-1481

Carried

Council noted that Corporate Report R168 looks at the existing gaming policy and stipulates that any application would have to be deemed a "destination gaming centre"; which would be the type of facility that would generate direct inflow of capital into the City.

The Policy sets out a number of requirements for a casino application to be considered, and also specifies the processing and approval process. Casinos must offer full service with both table gaming and slot machines. They must be a component of a "cluster of facilities" such as a hotel with convention and meeting facilities. A casino cannot be located within 10 kilometres of another casino in Surrey, and there can be no more than 3 casinos permitted in Surrey.

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18779"
 7912-0265-00 – Royan Barryman
 c/o Dawson Sawyer Properties Ltd. (Matt Reid)
 To redesignate a portion of the property at 10463 – 158 Street (10461 – 158 Street) from Urban to Multiple Residential.

Approved by Council: June 27, 2016

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18779" pass its third reading.

RES.R16-1482

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18780"
RA to RM-30 - Portion of 10463 - 158 Street (10461 - 158 Street) - to rezone a
portion of the property in order to develop 38 townhouse units.

Approved by Council: June 27, 2016

RES.R16-1483
It was
Amendment Bylaw, 2016, No. 18780" Carried
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
pass its third reading.

Development Variance Permit No. 7912-0265-00

Portion of 10463 - 158 Street (10461 - 158 Street)

To reduce the setbacks on the southern portion in order to achieve a more urban,
pedestrian-friendly streetscape.

RES.R16-1484
It was
No. 7912-0265-00 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
Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1998, No. 13521,
Amendment Bylaw, 2010, No. 17262, Amendment Bylaw, 2016, No. 18773"
7916-0176-00 - Gagan Investments Ltd.
c/o Pardeep Singh Sandhu
To amend CD By-law No. 13521 - 15230 - 84 Avenue - in order to allow a small-scale
drug store, associated with a doctor's office, as a permitted use within the existing
neighbourhood commercial building.

Approved by Council: June 27, 2016

RES.R16-1485
It was
Amendment Bylaw, 1998, No. 13521, Amendment Bylaw, 2010, No. 17262,
Amendment Bylaw, 2016, No. 18773" be referred back to staff to address concerns
raised during the Public Hearing relative to traffic access / egress, defining the
total number of physicians planned for the site, the square footage of the
pharmacy and whether or not methadone or medicinal marijuana will be
dispensed in accordance with Health Canada regulations. Carried
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
with Councillor Villeneuve and Mayor
Hepner opposed

Council expressed the following concerns:

1. Feedback received from members of the public during the Public Hearing portion of the meeting relative to the undefined number of physicians the site will host;
2. Traffic access and egress for the site; Council requested staff to work with the Applicant to conduct a traffic analysis at the corner, noting that the current sight lines do not facilitate traffic turning onto 84 Avenue with ease; and
3. The Application does not contain enough information for Council to make an informed decision. The total number of doctors projected for the site is unclear, as is the total square footage of the proposed pharmacy as well as how the business will operate in compliance with Health Canada's dispensary rules, i.e., the pharmacy's obligation to dispense either methadone or marijuana to those who are prescribed it by their physicians.

Council requested the City Solicitor to provide additional guidance in terms of the legalities surrounding the City of Surrey prohibiting methadone or medicinal marijuana prescriptions and limiting the number of pharmacies located within close proximity of the subject site.

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18774"
7915-0108-00 – Hayer Builders Group (Fleetwood Townhomes) Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
To redesignate the property at 7918 – 168 Street from Urban to Multiple Residential.

Approved by Council: June 27, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18774" pass its third reading.

Carried

RES.R16-1486

Council requested staff to work with the Applicant to conduct a traffic study in terms of 168 Avenue, noting that there have been a number of fatalities in the area. Concerns relative to the area and the pattern across the Fraser Highway and a report from staff back regarding the traffic configuration in the area generally, in terms of sight lines.

Council asked staff to provide feasibility of roundabouts before Final Adoption.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18775"

RA to RM-30 – 7918 – 168 Street - to develop approximately 22 townhouse units

RES.R16-1487 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18775" pass its third reading.
Carried

Development Variance Permit No. 7915-0108-00

7918 – 168 Street

To reduce setbacks along all sides of the lot in order to maintain consistency with similar developments in the area. The applicant is also proposing that the height of Building 4 be increased from 13 metres (42.5 ft.) to 13.5 metres (43.5 ft).

RES.R16-1488 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7915-0108-00 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

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18781" 7915-0368-00 –Jaswinder & Satinderpal Grewal and City of Surrey c/o Westridge Engineering & Consulting Ltd. (Dharam Kajal)
RA to RF-10 and RF-12 – 14884 – 72 Avenue and Portion of Lane - to subdivide into 3 lots, including a portion of the Lane.

Approved by Council: June 27, 2016

RES.R16-1489 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18781" pass its third reading.
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18778" 7914-0137-00 –Rani and Chamkaur Dhillon c/o WSP Canada Inc. (Dexter Hirabe)
RF to RF-12 – 5928 – 168 Street - to subdivide into 2 single family small lots.

Approved by Council: June 27, 2016

RES.R16-1490	It was Amendment Bylaw, 2016, No. 18778"	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
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6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18776"
7915-0292-00 – Ikonik Projects Ltd.
c/o Hub Engineering Inc. (Mike Komptner)
RA to RF-10 and RF-12 – 16618 Edgewood Drive - to subdivide into 7 single family
small lots.

Approved by Council: June 27, 2016

RES.R16-1491	It was Amendment Bylaw, 2016, No. 18776"	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u> with Councillor Woods opposed
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7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18777"
7915-0269-00 – Maxime Evans and Michael Kueng
c/o CitiWest Consulting Ltd. (Roger Jawanda)
RF to RF-10 – 15370 – 28 Avenue - to subdivide into 4 single family lots.

Approved by Council: June 27, 2016

RES.R16-1492	It was Amendment Bylaw, 2016, No. 18777"	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
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8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18782"
7916-0103-00 – Qualico Developments (Vancouver) Inc.
c/o WSP Canada Inc. (Dexter Hirabe)
RA to RF-10 and RF-12 - 2504 and 2516 – 164 Street - to subdivide into 15 small
single family lots.

Approved by Council: June 27, 2016

RES.R16-1493

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18782" pass its third reading.
Carried
with Councillor Woods opposed

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18783" 7915-0390-00 - 0707784 BC Ltd. (Director Information: Rana Wasif Khaliq), Anil and Anita Uppal, Amandeep Singh and Kanwaldeep Jodhan, City of Surrey c/o Barnett Dembek Architects Inc. (Maciej Dembek) CHI and RF to CD - 13270 and 13286 King George Boulevard, 11079 and 11089 Ravine Road and Portion of Ravine Road - to develop a 6-storey apartment building.

Approved by Council: June 27, 2016

RES.R16-1494

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18783" pass its third reading.
Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18771" 3900-20-18771 - Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to adjust various regulations pertaining to single-family residential zones in the Zoning By-law in order to increase the number and effectiveness of off-street parking spaces in the RF-10 and RF Zones, permit the construction of reasonably-sized backyard decks in the RF-12 Zone and to adjust lot coverage and floor area calculations in the RF, RF-O, RH and RH-G Zones to better balance zoning provisions on lots of similar size in these zones.

Approved by Council: June 27, 2016
Corporate Report Item No. 2016-R158

RES.R16-1495

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2016, No. 18771" pass its third reading.
Carried

LAND USE CONTRACTS

Note: Memos received from Planning and Development (see memorandums dated June 15, 2016 and June 16, 2016 in bylaw backup) advising that all conditions have been met and that the following Land Use Contracts (H.11 to H.22) are in order for Third Reading and Final Adoption.

11. "Surrey Land Use Contract No. 445, Termination Bylaw, 2016, No. 18756"
7916-0134-00 – Land Use Contract Termination
13559 – 57 Avenue, 5719 & 5739 – 136 Street
To terminate Land Use Contract No. 445 to allow the existing underlying Half-Acre Residential Zone (RH) to come into effect.

Approved by Council: June 13, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Surrey Land Use Contract No. 445,
Termination Bylaw, 2016, No. 18756" be referred back to staff.

RES.R16-1496

Carried

12. "Surrey Land Use Contract No. 433, Termination Bylaw, 2016, No. 18757"
7916-0135-00 – Land Use Contract Termination
13458 - No. 10 Highway (58 Avenue), 13475 – 57 Avenue
To terminate Land Use Contract No. 433 to allow the existing underlying Half-Acre Residential Zone (RH) to come into effect.

Approved by Council: June 13, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 433,
Termination Bylaw, 2016, No. 18757" be referred back to staff.

RES.R16-1497

Carried

Mayor Hepner requested staff to work with the Applicants to bring these bylaws back within a more reasonable timeline. Inform residents of the facts surrounding potential redevelopment and the options would be available.

13. "Surrey Land Use Contract No. 519, Termination Bylaw, 2016, No. 18764"
7916-0136-00 – Land Use Contract Termination
5822 & 5832– 132 Street
To terminate Land Use Contract No. 519 to allow the existing underlying Half-Acre Residential Zone (RH) to come into effect.

Approved by Council: June 13, 2016

- RES.R16-1498 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 519,
Termination Bylaw, 2016, No. 18764" pass its third reading.
Carried
- RES.R16-1499 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 519,
Termination Bylaw, 2016, No. 18764" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
14. "Surrey Land Use Contract No. 169, Termination Bylaw, 2016, No. 18758"
7916-0131-00 – Land Use Contract Termination
14302 to 14389 Greencrest Drive, 14389 & 14390 Crescent Road
To terminate Land Use Contract No. 169 to allow the existing underlying Acreage
Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016
- RES.R16-1500 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 169,
Termination Bylaw, 2016, No. 18758" be referred back to staff.
Carried
15. "Surrey Land Use Contract No. 310, Termination Bylaw, 2016, No. 18759"
7916-0129-00 – Land Use Contract Termination
2866 to 2990 Chantrell Place, 13715 & 13725 – 28 Avenue, 13666 – 30 Avenue
To terminate Land Use Contract No. 310 to allow the existing underlying Acreage
Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016
- RES.R16-1501 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 310,
Termination Bylaw, 2016, No. 18759" pass its third reading.
Carried
- RES.R16-1502 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 310,
Termination Bylaw, 2016, No. 18759" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Land Use Contract No. 431, Termination Bylaw, 2016, No. 18762"
7916-0125-00 – Land Use Contract Termination
2604 to 2694 - 141 Street, 14069 to 14090 - 26A Avenue
To terminate Land Use Contract No. 431 to allow the existing underlying Acreage Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016

RES.R16-1503 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 431,
Termination Bylaw, 2016, No. 18762" pass its third reading.
Carried

RES.R16-1504 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 431,
Termination Bylaw, 2016, No. 18762" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

17. "Surrey Land Use Contract No. 579, Termination Bylaw, 2016, No. 18766"
7916-0126-00 – Land Use Contract Termination
24 Avenue to 26 Avenue from 141 Street to 144 Street
To terminate Land Use Contract No. 579 to allow the existing underlying Acreage Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016

RES.R16-1505 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 579,
Termination Bylaw, 2016, No. 18766" pass its third reading.
Carried

RES.R16-1506 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 579,
Termination Bylaw, 2016, No. 18766" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

18. "Surrey Land Use Contract No. 560, Termination Bylaw, 2016, No. 18763"
7916-0128-00 – Land Use Contract Termination
2644 – 134 Street, 2649 & 2551 – 136 Street, 13416 to 13587 – 26 Avenue

To terminate Land Use Contract No. 560 to allow the existing underlying Acreage Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016

RES.R16-1507 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 560,
Termination Bylaw, 2016, No. 18763" pass its third reading.
Carried

RES.R16-1508 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 560,
Termination Bylaw, 2016, No. 18763" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

19. "Surrey Land Use Contract No. 483, Termination Bylaw, 2016, No. 18767"
7916-0127-00 – Land Use Contract Termination
13411 to 13461 – 25 Avenue, 13534 to 13589 – 25 Avenue
To terminate Land Use Contract No. 483 to allow the existing underlying Acreage Residential Gross Density Zone (RA-G) to come into effect.

Approved by Council: June 13, 2016

RES.R16-1509 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 483,
Termination Bylaw, 2016, No. 18767" pass its third reading.
Carried

RES.R16-1510 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 483,
Termination Bylaw, 2016, No. 18767" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

20. "Surrey Land Use Contract No. 472, Termination Bylaw, 2016, No. 18765"
7916-0121-00 – Land Use Contract Termination
Amble Greene Drive, Amble Greene Boulevard, Amble Greene Court,
Amble Greene Close; Amble Green Place, Amble Wood Drive and adjacent
properties on 17A Avenue and 19A Avenue
To terminate Land Use Contract No. 472 to allow the existing underlying
One-Acre Residential (RA) and Half-Acre Residential Gross Density Zone (RH-G)
Zones to come into effect.

Approved by Council: June 13, 2016

RES.R16-1511

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Land Use Contract No. 472,
Termination Bylaw, 2016, No. 18765"	pass its third reading.
	<u>Carried</u>

RES.R16-1512

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Land Use Contract No. 472,
Termination Bylaw, 2016, No. 18765"	be finally adopted, signed by the Mayor and
	Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

- 21. "Surrey Land Use Contract No. 493, Termination Bylaw, 2016, No. 18760"
7916-0122-00 – Land Use Contract Termination
13342 to 13454 Amble Wood Drive, 13464 to 13494 – 18 Avenue,
13406 to 13499 - 17 Avenue, 13338 to 13398 - 17A Avenue, 1683 & 1693 – 134B Street,
1632 to 1698 – 133A Street
To terminate Land Use Contract No. 493 to allow the existing underlying
Half-Acre Residential Gross Density Zone (RH-G) to come into effect.

Approved by Council: June 13, 2016

RES.R16-1513

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Land Use Contract No. 493,
Termination Bylaw, 2016, No. 18760"	pass its third reading.
	<u>Carried</u>

RES.R16-1514

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Land Use Contract No. 493,
Termination Bylaw, 2016, No. 18760"	be finally adopted, signed by the Mayor and
	Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

- 22. "Surrey Land Use Contract No. 559, Termination Bylaw, 2016, No. 18761"
7916-0123-00 – Land Use Contract Termination
13467 to 13579 – 18 Avenue, 13446 to 13591 – 19 Avenue, 1846 to 1978 – 134A Street,
1920 to 1931 – 135A Street, 1841 – 136 Street
To terminate Land Use Contract No. 559 to allow the existing underlying
Half-Acre Residential Gross Density Zone (RH-G) to come into effect.

Approved by Council: June 13, 2016

- | | | |
|--------------|---|---|
| RES.R16-1515 | <p>It was</p> <p>Termination Bylaw, 2016, No. 18761" pass its third reading.</p> | <p>Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 559,
Carried</p> |
| RES.R16-1516 | <p>It was</p> <p>Termination Bylaw, 2016, No. 18761" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> | <p>Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 559,
Carried</p> |

PERMITS - APPROVALS

23. Development Variance Permit No. 7916-0288-00

7916-0288-00 – Dale and Karon Leinweber
c/o Dale Leinweber
18293 – 96 Avenue

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

- (a) In Part 1 "Definitions" the definition of accessory building is varied to permit a detached accessory building (garage/workshop) to have a greater lot coverage, but not floor area, than the lot coverage of the principal building (single family dwelling) on the lot.

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

- | | | |
|--------------|---|--|
| RES.R16-1517 | <p>It was</p> <p>No. 7916-0288-00 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.</p> | <p>Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
Carried</p> |
|--------------|---|--|

24. Development Variance Permit No. 7916-0205-00

7916-0205-00 – Jacqueline and Gregory Levy
c/o Greg Levy
13495 – 19 Avenue

To vary "Surrey Land use Contract No. 559 Authorization By-law 1978, No. 5745", as amended, as follows:

- (a) In Schedule C. Siting, in accordance with Part VII, Section A.3 – Residential Zone No. One (1) of Surrey Zoning By-law, 1964, No. 2265, the minimum front yard setback for an accessory building is reduced from 18 metres (60 ft.) to 10.5 metres (35 ft.); and
- (b) In Schedule C. Siting, in accordance with Part VII, Section A.3 – Residential Zone No. One (1) of Surrey Zoning By-law, 1964, No. 2265, the minimum flanking street setback for an accessory building is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7916-0205-00 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.R16-1518

Carried

PERMITS – SUPPORT

25. **Development Variance Permit No. 7915-0353-00**
 7915-0353-00 - Subzero Cold Logistics Inc.
 c/o Integrated Construction (Christian Hamm)
 18787 – 25 Avenue

To reduce the minimum width of a truck maneuvering aisle from 7.5 metres (25 ft.) to 5.5 metres (18. ft.). This drive-aisle will accommodate one-way traffic only for the proposed cold storage industrial building.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7915-0353-00 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.R16-1519

Carried

26. **Temporary Use Permit No. 7916-0188-00**
 7916-0188-00 – Alice and Allan Shen
 c/o Porte Communities (Jessica Pullan)
 10531 – 140 Street

To permit the development of a temporary real estate sales centre and associated surface parking lot for three, 6-storey apartment buildings proposed on properties to the north for a period not to exceed three years.

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

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

No. 7916-0188-00 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.R16-1520

Carried

27. **Temporary Use Permit No. 7915-0307-00**
7915-0307-00 – Safeco Transport Ltd.
c/o Safeco Truck Lines Ltd. (Tony Sahota)
18150 – Tynehead Drive

To allow temporary truck parking for oversized trucks and trailers that exceed 5,000 kilograms G.V.W. for a period not to exceed three years.

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

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

No. 7915-0307-00 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.R16-1521

Carried

FINAL ADOPTIONS

28. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 9662 – 161A Street and 16206 – 96B Avenue Bylaw, 2016, No. 18739"
3900-20-18739 - Council Initiative
A bylaw to authorize the closure and removal of dedication of highway over 36.6 square metres area of road adjacent to 9662 – 161A Street and 16206 – 96B Avenue. The proposed road closure area is intended to be consolidated with the adjacent property. 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: May 16, 2016

Corporate Report Item No. 2016-R107

Mayor Hepner called for any persons wishing to make representations on "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 9662 – 161A Street and 16206 – 96B Avenue Bylaw, 2016, No. 18739".

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 9662 – 161A Street and 16206 – 96B Avenue Bylaw, 2016, No. 18739" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1522

Carried

29. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 16221 – 96B Avenue, 9678, 9699, 9697, 9702, 9722, 9725, 9734, 9745 and 9763 – 162A Street Bylaw, 2016, No. 18740"

3900-20-18740 - Council Initiative

A bylaw to authorize the closure and removal of dedication of highway over 2,606.4 square metres of road allowance adjacent to 16221 – 96B Avenue, 9678, 9699, 9697, 9702, 9722, 9725, 9734, 9745 and 9763 – 162A Street. The proposed road closure areas are intended to be consolidated with the adjacent properties for a proposed future subdivision. 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: May 16, 2016
Corporate Report Item No. 2016-R107

Mayor Hepner called for any persons wishing to make representations on "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 16221 – 96B Avenue, 9678, 9699, 9697, 9702, 9722, 9725, 9734, 9745 and 9763 – 162A Street Bylaw, 2016, No. 18740".

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 16221 – 96B Avenue, 9678, 9699, 9697, 9702, 9722, 9725, 9734, 9745 and 9763 – 162A Street Bylaw, 2016, No. 18740" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1523

Carried

30. "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2016, No. 18710"
3900-20-18710 – Regulatory Text Amendment
"Surrey Tree Protection Bylaw, 2006, No. 16100", as amended, is further amended to simplify the administration of the Bylaw and reduce red tape.

Approved by Council: June 27, 2016
Corporate Report Item No. 2016-R157

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2016, No. 18710" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1524

Carried

31. "Surrey Chicken Keeping Bylaw, 2016, No. 18754"
3900-20-18754 – New Regulatory Bylaw
A new regulatory bylaw to control the keeping of domestic hens on residential zoned lots.

Approved by Council: June 13, 2016
Corporate Report Item No. 2016-R141

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Chicken Keeping Bylaw, 2016, No. 18754" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1525

Carried

32. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18753"
3900-20-18753 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to regulate the number of hens and the siting of coops used to house hens on residential lots that are less than 1 acre but greater than 7,200 square feet.

Approved by Council: June 13, 2016
Corporate Report Item No. 2016-R141

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18753" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1526

Carried

33. "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2016, No. 18755"
3900-20-18755 – Regulatory Text Amendment
"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508", as amended, is further amended to include a municipal ticket fee as proposed in the *Chicken Keeping Bylaw*.

Approved by Council: June 13, 2016
Corporate Report Item No. 2016-R141

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2016, No. 18755" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1527

Carried

INTRODUCTIONS

34. "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691"
3900-20-18691 – New Regulatory Bylaw
A new regulatory bylaw for the purpose of issuing Bylaw Notice Enforcement tickets for the enforcement of Municipal bylaws.

Approved by Council: July 11, 2016
Corporate Report Item No. 2016-R160

Earlier in the meeting Council approved the recommendations of Corporate Report No. R160; therefore, "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691" is in order for consideration.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691" pass its first reading.

RES.R16-1528

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691" pass its second reading.

RES.R16-1529

Carried

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

RES.R16-1530 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Bylaw Notice Enforcement
 Bylaw, 2016, No. 18691" pass its third reading.
Carried

35. "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2016, No. 18786"
 3900-20-18786 – Regulatory Text Amendment
 "City of Surrey Vehicle for Hire By-law, 1999, No. 13610", as amended, is further amended to add 7 taxicab licenses increasing the total from 319 to 326 based on the approval of licenses by the Passenger Transportation Board.

Approved by Council: July 11, 2016
 Corporate Report Item No. 2016-R161

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R161; therefore, "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2016, No. 18786" is in order for consideration.

RES.R16-1531 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "City of Surrey Vehicle for Hire Bylaw,
 1999, No. 13610, Amendment Bylaw, 2016, No. 18786" pass its first reading.
Carried

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

RES.R16-1532 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "City of Surrey Vehicle for Hire Bylaw,
 1999, No. 13610, Amendment Bylaw, 2016, No. 18786" pass its second reading.
Carried

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

RES.R16-1533 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "City of Surrey Vehicle for Hire Bylaw,
 1999, No. 13610, Amendment Bylaw, 2016, No. 18786" pass its third reading.
Carried

36. "Land Purchase and Highway Dedication Bylaw, 1990, No. 10473, Amendment Bylaw, 2016, No. 18788"
3900-20-18788 – Council Initiative
This amendment to "Land Purchase and Highway Dedication Bylaw, 1990, No. 10473" will remove a 2,550.5 square metre remnant parcel of unused portion of land originally designated for road purposes for the South Fraser Perimeter Road, but no longer required due to realignment during construction. It is intended that the lands be consolidated with adjacent City owned lands for future park purposes.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Land Purchase and Highway Dedication Bylaw, 1990, No. 10473, Amendment Bylaw, 2016, No. 18788" pass its first reading.

RES.R16-1534

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Land Purchase and Highway Dedication Bylaw, 1990, No. 10473, Amendment Bylaw, 2016, No. 18788" pass its second reading.

RES.R16-1535

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Land Purchase and Highway Dedication Bylaw, 1990, No. 10473, Amendment Bylaw, 2016, No. 18788" pass its third reading.

RES.R16-1536

Carried

I. CLERK'S REPORT

J. NOTICE OF MOTION

K. OTHER BUSINESS**1. Whalley Little League - 60th Anniversary Celebration**

File: 8200-01

On July 9th the Whalley Little League celebrated 60 years of baseball from 1956 to 2016; the event ran from 1-7 p.m. and had games, presentations, a cake-cutting and an alumni game.

Mayor Hepner noted that the City of Surrey was presented with a plaque as a token of thanks for continued community support.

2. The Holland Park Festival - July 2 & 3

File: 0220-07

Council noted that there were complaints from members of the public regarding event noise and vulgarity being broadcast over the PA system at an event held in Holland Park on over the July 2 - 3 weekend.

Council requested staff to provide a Corporate Report regarding the event with suggestions on how such issues can be prevented in the future.

It was

Moved by Councillor Woods

Seconded by Councillor Villeneuve

That staff provide a report regarding the July

2 - 3, 2016 festival that occurred in Holland Park and how the impact on residents can be mitigated in terms of reducing noise complaints and prohibiting use of vulgarity over the PA system.

RES.R16-1537

Carried**3. Pop-up Junk Drop - Surrey Operations Centre**

File: 5360-01

- Council noted that the first Pop-up Junk Drop held on July 16th was designed to allow residents to get rid of household items that cannot be put out during regular waste collection service such as: Furniture & Mattresses, Electronics, Small Appliances, Appliances and Scrap Metal, Household Renovation Wates and Other Household Items.
- Drop Off was held at the Surrey Operations Centre, additional dates are August 6, August 27, September 17 and October 1.

- Council noted that the event was well attended and the initiative was unbelievably successful.

Council requested a report back to Council on the success of the event. Mayor Hepner noted it would be helpful to include information on where the City is in terms of the impending Eco-Centre project between Surrey and Metro Vancouver in an effort to create a residential waste disposal/diversion facility.

L. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That the Monday, July 11, 2016 Regular


Council - Public Hearing meeting be adjourned.

RES.R16-1538


Carried

The Regular Council - Public Hearing meeting adjourned at 9:04 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner