

**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  
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

Mayor Hepner convened the Regular Council Public Hearing meeting at 7:15 p.m. as the Regular Council Land Use meeting went longer than expected.

**A. ADOPTION OF MINUTES****1. Special (Regular) Council - July 11, 2016**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Special (Regular)  
Council meeting held on July 11, 2016, be adopted.  
RES.R16-1696 Carried

**2. Council-in-Committee - July 11, 2016**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the  
Council-in-Committee meeting held on July 11, 2016, be received.  
RES.R16-1697 Carried

**3. Regular Council - Land Use - July 11, 2016**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Land Use meeting held on July 11, 2016, be adopted.  
RES.R16-1698 Carried

4. Regular Council - Public Hearing - July 11, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on July 11, 2016, be adopted.  
 RES.R16-1699 Carried

B. DELEGATIONS - PRESENTATIONS

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning Amendment Bylaw No. 18790  
 Application: 7915-0299-00

CIVIC ADDRESS: 16927 Greenway Drive

APPLICANT: Jatinder, Perry and Ram Gandham, Nafisa Ali  
 c/o McElhanney Consulting Services Ltd. (James Pernu)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential to Single Family Residential Gross Density. The applicant is proposing to subdivide the site into 4 single family lots (1 RF and 3 RF-G) and one open space lot.

In addition, a development variance permit is being sought to reduce the minimum lot depth of proposed lot 1 from 28 metres (90 ft.) to 25.4 metres (83 ft.) to allow for an 8 metre (26 ft.) geotechnical setback to be conveyed to the City. The applicant is also seeking to reduce the minimum lot area in the RF-G Zone from 1.0 hectare (2.5 acre) to 0.4 hectare (1.0 acre).

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

Concerned Citizen: The delegation spoke in favour of the project and noted that it should be approved.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Form Letter 12 Signatures (McElhanney Consulting)	X		

2. **Surrey Zoning Amendment Bylaw No. 18795**  
**Application: 7915-0405-00**

CIVIC ADDRESS: 17056 Greenway Drive

APPLICANT: Greenway Drive Developments Ltd. (James Evans)

PURPOSE: The applicant is seeking to rezone the site from General Agriculture to Comprehensive Development. The applicant is proposing to subdivide the site into 13 small suburban single family lots and one open space lot.

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

G. Pattar (Applicant): The delegation spoke in favour of the project and noted there is a need for small lot, single family dwellings.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Singh			X
L. Guerra		X	
D. O'Grady			X
W. & A. Chucko		X	
R. & C. Bowden			X
G. Randhawa	X		

3. **Surrey Zoning Amendment Bylaw No.18796**  
**Application: 7915-0373-00**

CIVIC ADDRESS: 8362 - 120 Street (located within the range of 8360 to 8366 - 120 Street)

APPLICANT: 1022312 B.C. Ltd.  
 Director Information: Amrit Kaur and Vikram Singh  
 c/o JM Architecture Inc. (Joseph Minten)

PURPOSE: The applicant is seeking to rezone the site from Highway Commercial Industrial to Comprehensive Development. The applicant is proposing to develop a 3-storey commercial/office building.

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.

4. **Surrey Zoning Amendment Bylaw No.18799**  
**Application: 7915-0126-00**

CIVIC ADDRESS: 12084 – 76 Avenue

APPLICANT: Kulbir and Surinder Athwal  
c/o Douglas R. Johnson Architect Ltd. (Douglas Johnson)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop 9 ground-oriented townhouse units.

In addition, a development variance permit is being sought to reduce the front, rear and side yard setbacks in order to achieve a more urban and pedestrian streetscape. The applicant is also proposing 1 visitor parking space within the minimum side setback (west).

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

M. Roth, 121 Street & 76 Avenue: The delegation expressed the following concerns: 1) lack of single visitor parking spots, 2) potential for increase in vehicular traffic associated with the project; and, 3) if the project goes through, traffic calming measures are needed to make the street safer.

5. **Surrey Zoning Amendment Bylaw No. 18794**  
**Application: 7915-0041-00**

CIVIC ADDRESS: 18782 No. 10 Highway (56 Avenue)

APPLICANT: Hardeep and Manjinder Johal, Gurmeet Gill  
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is seeking to rezone the southern portion of the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to develop 8 small suburban single family lots on the southern portion of the site with the northern portion remaining for possible future development.

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 noted that the 14 trees slated for retention are all located on the northern portion of the project.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. Paris		X	

**6. Surrey Zoning Amendment Bylaw No. 18789  
Application: 7915-0316-00**

CIVIC ADDRESS: 15550 – 32 Avenue

APPLICANT: 1057359 B.C. Ltd.  
Director Information: Randeep Gill and Rupinder Kooner  
c/o JM Architecture Inc. (Joe Minten)

PURPOSE: The applicant is seeking to amend Comprehensive Development Bylaw No. 17490 in order to allow the operation of a small scale drug store, in conjunction with medical offices, as a permitted use 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.

G. Knight, 155 Street and 32 Avenue: The delegation spoke in opposition to the application and expressed the following concerns: 1) the easement granted will go through the personal driveway of the existing strata, 2) the current driveway would not withstand the projected volume of traffic associated with the development, 3) there are a lot of pedestrians and residents already using the existing walkway, 4) significant road-widening and plant removal would be required to facilitate the projected vehicular traffic, 5) there a number of issues associated with access and egress; 6) a proper traffic study was not conducted to review traffic volumes, 7) parking lot lighting is a concern in terms of potential light pollution, 8) how garbage collection will be handled; and 9) environmental concerns.

Staff noted that when the development was created there was a statutory right-of-way associated with the project. It gives the public access through the subject site.

In response to a question from Council staff clarified there is a future traffic signal and the vehicular traffic will not go through the development.

Concerned Citizen, Rosemary Heights Crescent: The delegation noted that he is not opposed to the project but has concerns with the transportation aspects as follows: 1) the roadway is in poor condition, 2) the road is a truck route through a high density area, 3) there are unenforced traffic violations that occur regarding the use of "air brakes" during the night, 4) suggested that the City consider placing a signalized light on 156A Street, 5) there are no longer plans for a 32 Avenue upgrade, 6) right now there is a buffer wall with trees, road widening might lead to removal of the trees, wall and sidewalk; and, 7) there is a very high density of traffic in a relatively small area.

Staff noted that a signalized light was not a requirement of the development, it is a City initiative.

Mayor Hepner noted that Council has made improvements where possible. Removal of the trucking route on 32 Avenue was supported by Council; however, the Transportation Ministry did not approve moving the trucking route to 16 Avenue.

D. Klassen, 155 Street & 32 Avenue: The delegation expressed concern regarding the small scale drug store associated with the development.

Staff in response clarified that it is an accessory use to a medical office and the size would be limited as an accessory use, meaning that it could not occupy more than 50 percent of the building and that the defined retail outlet can be provided by the Applicant.

Staff clarified that the previous proposal for the site had been for an office type building but did exclude the use of the drugstore as of today; there is no development that has been approved for the site.

R. Gill (Applicant): The pharmacy would complement the medical clinic to increase the patient's compliance to medicine. The clinic currently located on 152 Street and Highway 10, was developed in 2003. The intention for the project is to have a synergistic approach to medicine for patients to be compliant and get the education in terms of how to use their medication. The pharmacist on site would assist with compliance. The clinic is 2,000 square feet; the pharmacy would be 1,000 square feet. There is no intent to dispense methadone and the pharmacy will not be dispensing marijuana. The pharmacy will only be open to coincide with the hours the medical clinic from 9:00 a.m. - 5:00 p.m.

Mayor Hepner clarified for the benefit of members of the public that the project will not dispense methadone.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Cairns		X	
B. Sadoughian		X	
D. Oswald		X	
E. & E. Block		X	
E. Kilbum		X	
D. Inks		X	
C. Sinclair		X	
S. Sophia		X	
D. Clausen		X	

**7. Surrey Zoning Amendment Bylaw No. 18791  
Application: 7915-0406-00**

CIVIC ADDRESS: 12938 – 13 Avenue

APPLICANT: Carolyn Ginther  
c/o Tyler Ginther

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Single Family Residential Oceanfront. The applicant is proposing to construct a detached garage and allow a covered patio addition to the single family dwelling.

In addition, a development variance permit is being sought to reduce the front yard setback from 10 metres (33 ft.) to 1.2 metres (4 ft.) in order to allow for the garage in the front yard of the property. The applicant is also proposing to increase the flat roof height from 7.3 metres (24 ft.) to 9.2 metres (30 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. McClughan, 129 Street & 13 Avenue: The delegation spoke in opposition to the application and expressed the following concerns: 1) the roof is not flat; 2) the zoning request is not in keeping with the neighbourhood context of single-family residential, 3) there are a number of setbacks requested associated with the project; and, 4) the existing house is over height.

Staff clarified that the house was constructed under the RF zoning; if it is a flat roof it is restricted in height to 24 feet. The project application is at 30 feet, the bylaw limits the height to 24 feet. As the applicant is rezoning to RFO the height should be varied to recognize the height the house is currently built to which is a 1:4 pitch roof.

Council requested clarification regarding the height calculation, staff in response noted that if the Applicant built a conventional roof the house be taller overall.

Staff clarified that the way the flat roof is calculated, it is lower than a house that would have regular roof. The flat roof requested is not higher than it is if it was an RF and the zoning fits the RFO zone.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Smyth & C. Randa		X	
D. & B. Glendinning		X	
C. Chen		X	
S. Lalli		X	
J. Poole		X	
H. & L. Gunter		X	

NAME	FOR	AGAINST	CONCERN
E. Bergmann		X	
R. Willems & L. Mohr		X	
J. & J. McClughan		X	
G. & L. Lewis		X	
Julie ter Laak		X	
M. Bergmann		X	
T. Arcand		X	

**8. Surrey Zoning Amendment Bylaw No. 18792  
Application: 7916-0011-00**

**CIVIC ADDRESS:** 138 and 156 – 171 Street, 111 and 141 – 172 Street

**APPLICANT:** Darshan Rangji, Ernest and Shirley Webb, Mohinder Bining, Kalwinder and Hardeep Kang  
c/o Dawson & Sawyer (Sam Hooge)

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop 93 townhouse units on the site.

In addition, a development variance permit is being sought to reduce the front, rear and side yard setbacks for several buildings in order to allow for an efficient site plan.

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

L. Smith, 86 Avenue & 171 Street: The delegation was not opposed to a higher density but expressed the following concerns with a proposed road: 1) first avenue, to be put thru and that there may be late comer fees; and, 2) that existing homeowners will be made responsible for the future first avenue. Further concerns were outlined as follows: 1) the proposed amenity area associated with the project abutting the rear of the delegation's property line, 2) increased pedestrian traffic accessing the woods adjacent to the delegation's property, 3) requested assurance and clarification from Council regarding proposed changes to the NCP and the greenway at 171 Street as to whether it will be a dead-end as originally developed.

Mayor Hepner noted that residents would be responsible for the Development Cost Charges should they decide to subdivide. The delegation would be responsible for the charges to develop her own property, should she elect to develop.

Mayor Hepner clarified that staff can work with the developer to address the concerns associated with pedestrian access and the delegation's property line with the existing forest.



Staff clarified in response to a question from the delegation that 171 Street will not be closed at the greenway.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern that 180 trees are slated for demolition and asked what can be done to protect the eagles nest in the future. The agent for the development contacted the delegation. There was concern with how long the park can be conserved and that a no-built covenant will be arranged in perpetuity to preserve the eagles nest.

Staff noted that the developer has offered to provide a "no build covenant" to protect the eagles nest.

R. Winters, 175 Street & 1st Avenue: The delegation noted he is adjacent to the subject site, spoke in opposition to the plan and expressed the following concerns: 1) increased traffic, 2) potential for vehicular accidents, 3) safety issues, 4) potential for increased noise; 5) the density is increased to an unacceptable level, 6) the proposed tree removal plan is extensive, 7) potential for increased crime and drug use with increased densities; and, 8) the requested setbacks are unsightly.

D. Hancock (Hancock Wildlife Foundation): The delegation spoke in support of the plan to protect the territory of eagles: 1) eagles live in a territory to keep within their feeding zone, 2) four different nest sites have been occupied in the same area, 3) the territory should be protected, 4) the proposal to protect the territory involves saving a huge number of cotton woods trees, 5) places are needed on the shoreline, this area is the world's greatest area for producing bald eagles, 6) the area dedicated as an eagle reserve is an incredible change of heart where developers are concerned; and, 7) the delegation thanked Council for the proposal and the territory set aside which will retain a rich ecosystem.

Concerned Citizen, 171 Street: The delegation spoke in favour of the proposal and noted that the townhomes are appreciated as availability is currently a challenge in the area.

R. Jones, 108 Avenue & 171 Street: The delegation expressed the following concerns: 1) the rear boundary of the property adjoins his, he requested the developer to pay for a fence to keep people out of the area and keep people safe, 2) there are 11 properties as part of the land assembly and not ten, 3) there seems to be limitation in a green area with a turn-around on an NCP plan from 2010.

Concerned Citizen, 172 Street: The delegation wanted to clarify that Lots 111 and 141 were supposed to be small family homes. The other lots were supposed to be townhomes. The delegation expressed concern with the commercial aspect on both sides of the street in terms of parking. The project went from small single family homes to townhomes and the setbacks have been reduced by 10 feet.

Concerned Citizen, 172 Street: The delegation expressed the following concerns: 1) the homes were originally slated as single family, 2) lack of transit,

3) no plans to build schools, 4) potential lack of parking associated with the project; and, 5) the proposal will not benefit the general population.

S. Hooge (Owner / Applicant): The delegation noted that it is important for them to build a project that would make people proud. The tree retention is the highest within the Douglas Neighbourhood Concept Plan (NCP). The City and Handcock Wildlife Foundation have worked in partnership to achieve the project. A final wave of development is necessary to complete the neighbourhood to facilitate the construction of the elementary school. The Applicant is proposing a minor development to save the trees and eagles nest. Much of the remaining townhouse developable land will remain as single family; the Applicant has been working in partnership with the City and the residents to achieve project support. The number of homes originally proposed was reduced, the visitor parking stalls were increased to 4 more required by bylaw and 49 new street parking stalls will be created. The project will provide more than enough parking for visitors and residents. Council, in approving this project will protect more trees than any previous development in the neighbourhood.

Council asked if it would be possible for the Applicant to address the issue regarding fencing to prevent access from the proposed development to the abutting properties. The Applicant noted that it would be possible to build a fence to limit access.

The Applicant clarified that there are lots in the NCP dedicated for townhouse development; however; it is extremely unlikely that those particular lots will be developed due to the size. Instead, there are active applications for single-family. When the NCP is built out, there will be less townhouse development than what was originally envisioned. The Applicant clarified that the garages and driveways will handle two large cars.

In response to a question from Council regarding the upa, the Applicant noted that the townhouse portion along 171 Street was designated for 15 units per acre. The homes would be more likely as 20 homes per acre. Based on those numbers using the standard yield rate with the school board, projected enrolment would be three units higher if done in accordance with the NCP.

The Applicant clarified that a "no build covenant" has been offered on the eagles nest area.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. & T. Cleary		X	
K. Cybulskie			X
P. Bergsma		X	
R. & S. Winters		X	
P. Lewis		X	
12 Form Letters	X		
85 Signature Petition	X		
F. Bergsma		X	

NAME	FOR	AGAINST	CONCERN
L. Russell		X	
Concerned Citizen		X	
K. Campbell		X	
A. Mann		X	
R. Neyndorff & M. Larkins			

9. **Surrey Zoning Amendment Bylaw No. 18793**  
**Application: 7916-0137-00**

CIVIC ADDRESS: 2423 King George Boulevard

APPLICANT: Long Holdings Inc.  
 c/o Pacific Land Group Ltd. (Laura Jones)

PURPOSE: The applicant is seeking to rezone the site from Highway Commercial Industrial to Comprehensive Development. The applicant is proposing additional retail and office uses within an existing building in order to allow music lessons, rentals and sales for Long and McQuade business.

In addition, a development variance permit is being sought to defer the works and services requirements until future redevelopment of 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.

Concerned Citizen: The delegation requested clarification regarding the DVP to defer the works and how long before the development will be started.

Staff clarified, there is a variance for works and services; however, there is no time lag and that the variance noted on the project is deferred to a future development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. & R. Hume		X	
Phyllis Cole			X

10. **Surrey Official Community Plan Amendment Bylaw No. 18797**  
**Surrey Zoning Amendment Bylaw No. 18798**  
**Application: 7916-0052-00**

CIVIC ADDRESS: 2919 and 2967 188 Street

APPLICANT: Cornelis and Emma Flokstra  
c/o Pacific Land Resources Group Inc. (Oleg Verbenkov)

PURPOSE: The applicant is seeking to redesignate a portion of the site from Agriculture to Mixed Employment and rezone the site from General Agriculture and Intensive Agriculture to Business Park (2) and Intensive Agriculture. The applicant is proposing future light industrial or business park uses on the eastern portion and is proposing to convey the western portion to the City as a park.

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

D. Jack, President, Surrey, Environmental Partners: The delegation expressed the following concerns: 1) there is going to be a significant tree loss, 72 removed with only 6 retained; and, 2) there is a creek on site, with the building activity contaminated water run off could enter the water courses when the buildings eventually go up.

11. **Surrey Zoning Amendment Bylaw No. 18800**  
**Application: 7916-0091-00**

CIVIC ADDRESS: 971 - 164 Street

APPLICANT: Brian Udal  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential to Single Family Residential (12). The applicant is proposing to subdivide the property into 2 single family small lots facing the existing cul-de-sac and 2 single family lots facing 164 Street.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Noakes			X

**12. Surrey Land Use Contract No. 451 Partial Discharge Bylaw No. 18801**  
**Application: 7916-0220-00**

CIVIC ADDRESS: 1933 – 142 Street

APPLICANT: Gregory and Julia Kristoff  
 c/o Julia Kristoff

PURPOSE: The applicant is seeking to partially discharge Land Use Contract No. 451 from the property in order to allow the underlying Single Family Residential Zone to come into effect.

In addition, a development variance permit is being sought to reduce the front yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) and increase the lot coverage from 38% to 39.5% in order to facilitate garage and house additions.

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.

**13. Surrey Zoning Amendment Bylaw No. 18802**  
**Application: 7916-0119-00**

CIVIC ADDRESS: 12587 – 15A Avenue

APPLICANT: Ronald and Danielle Wilson  
 c/o Cass Parel Limited (Cass Parel)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Single Family Residential Oceanfront. The applicant is proposing to bring the existing dwelling into compliance and allow for an increase in floor space and a pool.

In addition, a development variance permit is being sought to reduce the rear yard setback from 10 metres (33 ft.) to 1.8 metres (6 ft.), front yard setback from 10 metres (33 ft.) to 3.6 metres (12 ft.) and lot depth from 45 metres (150 ft.) to 30 metres (100 ft.) in order to bring the house into conformity with the zone.

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

T. Johnson (Owner East Side Neighbour): The delegation expressed the following concerns: 1) the size and location of the cliff front houses directly affect the homes behind, 2) 75 feet might be unbuildable as it is down the cliff, 3) the size of the home seems inappropriate for the area, 4) the front yard setbacks are not acceptable as it directly impacts the delegation's view corridor, 5) the current house is 700 square feet larger than what should be allowed, 6) requested a more reasonable sized house; and, 7) the height of the house / roof should be reconsidered to be more in keeping with the neighbourhood context.

The delegation, in response to a question from Council noted that he is referring specially to the existing home and noted that it is bothersome to have an Application coming forward which would take away the view corridor that was fought to retain 30 years ago.

In response to a question from Council in terms of the elevation rendering, the delegation clarified that the drawing he received in the mail shows a bird's eye view with a larger massing.

Designer (Representing the Owners): The Designer clarified that the width of the house is being increased by 15 feet. The roof is lower than the maximum allowable for the area and that type of home. The view corridor will have a difference of 13 feet on the north side of the property.

Council asked the Designer if the Owner would work with the delegation to address the concerns raised during the Public Hearing. The Designer noted he would bring the comments forward to the Owner for consideration.

**14. Surrey Zoning Amendment Bylaw No. 18803  
Application: 7915-0189-00**

CIVIC ADDRESS: 2461 and 2485 – 168 Street

APPLICANT: Ikonik Land Group Ltd.  
c/o Focus Architecture Incorporated (Colin Hogan)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop approximately 41 townhouse units.

In addition, a development variance permit is being sought to reduce the front, rear and side yard setbacks in order to achieve a more urban, pedestrian streetscape.

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

G. Pappas, 167 Street & 24 Avenue: The delegation spoke in opposition of the proposal and made the following comments: 1) the proposal for 167A thru-road, 2) potential for increased traffic; and, 3) consideration may be needed to make the road wider.

Staff clarified that 167A is on the west property line of the subject development and will extend straight through (west) to 24 Avenue. In the future, they will move south to 24 Avenue. The proposed road way associated with the site is a local road of 14 metres; the road would not have the volume to change to a collector road to 168 Avenue. Staff clarified that the traffic volume would not warrant anything other than two lanes of traffic.

M. Kompter (Project Consultant): The Developer will be building a road along the north side. Originally the Developer had asked the City to remove 24A Avenue; however, staff wished to allow for street parking for the townhouse site at the time and possible "future" street parking to the commercial development to the south. 167A would not be built at this time, it is a future road. The intent was to create the neither a thru-road nor an arterial road.

Concerned Citizen (Representing G. Pappas): The delegation noted that there was a map sent to local residents, and it was unclear in the plan as to what the plans for the road is. It is concerning that owner properties are being turned into a road.

Staff clarified that there was a public information meeting regarding the Neighbourhood Concept Plan (NCP) amendments for Orchard Grove. In terms of the application to the west, there was public notification and public consultation regarding the changes and the delegation would have received a notice.

The delegation noted that Mr. Pappas was not consulted about the proposed road and found out by reviewing the Public Hearing Notice and speaking with staff.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Stevenson	X		
D. Brooks	X		
B. & D. McBeth		X	
G. Pappas		X	

15. **Surrey Zoning Amendment Bylaw No. 18805**  
**Surrey Zoning Amendment Bylaw No. 18806**  
**Application: 7914-0354-00**

CIVIC ADDRESS: 16613, 16637 and 16667 – 24 Avenue

APPLICANT: 1017187 B.C. Ltd., Director Information: Stephen Barker,  
Cynthia Schwarz, Vincenzo and Anna-Maria Piccolo  
c/o Barnett Dembek Architects Inc.

PURPOSE: The applicant is seeking to rezone the southern portion of the site from One-Acre Residential to Comprehensive Development and the northern portion from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop 79 townhouse units and a 6-storey building with approximately 117 apartment units.

In addition, a development variance permit is being sought to reduce the front (east), side yard (south), rear yard (west) and side front yard (north) setbacks along all sides of the townhouse development in order to bring the townhouse units closer to the street.

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

G. Pappas, 167 Street & 24 Avenue: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) his property will be negatively impacted if the proposal goes through, 2) the properties that are tied to his property are not supported, 3) the proposal would reduce his property value to a road with no development possibilities, 4) decrease to his property value, 5) either he should be compensated or consideration be given to having the road rerouted, 6) the application is changing the zoning of his property from six story commercial/ residential to a roadway; 7) his designated zoning should not be removed without compensation discussions and what is actually going to happen; 8) the delegation asked if whether an addendum could be included in the project mandating that his zoning be left as is; 9) requested that in future, applications and notification given to members of the public be clearly written to make them easier to understand; 10); an alternate arrangement for the roadway should be considered to permit the property owners to gain the most for any probable development opportunities; and, 11) potential traffic issues / hazards associated with 24 Avenue relative to excessive speeding, bus traffic and pedestrian safety.

In response to a question from Council, the delegation noted that he has never been consulted regarding the proposal.



Council requested clarification regarding how the delegation would be compensated as the majority of the road is on his land.

Staff noted that the strategy for that parcel there is a commercial site. A contribution from the land and a parcel for 167A is what they are looking at for the time. There is a 2 - 3 metre remnant, and to develop the delegation would be asked to consolidate. Staff noted there is a strategy that would work long term; it would be similar to a parkland acquisition and that the land value would be set as the highest and best use for the area.

Mayor Hepner clarified that the parcel for the highest and best use would be the evaluation of the land. The delegation noted that those discussions should have been conducted prior to the Application coming before Council.

Staff clarified that the application before Council is for the change in the plan, but the evaluation of the delegation's property value would be in the future, in the event an opportunity to develop occurs near the delegation's property.

In response to a question from Council, staff noted that the NCP amendment comes in effect when the subject application comes into adoption. The rezoning of the delegate's property would also need to come into place with the land use for the NCP.

Staff noted that the zoning for the delegation's property is A-1, the zoning would not change. Under the NCP the property would be changed to reflect the amendment. In the event there is a new application for review and the corner lot comes forward with an application it would be changed.

Mayor Hepner clarified for benefit of the delegation and members of the public that the zoning will remain as it is today, the NCP will show it has a future use as a roadway and it will not be triggered until a development application comes forward for the lots to the east of his property.

Staff noted that an application on the two corner properties or those to the west of the 167A alignment would trigger a review.

J. Christofferson, 172 Street & 26 Avenue: The delegation spoke in opposition to the project and requested that the application be sent back to staff. The delegation expressed the following concerns: 1) the project is not in keeping with the NCP, 2) there is not sufficient infrastructure to support development, 3) the project is not transitional in the nature of the neighbourhood context, 4) the only comparable apartments are those found at thrifty foods which is a retail centre over many acres of land, and that is not the case with the proposed application, 5) traffic will be heavily impacted, 6) increased volume of vehicular traffic on 24 Avenue, 7) there is insufficient transit to service the high densities proposed with an apartment complex, 8) potential negative impact on local schools; and, 9) requested consideration for single family homes or townhouses.

P. Tilbury, 172 Street & 26A Avenue: The delegation requested the bylaw be extended from the 100 metres to between 1 and 2 kilometres for the Grandview Heights Area. Other residents in the area should receive notifications of the developments. The delegation expressed the following concerns: 1) tree canopy removal associated with the development, 2) proposed 196 new homes will bring an additional 300 cars on 24 Avenue; and, 3) residents were promised transitional development with single-family homes, there is no transitional development associated with the proposal.

K. Laidlaw, 172 Street & 26A Avenue: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the project is not in keeping with the neighbourhood context; 2) potential negative impact of traffic, 3) the roadway is only two lanes, 4) overcrowding of local schools, there are already portables in use at Pacific Heights Elementary; and, 5) the preference of the neighbourhood is for single-family homes or at the very least townhomes.

Concerned Citizen (on behalf of G. Pappas): The delegation expressed concern regarding proposed zoning changes regarding Mr. Pappas' property. In both plans, his property is drawn in as a road.

Mayor Hepner clarified that the plan itself does not change Mr. Pappas' zone, it remains as A-1, what will trigger the shift in valuation, the road will be considered what is possible for the highest and best use and that the valuation would be considered at that time.

Mayor Hepner suggested the delegation and Mr. Pappas sit with the planning staff to review the finer details associated with the application.

Project Co-Applicant: The delegation noted that there were many meetings with the neighbourhood and there was ample notice with letters put in the mail. The delegation spoke in favour of the amendment.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Mitchell Family	X		
D. Brooks	X		
J. Stevenson	X		
G. Pappas		X	

**16. Surrey Zoning Amendment Bylaw No. 18804**  
**Application: 7916-0240-00**

CIVIC ADDRESS: 13400, 13408 and 13418 – 103 Avenue, Portion of  
 13433 - 102A Avenue, 10281 University Drive and Portion of  
 Lane

APPLICANT: Simon Fraser University, City of Surrey  
c/o Simon Fraser University (Ian Abercrombie)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential and Community Commercial to Comprehensive Development. The applicant is proposing to develop a new 5-storey Sustainable Energy and Environmental Engineering building for Simon Fraser University 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.

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

## C. COMMITTEE REPORTS

### 1. Culture Development Advisory Committee - June 21, 2016

RES.R16-1700 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the minutes of the Culture  
Development Advisory Committee meeting held on June 21, 2016, be received.  
Carried

### 2. Parks, Recreation & Sport Tourism Committee - July 20, 2016

Council considered the recommendations of the July 20, 2016 meeting as they were time sensitive. The minutes will be presented to Council at a later date.

#### Support for Surrey Eagles Hockey Team

File No. 0250-20/S

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

1. Receive the report from the General Manager, Parks, Recreation and Culture, dated July 12, 2016, entitled "Support for Surrey Eagles Hockey Team"; and
2. Direct staff to negotiate a two year lease extension for the 2016/2017 and the 2017/2018 seasons with the Surrey Eagles Jr. A Hockey Team at a total annual cost of \$28,000 for the 2016/2017 season, and \$29,150 for the 2017/2018 season.

RES.R16-1702 Carried

**D. BOARD/COMMISSION REPORTS****1. Board of Variance - May 11, 2016**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Board of Variance  
meeting held on May 11, 2016, be received.

RES.R16-1703

Carried**2. Surrey Heritage Advisory Commission - June 22, 2016**

It was Moved by Councillor Woods  
Seconded by Councillor Villeneuve  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on June 22, 2016, be received.

RES.R16-1704

Carried**E. MAYOR'S REPORT****1. Proclamations**

Mayor Hepner read the following proclamation:

- (a) World Hepatitis Day – July 28, 2016  
File: 0630-02

**2. Surrey Welcomes Refugees Event**

File: 8200-01

Mayor Hepner thanked the Surrey Local Immigration Partnership, Vancity, and the United Way for their support and for making the event possible. The City of Surrey is a welcoming and inclusive community and it was wonderful to see joy and smile on faces of new residents.

Mayor Hepner extended a special thanks to Ethar Organization for their t-shirt and noted that it was great to see a young group of refugees taking the lead to mentor other newly arrived refugees and help them integrate into the community.

**3. West Coast Kings Field Hockey Club**

File: 0250-20

Mayor Hepner noted that she attended the West Coast Kings Field Hockey International Tournament and received an appreciation plaque on behalf of the

City of Surrey. Mayor Hepner noted that the Tournament brought many international teams to play field hockey over the weekend.

4. **2016 Women's World Softball Championships**  
File: 8200-20

The City of Surrey hosted the Women's World Softball Championship and welcomed 31 international teams to Surrey. This was the largest single sport event in Canadian history by international involvement.

Mayor Hepner thanked Canadian Open Fastpitch Society, Softball Canada, the World Baseball Softball Confederation and all the volunteers for their hard work and dedication to bringing this championship event to fruition and noted that these games have strengthened international bonds and built lasting friendships.

5. **Sports Tourism Strategy**  
File: 6980-01

The City of Surrey's Sport Tourism Strategy brought together over 40 countries with softball and field hockey over the past two weeks. These world-class events have made a positive regional economic impact in the millions. Mayor and Council thanked staff for their passion in ensuring the playing fields were top-notch.

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS**

The Corporate Reports, under date of July 25, 2016, were considered and dealt with as follows:

**Item No. R169** Bylaw Enforcement Activities Report for 2nd Quarter of 2016  
File: 4000-01

The Manager, Bylaw Enforcement and Licensing Services was recommending that the report be received for information.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Corporate Report R169 be received for

information.

RES.R16-1705

Carried

**Item No. R170** Funding Request – Mayor's Charity Ball 2016  
File: 8200-01

The City Manager submitted a report to gain Council's authorization to purchase a table for the Mayor and Councillors at the 2016 Mayor's Charity Ball

The City Manager was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve an allocation of \$3,675

(\$3,500+GST) from the Council Initiatives Fund for the purchase of a table for Mayor and Council at the 2016 Mayor's Charity Ball that will be held on October 14, 2016.

RES.R16-1706

Carried

**Item No. R171**

Closure of Road Allowance Located Between 102A Avenue and 103 Avenue at University Drive and Sale of Properties at 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive ("City Properties")  
File: 7916-0240-00

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 440.5 m<sup>2</sup> (4,741 ft.<sup>2</sup>) portion of road allowance located between 102A Avenue and 103 Avenue at University Drive; and
2. Approve the sale of the following City Properties:
  - (a) 13400 – 103 Avenue (except the west 6 metre road dedication) (PID No. 011-262-303);
  - (b) 13408 – 103 Avenue (PID No. 012-326-879);
  - (c) 13418 – 103 Avenue (PID No. 012-326-887); and
  - (d) 10281 University Drive (PID No. 029-294-827)

both subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26* and as generally described and illustrated in Appendix "I" attached to Corporate Report R171.

RES.R16-1707

Carried

**Item No. R172**

Award of Contract M.S. 1715-009-11 Bridgeview Drive Widening – Phase 1 Drainage and Preload Works  
File: 1715-009/11

The General Manager, Engineering submitted a report concerning the award of Contract 1715-009-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. BD Hall Constructors Corporation	\$1,415,214.15	No Change
2. TAG Construction Ltd.	\$1,626,558.15	No Change
3. B&B Contracting (2012) Ltd.	\$1,646,600.00	No Change
4. Tybo Contracting Ltd.	\$2,067,975.00	No Change
5. King Hoe Excavating Ltd.	\$2,458,932.00	\$2,459,499.00

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

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That Council:

1. Award Contract M.S. 1715-009-11 to BD Hall Constructors Corporation in the amount of \$1,415,214.15, including GST, for the Bridgeview Drive Widening – Phase 1 Drainage and Preload Works;
  2. Set the expenditure authorization limit for Contract M.S. 1715-009-11 at \$1,560,000.00 including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 1715-009-11.
- RES.R16-1708 Carried

**Item No. R173** Award of Contract M.S. 1716-074 D1 Design of 2017 – 2019 Major Roads Rehabilitation Program  
File: 1716-074/01

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Award Consultant Agreement M.S. 1716-074 D1 to WEB Engineering Ltd. (WEB) for the design of the 2017 – 2019 Major Roads Rehabilitation Program in the amount of \$632,572.50, including GST;
2. Set the expenditure authorization limit for Consultant Agreement M.S. 1716-074 D1 at \$700,000.00, including GST and contingency;
3. Authorize the General Manager, Engineering to execute Consultant Agreement M.S. 1716-074 D1; and

4. That approval be given to negotiate with WEB on a sole-source basis, Agreements to provide engineering services for the tendering and construction phases of the 3-year program, conditional upon satisfactory performance during the design phase and at the hourly rates for services quoted in the consultant's original proposal.

RES.R16-1709

Carried

**Item No. R174** Award of Contract M.S. 4810-054-21 East Bon Accord Drainage Improvements – Phase 1  
File: 4810-054/21

The General Manager, Engineering submitted a report concerning the award of Contract 4810-054-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Bel Contracting	\$2,478,731.85	No Change
2. King Hoe Excavating Ltd.	\$2,521,274.70	No Change
3. Richco Contracting Ltd.	\$2,713,120.20	No Change
4. Double M Excavating Ltd.	\$2,881,608.15	No Change
5. BD Hall Constructors Corp.	\$2,996,778.75	No Change
6. Pedre Contractors Ltd.	\$3,675,000.00	\$3,651,375.00

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:

1. Award Contract M.S. 4810-054-21 to Bel Contracting in the amount of \$2,478,731.85, including GST, for the construction of the East Bon Accord Drainage Improvements - Phase 1, subject to finalization of the Statutory Right of Way (SRW) grant from the Province of British Columbia;
2. Set the expenditure authorization limit for Contract M.S. 4810-054-21 at \$2,739,000.00, including contingency and GST; and
3. Authorize the General Manager, Engineering to execute Contract M.S. 4810-054-21.

RES.R16-1710

Carried



**Item No. R175** Purchase and Sale of Lands within City Centre: 13773 – 108 Avenue and 13464 Bolivar Crescent  
File: 1715-7010

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

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

1. Approve the purchase of property located at 13773 – 108 Avenue (PID: 011-184-353), as described and illustrated on the map attached to Corporate Report R175 as Appendix "I", for the purpose of a future road connection as identified in the Surrey City Centre Land Use Plan; and
2. Approve the sale of City property located at 13464 Bolivar Crescent (PID: 001-505-939), as described and illustrated on the map attached to Corporate Report R175 as Appendix "I", subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c.26.

RES.R16-1711

Carried

**Item No. R176** District Energy System Utility (Surrey City Energy) Appointment of Expert External Rate Review Panel  
File: 5514-102

The General Manager, Engineering submitted a report to obtain approval for the appointment of three individuals to the district energy Expert Rate Review Panel

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. Receive Corporate Report R176 as information;
2. Appoint Alison Rhodes as the Chair of the Expert External Rate Review Panel for three years; and
3. Appoint both Michael Wilson and Fong Kwok as members to the Expert External Rate Review Panel for two years.

RES.R16-1712

Carried

**Item No. R177** Pilot Waste Drop Off Events  
File: 5360-01

The General Manager, Engineering submitted a report to provide Council with an update and information regarding the City's Pilot Pop-Up Junk Drop events.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R177 be received for

information.

RES.R16-1713

Carried

Council noted that there were over 3,300 people who have participated in the Pilot Waste Drop Off Events held thus far and that the program will be further expanded to include items that can be reused. There are several dates left for the remainder of 2016, Council encouraged members of the public to take advantage of the program.

Council requested additional advertising be conducted surrounding the program and noted that staff should be applauded for undertaking this initiative.

**Item No. R178** Simon Fraser University City Centre Development  
File: 0510-20 (SFU)

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R178 be received for

information.

RES.R16-1714

Carried

Council noted that the SFU City Centre Development project outlined in Corporate Report R178 refers to four pieces of City owned property.

City Centre is being turned into a University District and the partnership with SFU on this project bodes well for the City of Surrey job strategy.

**Item No. R179** Acquisition of Properties at 12871 and 12885 No. 10 (58 Avenue) Highway  
File: 0870-20/354K & L

**Note:** See Bylaw No. 18536 under Section H.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve the purchase of a portion of the properties at 12871 No. 10 (58 Avenue) Highway (PID: 010-199-314) and 12885 No. 10 (58 Avenue) Highway (PID: 010-199-284) for park/linear pathway purposes, as illustrated in Appendix "I" to Corporate Report R179.

RES.R16-1715

Carried

**Item No. R180** Acquisition of Property at 18714 - 72 Avenue for a Community Centre  
File: 0870-20/504A

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council approve the purchase of 18714 - 72 Avenue (PID No.008-406-405), for the purpose of a community centre and park. The location of 18714 - 72 Avenue is immediately adjacent to City and park properties as illustrated in Appendix "I" to Corporate Report R180.

RES.R16-1716

Carried

**Item No. R181** Quarterly Financial Report - Second Quarter - 2016  
File: 1880-20

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Corporate Report R1841 be received for information.

RES.R16-1717

Carried

**Item No. R182** Sponsorship Request - Fraser Region Aboriginal Friendship Centre  
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 Hayne

That Council:

1. Receive Corporate Report R182 as information;
2. Approve a sponsorship contribution of \$1,000 from the Council Initiatives Fund to the Fraser Region Aboriginal Friendship Centre (FRAFC) for their Gala celebrating the 10th Anniversary of the All Nations Safe House on Friday, September 16, 2016; and
3. Authorize \$600 for the purchase of a table for 10 at the FRAFC Gala, to be funded through the individual attendee's budget.

RES.R16-1718

Carried

**Item No. R183** Award of Contract M.S. 1716-015-11 Fergus Creek and Bear Creek Pathway Bridges  
File: 6140-20/BCP; 6140-20/F

The General Manager, Parks, Recreation and Culture submitted a report concerning the award of Contract 1716-015-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Surespan Construction Ltd.	\$485,440.90	No Change
2. Kingston Construction Ltd.	\$713,227.20	No Change
3. Tybo Contracting Ltd.	\$756,000.00	No Change

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:

1. Award Contract M.S. 1716-015-11 to Surespan Construction Ltd in the amount of \$485,440.90 including GST, for construction of the Fergus Creek and Bear Creek pathway bridges;
2. Set the expenditure authorization limit for Contract M.S. 1716-015-11 at \$532,000.00, including GST and 10% contingency; and
3. Authorize the General Manager, Parks, Recreation and Culture to execute Contract M.S. 1716-015-11 to a maximum of \$485,440.90, including GST.

RES.R16-1719

Carried

**Item No. R184** Supplemental Funding Request – 2016 Cultural Grants Program – The Learning Partnership  
File: 1850-01

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

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

1. Receive Corporate Report R184 as information; and
2. Approve under the Cultural Grants Program a supplemental grant to the "The Learning Partnership" in the amount of \$5,000, as generally described in the report.

RES.R16-1720

Carried

**Item No. R185** Award of Contract for the Construction of Structure Works & Elevator for Surrey South Operations Centre  
File: 0760-20 (South Surrey Operations Centre)

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 Hayne  
That Council:

1. Receive Corporate Report R185 as information; and
2. Approve the award of a contract to Graham Construction and Engineering LP for the construction of structure works and elevator related to the new Surrey South Operations Centre in the amount of \$1,941,400.00, excluding GST.

RES.R16-1721

Carried

**Item No. R186** Initiation of a Neighbourhood Concept Plan for Grandview Heights Neighbourhood #3  
File: 6520-20 (Grandview Heights)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to seek Council authorization to proceed with developing an NCP for an area of Grandview Heights bounded by 16 Avenue, 168 Street, 20 Avenue and 176 Street (Highway 15), known as Grandview Heights Neighbourhood #3. If Council approves the recommendations in the report, staff will develop a Terms of Reference for the NCP in consultation with the community for Council's endorsement, prior to developing a land use plan (Stage 1) for Council's approval.

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

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

1. Receive this Corporate Report R186 as information; and
2. Authorize staff to begin the process of preparing a Stage 1 Neighbourhood Concept Plan (NCP) for the Grandview Heights Neighbourhood #3 area, as shown in Appendix "I"

RES.R16-1722

Carried

**Item No. R187** Fleetwood Town Centre Plan Update – Stage 1 Land Use and Transportation Concept  
 File: 6520-20 (Fleetwood Town Centre)

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

- Provide an overview and seek Council approval of amendments to the land use plan component of the Town Centre Plan, which will form the basis for more detailed Stage 2 planning, including determination of required engineering infrastructure and financing strategies for engineering servicing and community amenities;
- Provide a synopsis of the results of the public consultation process, commercial market study and heritage study that contributed to the development of a preferred land use concept for updating the existing Fleetwood Town Centre Plan; and
- Provide an overview of the anticipated impacts of the proposed land use changes, including on population growth, the road network, parkland usage and demand on engineering infrastructure.

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

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

1. Receive Corporate Report R187 as information;
2. Approve amendments to the land use concept and transportation network (the "Stage 1 Plan") of the Fleetwood Town Centre Plan ("TCP") as described in the report and shown in Appendix "I" (land use) and Appendix "II" (transportation);
3. Approve the vision, objectives and strategies for the updated Fleetwood Town Centre Plan as described in the report and shown in Appendix "III";

4. Approve the urban design framework and placemaking initiatives for creating a distinctive Fleetwood Town Centre as described in the report and shown in Appendix "IV";
  5. Authorize staff to undertake the necessary actions associated with completing Stage 2 of the Fleetwood Town Centre Plan update including urban design guidelines, an engineering servicing strategy, and a financial strategy based on the Stage 1 Plan;
  6. Authorize staff to receive and process development applications for properties within the "core area" on the basis of the Stage 1 Plan;
  7. Authorize staff to bring forward the necessary bylaw to amend the Official Community Plan as shown in Appendix "V" and set a date for public hearing; and
  8. Rescind City Policy O-43 – Fleetwood Town Centre Height Restrictions.
- RES.R16-1723 Carried

**Item No. R188**      Surrey's Ecosystem Protection Measures (Sensitive Ecosystem Development Permit Area and Zoning By-law Streamside Protection Setbacks)  
 File: 3900-20-18020; 5289-50 (BCS); 0410-20 (MOE/RAR)

**Note:** See Bylaw Nos. 18784 and 18809 under Section H.

The General Manager, Planning and Development; General Manager, Engineering and the General Manager, Parks, Recreation and Culture submitted a report to obtain Council approval of Surrey's proposed Ecosystem Protection Measures including the creation of a new Sensitive Ecosystem Development Permit Area and Guidelines and new setbacks for Streamside Protection regulated through the Zoning By-law.

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

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

1. Receive Corporate Report R188 as information;
2. Amend Surrey Official Community Plan Bylaw, 2013, No. 18020, as documented in Appendix "I" of the report;
3. Amend Surrey Zoning By-law, 1993, No. 12000, as documented in Appendix "II" of the report;

4. Authorize the City Clerk to bring forward the necessary amending bylaws for the required Readings and to set a date for the related Public Hearing; and
5. Authorize staff to bring forward an amendment to the Surrey Tree Protection Bylaw, 2006, No. 16100 and Soil Conservation and Protection By-law, 2007, No. 16389 by replacing the current Environmentally Sensitive Areas (ESA) map and replacing it with the ecosystem protection map from the Surrey Official Community Plan Bylaw, 2013, No. 18020.

RES.R16-1724

Carried

**Item No. R189**      Newton Recreation Centre Expansion and Wave Pool Roof Replacement Construction – Additional Expenditure Authority  
File: 0800-20 (Newton Rec Centre Expansion)

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive Corporate Report R189 as information; and
2. Authorize an additional \$1,500,000.00 of expenditure authority to a maximum of \$7,955,000.00, excluding GST, for the Heather Builders Co. Ltd contract related to construction of the Expansion to the Newton Recreation Centre and Wave Pool Roof Replacement.

RES.R16-1725

Carried

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18790" 7915-0299-00 – Jatinder, Perry and Ram Gandham, Nafisa Ali c/o McElhanney Consulting Services Ltd. (James Pernu) RF to RF-G – 16927 Greenway Drive - to subdivide into 4 single family lots and one open space lot.

Approved by Council: July 11, 2016

It was

Moved by Councillor Villeneuve  
Seconded by Councillor LeFranc  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18790" pass its third reading.



RES.R16-1726

Carried

Council requested clarification regarding the proposed amendment to the RF-G zone. In response, staff clarified that the RF-G zone has a minimum lot size to promote assemblies.

**Development Variance Permit No. 7915-0299-00**

16927 Greenway Drive

To reduce the minimum lot depth of proposed lot 1 from 28 metres (90 ft.) to 25.4 metres (83 ft.) to allow for an 8 metre (26 ft.) geotechnical setback to be conveyed to the City. The applicant is also seeking to reduce the minimum lot area in the RF-G Zone from 1.0 hectare (2.5 acre) to 0.4 hectare (1.0 acre).

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That Development Variance Permit

No. 7915-0299-00 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.R16-1727

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795"  
7915-0405-00 – Greenway Drive Developments Ltd.  
c/o Greenway Drive Developments Ltd. (James Evans)  
A-1 to CD – 17056 Greenway Drive - to subdivide into 13 small suburban single family lots and one open space lot.

Approved by Council: July 11, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18795" pass its third reading.

RES.R16-1728

Carried

with Councillor Woods opposed

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18796"  
7915-0373-00 – 1022312 B.C. Ltd. (Director Information: Amrit Kaur and Vikram Singh)  
c/o JM Architecture Inc. (Joseph Minten)  
CHI to CD - 8362 – 120 Street (located within the range of 8360 to 8366 – 120 St)  
To develop a 3-storey retail and office building.

Approved by Council: July 11, 2016



6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789"  
7915-0316-00 – 1057359 B.C. Ltd. (Director Information: Randeep Gill and Rupinder Kooner)  
c/o JM Architecture Inc. (Joe Minten)  
To amend CD Bylaw No. 17490 - 15550 – 32 Avenue - in order to allow the operation of a small-scale drug store in conjunction with medical offices.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789" pass its third reading.

RES.R16-1733

Carried

Council requested clarification from staff as to whether small scale drug stores attached to medical clinics could be regulated to ensure that the medical personnel are onsite during regular business hours as a condition to the approval.

The City Solicitor noted there are potential methods such as restrictive covenant that can be explored further with the planning department and Applicant prior to final adoption.

**Development Permit No. 7915-0316-00**

15550 – 32 Avenue

To permit the development of a 3-storey office building.

**Note:** Planning & Development advise (see memorandum dated July 18, 2016) that the above noted project was presented to Council July 11, 2016; however, it did not include a recommendation to draft Development Permit No. 7915-0316-00.

It is in order for Council to pass the following resolution:

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0316-00 .

RES.R16-1734

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18791"  
7915-0406-00 – Carolyn Ginther  
c/o Tyler Ginther  
RF to RF-O – 12938 – 13 Avenue - to permit construction of a detached garage and covered patio addition.

Approved by Council: July 11, 2016

RES.R16-1735

It was	Moved by Councillor Gill
	Seconded by Councillor Steele
Amendment Bylaw, 2016, No. 18791" pass its third reading.	That "Surrey Zoning Bylaw, 1993, No. 12000,
	<u>Defeated</u>
	with Councillors Woods, Hayne, Villeneuve,
	Mayor Hepner, Councillor Steele, LeFranc
	and Starchuk opposed.

Council noted that based on the other proposal regarding the ocean front setbacks the neighbourhood has made it clear that the setbacks from 33 feet to 4 feet are opposed and the increase in roof height.

Staff clarified that there are RF-O zones to the east and the west of the subject site.

**Development Variance Permit No. 7915-0406-00**

12938 – 13 Avenue

To reduce the front yard setback from 10 metres (33 ft.) to 1.2 metres (4 ft.) in order to allow for the garage in the front yard of the property. The applicant is also proposing to increase the flat roof height from 7.3 metres (24 ft.) to 9.2 metres (30 ft.).

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18791" was defeated, therefore, Application No. 7915-0406-00 is out of order.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18792"  
7916-0011-00 – Darshan Ranghi, Ernest and Shirley Webb, Mohinder Bining,  
Kalwinder and Hardeep Kang  
c/o Dawson & Sawyer (Sam Hooge)  
RA to RM-30 – 138 and 156 – 171 Street, 111 and 141 – 172 Street - to develop  
93 townhouse units.

Approved by Council: July 11, 2016

RES.R16-1736

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18792" pass its third reading.  
Carried  
with Councillor Woods opposed

**Development Variance Permit No. 7916-0011-00**

138 and 156 – 171 Street, 111 and 141 – 172 Street

To reduce the front, rear and side yard setbacks for several buildings in order to allow for an efficient site plan.

RES.R16-1737

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7916-0011-00 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

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18793"  
7916-0137-00 – Long Holdings Inc.  
c/o Pacific Land Group Ltd. (Laura Jones)  
CHI to CD – 2423 King George Boulevard - to permit additional retail and office uses within an existing building.

Approved by Council: July 11, 2016

RES.R16-1738

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18793" pass its third reading.  
Carried

**Development Variance Permit No. 7916-0137-00**

2423 King George Boulevard

To defer the works and services requirements until future redevelopment of the site.

RES.R16-1739

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit  
No. 7916-0137-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.  
Carried

- 10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18797"  
7916-0052-00 – Cornelis and Emma Flokstra  
c/o Pacific Land Resources Group Inc. (Oleg Verbenkov)  
To redesignate a portion of the site at 2919 and 2967 – 188 Street from Agriculture to Mixed Employment

Approved by Council: July 11, 2016

RES.R16-1740

It was	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18797" pass its third reading. <u>Carried</u>
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- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18798"  
A-1 and A-2 to IB-2 and A-2 – 2919 and 2967 – 188 Street - to allow for future light industrial or business park uses.

Approved by Council: July 11, 2016

RES.R16-1741

It was	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18798" pass its third reading. <u>Carried</u>
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- 11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18800"  
7916-0091-00 – Brian Udal  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RF to RF-12 – 971 – 164 Street - to subdivide into 4 single family lots.

Approved by Council: July 11, 2016

RES.R16-1742

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18800" pass its third reading. <u>Carried</u> with Councillor Woods opposed
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12. "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" 7916-0220-00 – Gregory and Julia Kristoff  
c/o Julia Kristoff  
To discharge LUC Contract No. 451 - 1933 – 142 Street - to allow the underlying RF Zone to come into effect.

Approved by Council: July 11, 2016

**Note:** Memo received from Planning & Development (see memorandum dated July 13, 2016 in bylaw backup) advising that all conditions have been met and that following Partial Discharge of Land Use Contract No. 451 is in order for Third Reading and Final Adoption.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" pass its third reading.  
RES.R16-1743 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R16-1744 Carried

**Development Variance Permit No. 7916-0220-00**

1933 – 142 Street

To reduce the front yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) and increase the lot coverage from 38% to 39.5% in order to facilitate garage and house additions.

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

- (a) In Section E. Lot Coverage of Part 16 Single Family Residential Zone the maximum lot coverage is increased from 38% to 39.5%.
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone the minimum front yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7916-0220-00 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.R16-1745

Carried

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18802"  
 7916-0119-00 – Ronald and Danielle Wilson  
 c/o Cass Parel Limited (Cass Parel)  
 RF to RF-O -12587 – 15A Avenue - to bring the existing dwelling into compliance  
 and allow for an addition and pool.

Approved by Council: July 11, 2016

Before the motion was put:

Council requested the application be sent back to staff for the Applicant to work  
 with the neighbours to address concerns raised during the Public Hearing in terms  
 of sight lines and the requested variance.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18802" be referred back to staff to work with the  
 neighbours to address the concerns raised during the Public Hearing in terms of  
 sight lines and the requested variance.

RES.R16-1746

Carried

**Development Variance Permit No. 7916-0119-00**

12587 – 15A Avenue

To reduce the rear yard setback from 10 metres (33 ft.) to 1.8 metres (6 ft.), front  
 yard setback from 10 metres (33 ft.) to 3.6 metres (12 ft.) and lot depth from  
 45 metres (150 ft.) to 30 metres (100 ft.) in order to bring the house into conformity  
 with the zone.

This item is out of order.



14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18803"  
7915-0189-00 – Ikonik Land Group Ltd.  
c/o Focus Architecture Incorporated (Colin Hogan)  
RA to RM-30 - 2461 and 2485 – 168 Street - to develop approximately 41 townhouse  
units.

Approved by Council: July 11, 2016

RES.R16-1747  
It was  
Amendment Bylaw, 2016, No. 18803" pass its third reading.  
Carried  
with Councillors Woods and Villeneuve  
opposed

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,

**Development Variance Permit No. 7915-0189-00**

2461 and 2485 – 168 Street

To reduce the front, rear and side yard setbacks in order to achieve a more urban,  
pedestrian streetscape.

RES.R16-1748  
It was  
No. 7915-0189-00 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  
with Councillors Woods and Villeneuve  
opposed

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit

15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18805"  
7914-0354-00 – 1017187 B.C. Ltd. (Director Information: Stephen Barker),  
Cynthia Schwarz, Vincenzo and Anna-Maria Piccolo  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
RA to CD -16613, 16637 and 16667 – 24 Avenue - to develop a 6-storey apartment  
building with approximately 117 units.

Approved by Council: July 11, 2016

Before the motion was put:

It was  
Amendment Bylaw, 2016, No. 18805" be referred back to staff to address the  
concerns raised during the Public Hearing portion of the meeting in terms of the  
building form, requested density and massing.

Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R16-1749

Carried

Council noted that it was unclear as to whether how the information could be better communicated to residents that delivers information in layman's terms when changes are triggered through the NCP process. Staff was asked to better consider how the basic issues could be better communicated. Some of the densification with low rise apartment towers has been considered before; Council would like to take a longer and closer look at that.

Council noted that 24 Avenue is becoming an area of real concern, and strong consideration needs to be given to making the road four lanes.

Council noted that the project is referred back to staff as it is out of place for 24 Avenue, there are no apartment buildings; the interface seems out of context.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18806" RA to RM-30 -16613, 16637 and 16667 - 24 Avenue - to develop approximately 79 townhouse units.

This item is out of order

**Development Variance Permit No. 7914-0354-00**

16613, 16637 and 16667 - 24 Avenue

To reduce the front (east), side yard (south), rear yard (west) and side front yard (north) setbacks along all sides of the townhouse development in order to bring the townhouse units closer to the street.

This item is out of order

16. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18804" 7916-0240-00 - Simon Fraser University and City of Surrey c/o Simon Fraser University (Ian Abercrombie) RF and C-8 to CD - 13400, 13408 and 13418 - 103 Avenue, Portion of 13433 - 102A Avenue, 10281 University Drive and Portion of Lane - to develop a 5-storey building for Simon Fraser University.

Approved by Council: July 11, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18804" pass its third reading.

RES.R16-1750

Carried

## PERMITS - APPROVALS

**17. Development Variance Permit No. 7916-0140-00**

7916-0140-00 – Relate Christian Church  
c/o SitePath Consulting Ltd. (Brian Gregg)  
6788 – 152 Street

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

- (a) In Sub-section A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunications tower is increased from 12 metres (40 ft.) to 20 metres (66 ft.); and
- (b) In Part 32 Assembly Hall 2 Zone (PA-2) Section F. Yards and Setbacks, the minimum south side yard setback is varied from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for a telecommunications equipment compound.

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. 7916-0140-00 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.R16-1751

Carried

**18. Development Variance Permit No. 7916-0141-00**

7916-0141-00 – Highwood Enterprises Ltd.  
c/o Clifford Dantier  
7500 – 120 Street

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

- (a) In Section C.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced to 106 parking stalls for a building with 275 square metres (2,960 sq. ft.) of Gymnasium space on the ground floor of the Land.

**Note:** One (1) piece of correspondence received with concerns of this Development Variance Permit No. 7916-0141-00 at the time the agenda was printed.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit

No. 7916-0141-00 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.R16-1752

Carried

- 19. **Development Variance Permit No. 7916-0267-00**  
7916-0267-00 – Misty-Dawn and Nathaniel Stephens  
c/o Nathaniel Stephens  
6316 Sorrel Place

To vary "Surrey Land use Contract No. 51 Authorization By-law 1974, No. 4374", as amended, as follows:

- (a) In Schedule C. Siting, referencing Part IX, Section C.2 – Residential Zone Number Three (3) of Surrey Zoning By-law, 1964, No. 2265, the minimum rear yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 5.82 metres (19 ft.).

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit

No. 7916-0267-00 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.R16-1753

Carried

- 20. **Temporary Use Permit No. 7916-0241-00**  
7916-0241-00 – South Coast BC Transportation Authority  
c/o South Coast BC Transportation Authority (Dylan Casola)  
7118 King George Boulevard

To allow for the installation of two modular trailers to provide break facilities, washrooms and potable water for Translink bus operators for a period not to exceed two years.

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

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

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

No. 7916-0241-00 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.R16-1754

Carried

**PERMITS – SUPPORT**

- 21. **Temporary Use Permit No. 7916-0017-00**  
7916-0017-00 – St. Nicolae Romanian Orthodox Church Inc.  
c/o St. Nicolae Orthodox Church (Cornelieu Dragomir)  
8697 Harvie Road

To allow the continued use of the existing gravel parking lot, connected to the church (8679 Harvie Road), for a period not to exceed three years.

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

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

No. 7916-0017-00 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.R16-1755

Carried

**FINAL ADOPTIONS**

- 22. "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.R16-1756

It was  
Text Amendment Bylaw, 2016, No. 18771" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried

23. "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

RES.R16-1757

It was  
Bylaw, 2016, No. 18691" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Bylaw Notice Enforcement  
Carried

24. "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

RES.R16-1758

It was  
1999, No. 13610, Amendment Bylaw, 2016, No. 18786" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "City of Surrey Vehicle for Hire Bylaw,  
Carried

25. "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 Steele

That "Land Purchase and Highway

Dedication Bylaw, 1990, No. 10473, Amendment Bylaw, 2016, No. 18788" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1759

Carried

## INTRODUCTIONS

26. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 10346 – 132 Street, 10357 – 133 Street, 13216 – 104 Avenue and 13226 – 104 Avenue Bylaw, 2016, No. 18785"  
3900-20-18785 - Council Initiative  
A bylaw to authorize the closure and removal of dedication of highway over 310.4 square metres area of road allowance adjacent to 10346 – 132 Street, 10357 – 133 Street, 13216 – 104 Avenue and 13226 – 104 Avenue. The proposed closure areas are intended to be consolidated with the adjacent properties at 10346 – 132 Street and 10357 – 133 Street. 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: June 27, 2016

Corporate Report Item No. 2016-R145

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Close and Remove the

Dedication of Highway of a Portion of Road Adjacent to 10346 – 132 Street, 10357 – 133 Street, 13216 – 104 Avenue and 13226 – 104 Avenue Bylaw, 2016, No. 18785" pass its first reading.

RES.R16-1760

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 10346 – 132 Street,  
 10357 - 133 Street, 13216 – 104 Avenue and 13226 104 Avenue Bylaw, 2016, No. 18785"  
 pass its second reading.

RES.R16-1761

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 10346 – 132 Street,  
 10357 - 133 Street, 13216 – 104 Avenue and 13226 104 Avenue Bylaw, 2016, No. 18785"  
 pass its third reading.

RES.R16-1762

Carried

- 27. "Land Purchase and Highway Dedication Bylaw, 1986, No. 8837, Amendment Bylaw, 2016, No. 18808"  
 3900-20-18808 – Council Initiative  
 This amendment to "Land Purchase and Highway Dedication Bylaw, 1986, No. 8837" will remove the portion of land set aside as road under subdivision Plan 72826 as it is no longer required. It is intended that the lands be consolidated with the adjacent property for future driveway access. In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the lands will be considered by City Council at a later date.

Note: see memorandum dated July 12, 2016 in Bylaw back up.

Approved by Council: July 25, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Land Purchase and Highway  
 Dedication Bylaw, 1986, No. 8837, Amendment Bylaw, 2016, No. 18808" pass its  
 first reading.

RES.R16-1763

Carried

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



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Land Purchase and Highway  
 Dedication Bylaw, 1986, No. 8837, Amendment Bylaw, 2016, No. 18808" pass its  
 second reading.  
 RES.R16-1764 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Land Purchase and Highway  
 Dedication Bylaw, 1986, No. 8837, Amendment Bylaw, 2016, No. 18808" pass its  
 third reading.  
 RES.R16-1765 Carried

28. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016,  
 No. 18784"  
 3900-20-18784 – Regulatory Text Amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further  
 amended to include Ecosystem Protection Measures, such as the creation of a new  
 Sensitive Ecosystem Development Permit Area.

Approved by Council: July 25, 2016  
 Corporate Report Item No. 2016-R188

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No. R188. Bylaw No. 18784 is therefore in order for consideration.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2016, No. 18784" pass its first reading.  
 RES.R16-1766 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2016, No. 18784" pass its second reading.  
 RES.R16-1767 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18784" be  
 held at the City Hall on, at 7:00 p.m.  
 RES.R16-1768 Carried

29. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18809"  
 3900-20-18809 – Regulatory Text Amendment  
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert  
 a new Part 7A Streamside Protection with new setback regulations to be used in  
 conjunction with the Sensitive Ecosystem Development Permit Area and  
 Guidelines of the Official Community Plan.

Approved by Council: July 25, 2016  
 Corporate Report Item No. 2016-R188

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No.R188. Bylaw No. 18809 is therefore in order for consideration.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2016, No. 18809" pass its first reading.  
 RES.R16-1769 Carried

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2016, No. 18809" pass its second reading.  
 RES.R16-1770 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18809" be held at the  
 City Hall on September 12, 2016, at 7:00 p.m.  
 RES.R16-1771 Carried

MISCELLANEOUS

30. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18536"  
 7915-0038-00 - Panorama Mews Developments Ltd.  
 c/o Douglas Johnson Architect Ltd. (Douglas Johnson)  
 RA to RM-30 - 12871 and 12885 No. 10 (58 Avenue) Highway and 12872 - 59 Avenue -  
 to develop 80 townhouse units.

\* At November 2, 2015 Regular Council – Public Hearing, Council asked staff to work with the applicant to address the parking issues in the area to come up with a solution to assist with the transition during the construction phase of the project. Planning and Development advise (see memorandum dated July 21, 2016 in back-up) that during the building permit application the applicant is required to submit a Traffic Management Plan that takes into account the different phases of construction.

Approved by Council: October 20, 2015

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.R179. Bylaw No. 18536 is therefore in order for consideration.

\* Planning and Development advise (see memorandum dated July 21, 2016 in back-up) that it is in order for Council to pass a resolution amending the West Newton/Highway 10 NCP to redesignate the site from Attached Housing (20 upa) to Townhouses (25 upa) and to allow for a change in the road network.

RES.R16-1772 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the West  
 Newton/Highway 10 NCP to redesignate the site from Attached Housing (20 upa)  
 to Townhouses (25 upa) and to allow for a change in the road network.  
Carried  
 with Councillor Woods opposed

RES.R16-1773 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18536" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried  
 with Councillor Woods opposed

**Development Variance Permit No. 7915-0038-00**

12871 and 12885 No. 10 (58 Avenue) Highway and 12872 – 59 Avenue

Supported by Council: November 2, 2015

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

- (a) In Section F, Part 22 to reduce the minimum side yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.);
- (b) In Section F, Part 22 to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (c) In Section F, Part 22 to reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
- (d) In Section F, Part 22 to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7915-0038-00 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.R16-1774

Carried

with Councillor Woods opposed

**Development Permit No. 7915-0038-00**

12871 and 12885 No. 10 (58 Avenue) Highway and 12872 – 59 Avenue

To permit the development of 80 townhouse units.

Authorized to draft: October 20, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0038-00.

RES.R16-1775

Carried

with Councillor Woods opposed

I. CLERK'S REPORT

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That the July 25, 2016 Regular Council -

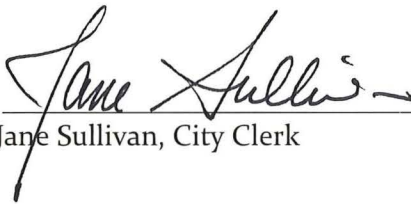
Public Hearing meeting be adjourned.

RES.R16-1776

Carried

The Regular Council - Public Hearing meeting adjourned at 10:39 p.m.

Certified correct:

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

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