

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 12, 2016
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Steele

Staff Present:

City Clerk
City Manager
City Solicitor
General Manager, Engineering
Acting General Manager, Finance and Technology
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

A. ADOPTION OF MINUTES

1. Special (Regular) Council - July 25, 2016

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Special (Regular)
Council meeting held on July 25, 2016, be adopted.

RES.R16-1936

Carried

2. Regular Council - Land Use - July 25, 2016

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Regular Council -
Land Use meeting held on July 25, 2016, be adopted.

RES.R16-1937

Carried

3. Regular Council - Public Hearing - July 25, 2016

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Regular Council -
Public Hearing meeting held on July 25, 2016, be adopted.

RES.R16-1938

Carried

B. DELEGATIONS - PUBLIC HEARING

**1. Surrey Zoning Amendment Bylaw No. 18824
Application: 7915-0388-00**

CIVIC ADDRESS: 5677 - 146 Street

APPLICANT: Lorraine Baggio
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone a portion of the site from Half-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide the property into 2 single family lots facing 57 Avenue. The panhandle portion will remain zoned Half-Acre Residential and allow for possible future consolidation with the neighbouring property (5671 - 146 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
J. & L. Mitchell		X	

**2. Surrey Zoning Amendment Bylaw No. 18826
Application: 7916-0072-00**

CIVIC ADDRESS: 13521 - 62 Avenue

APPLICANT: Scott Netherton

PURPOSE: The applicant is seeking to rezone a portion of the property from Single Family Residential to Comprehensive Development. The applicant is proposing to subdivide the northern portion of the property into 2 single family lots. The southern portion (proposed lot 3) will remain zoned as Single Family Residential.

In addition, a development variance permit is being sought to reduce the rear yard (north) setback from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) for proposed lot 3 in order to retain the existing house and attached deck.

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.

**3. Surrey Zoning Text Amendment Bylaw No. 18772
Surrey Zoning Amendment Bylaw No. 18730
Application: 7916-0010-00**

Note: Memo received from Planning and Development (see memorandum dated September 7, 2016 in bylaw backup) regarding additional information from the Surrey School District.

CIVIC ADDRESS: 18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue, 18222, 18260, 18284, 18320 and 18360 - 73 Avenue, 7236 - 182 Street, 7263 - 184 Street

APPLICANT: Wilfred and Eunice Moffatt, Hugh and Elaine Skinner, Gregory and Susan Macrae, John and Betty Boogaart, Donald and Sherley Wetzal, 100 West Clayton Development Ltd., Herbert and Donna Broerken, Anthony and Judith Tecklenborg, Balwinder and Karampal Dhaliwal, George and Jean Olmr, Shingara Kang, Kulvinder Sangha, Phapinder and Kulvender Thoor, Gordon Baizley, Kam Fung and Li Shen
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: To amend "Surrey Zoning By-law 1993, No. 12000" in order to insert a new Single Family Residential (13) Zone similar to Single Family Residential (12), but allowing larger lot size and dimensions and a larger garage. This would address parking issues as discussed in Corporate Report 2016-R158. The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential and Single Family Residential (13). The applicant is proposing to subdivide the site into 6 single family lots and 125 single family small lots.

In addition, a development variance permit is being sought to reduce the minimum lot depth for the proposed RF-13 lots from 28 metres (92 ft.) to 26.6 metres (87 ft.) (proposed lots 125 to 131) and from 24 metres (79 ft.) to 22 metres (72 ft.) (proposed lots 33 to 35, 51 to 97 and 106 to 124) in order to accommodate off-street parking.

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, 71 Avenue & 189 Street: The delegation spoke in opposition of the proposed development and expressed the following concerns: 1) the school board is not supportive of the project, 2) lack of tree retention associated with the project; and, 3) the schools are overcrowded in the area.

C. Dalglish, 60 Avenue & 157 Street: The delegation spoke in opposition of the project and expressed the following concerns: 1) negative impact on local schools in terms of overcapacity, and 2) lack of tree retention and greenspace.

Mayor Hepner noted that further discussions between the City of Surrey and the Province would be occurring within the next several weeks.

Staff clarified that the subject site was designated for Urban Family Homes and it is a lower density than what the previous NCP contained.

Mayor Hepner called for a member of the School Board to speak to the application; a representative was not in attendance.

Council noted that it would be appreciated if a member of the School Board was present to attend Public Hearings to address questions raised concerning new developments and potential overcapacity.

M. Bola, President, Cloverdale Community Association: The delegation spoke in support of the proposal and noted that the Cloverdale Community Association has worked closely with the developer to address resident concerns regarding parking, lot size, and densities.

D. Jack, President, Surrey Environmental Partners: The delegation expressed the following concerns: 1) there are 209 significant trees on the site slated for removal and the diameters of the trees were not included in the staff report, 2) in terms of regrowth it will be 40 - 60 years before the residents derive the same benefit of the existing tree canopy and biomass; and, 3) the subject site will be clear cut to create a "tree buffer".

M. Kompter, Agent (on behalf of the Applicant): The Agent noted that the project before Council is in complete compliance of the City's approved Neighbourhood Concept Plan (NCP). The owners of the development have spent years assembling the lands; most of the block was achieved except for one area on the southeast corner. The initial plan was to create townhouses. The Cloverdale Ratepayers Association requested that the density be reduced. The proponent proposed RF-10 with an alternative to the townhouses. It was suggested that larger lot configurations be explored, during the revision, the City transitioned to RF-13 lots, which the Applicant has adopted. The 6 lots that front on 182 Street are larger. The lots provide for single-family units with a detached garage and street parking along the local roads. The proposed project before Council is a lot density development, the allowable is 430 and the Applicant is proposing 131. The proposed density is in response to concerns regarding overcrowding in local schools. The high school is currently under construction and is situated directly across the street, there is an elementary school planned for 2019. After construction, new homes would start in 2018 / 2019. The school needs a pump

station, the proposal will help to provide infrastructure and eliminate the need for a pump station and save funding for the school. The project will replace 240 trees and will contribute to the city's green fund. It is the first project serviced by sanitary storm facilities; the project will be building 15 Million in infrastructure and will donate funding to parkland infrastructure. The project will be built out when the schools will be opened; the project will bring a sewer system to reduce the school's capital maintenance costs. The proposed development is in compliance with the West Clayton NCP.

Council requested clarification from staff regarding the School Board's comments in the Planning Report associated with Application No. 7916-0010-00 regarding the funding for a school in 2019. Staff clarified that the comments are based on up-to-date information and are correct.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
V. & J. Sproule		X	

**4. Surrey Zoning Amendment Bylaw No. 18822
Application: 7915-0410-00**

CIVIC ADDRESS: 17565 – 58 Avenue

APPLICANT: 093888 B.C. Ltd. (Director Information: Sukhwinder Sanghe)
c/o Ankenman Associates Architects Inc. (Emily Kearns)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential to Community Commercial. The applicant is proposing to develop a single-storey multi-tenant commercial and retail building on the site.

In addition, a development variance permit is being sought to reduce the north, west and south yard setbacks in order to achieve a pedestrian-oriented streetscape in keeping with the character of the Cloverdale Town Centre.

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

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

5. Surrey Zoning Amendment Bylaw No. 18823
Application: 7916-0099-00

CIVIC ADDRESS: 16650 Edgewood Drive

APPLICANT: 1065845 B.C. Ltd. (Director Information: Brock Dorward)
c/o Aspen Developments Ltd. (Erin McCutcheon)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (10) and Single Family Residential (12). The applicant is proposing to subdivide the property into 11 single family small lots (4 RF-10 and 7 RF-12).

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

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

6. Surrey Zoning Amendment Bylaw No. 18825
Application: 7912-0248-00

CIVIC ADDRESS: 12182 – 97 Avenue (12184 – 97 Avenue)

APPLICANT: Azadwinder Sumal, Robert Hiltz
c/o Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone a portion of the property from Single Family Residential to Single Family Residential (10). The applicant is proposing to subdivide the southern portion of the property into 2 single family small lots, with 1 RF Zoned lot remaining on the northern portion. In addition, a development variance permit is being sought to allow front driveway access and attached single-wide garages on the southern lots in order to meet off-street parking requirements.

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

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

7. Surrey Official Community Plan Text Amendment Bylaw No. 18784

PURPOSE: To amend "Surrey Official Community Plan Bylaw, 2013, No. 18020" to include Ecosystem Protection Measures such as the creation of a new Sensitive Ecosystem Development Permit Area and Streamside Protection, as described in Corporate Report No. 2016-R188.

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

M. Weir, Morgan Creek Crescent: The delegation spoke in opposition to the proposed text amendment. The delegation expressed the following concerns: 1) lack of transparency in public process; and 2) lack of public consultation with community stakeholders. The delegation requested the bylaw be referred back to staff.

Council requested clarification regarding the perceived negative impact regarding the proposed bylaw. The delegation noted that his property is designated as park and school dedication as part of the approved NCP. In 2014, he was told by staff his property would be purchased for parkland as soon as the NCP process was approved.

Council clarified that if the City is prepared to purchase the property it would be purchased at the highest and best use; presumably the perceived negative impact the delegation is referring to would be the proposed increase to the riparian setback.

The delegation noted his main concern is the lack of transparency and that it has not been a fair process regarding the Streamside Protection Bylaw that is being introduced.

Mayor Hepner requested clarification from staff regarding the 30-metre setback from introduction to the public process. Staff noted that the process was endorsed by Council 2.5 years ago and there were three separate Corporate Reports to Council with status updates. There was a local government workshop held to develop a series of setbacks that would be good for Surrey. There were presentations to the Environmental Sustainability Advisory Committee and Agriculture, Food Security Committee, both of which have members of the Public at large. There were two workshops attended by developers, agents and members of the Development Advisory Committee (DAC) which has the mandate of maintaining a channel of communication between City Staff and the development industry in Surrey. Environmental groups and members of the public were invited to attend the Official Community Plan (OCP) update held in 2014. For the last year and a half, whenever there were public inquiries, staff have advised the public of the pending setbacks for Council's communication and based on the previous history of following the land development guidelines of 15 and 30 metres. The Sensitive Ecosystem Development Permit Area and Streamside Protection Guidelines was rolled up in the 2 year process.

Council asked staff for confirmation that the proposed changes to the City of Surrey guidelines were initially driven by the Department of Fisheries and Oceans (DFO). Staff clarified that under the OCP amendment, the streamside relates to changes in the *Federal Fisheries Act* and the other amendments were to support the City of Surrey Biodiversity Conservation Strategy and Green Infrastructure Network.

Concerned Citizen (Nordel Developments Ltd): The delegation spoke in opposition to the proposal and noted that he was not invited to attend the staff workshops. The setbacks recommended are three times larger than industry standard and they will freeze hundreds of hectares of land from development. The delegation suggested that consideration be given to exempting all infill areas to avoid thousands of existing homes from becoming non-conforming.

Mayor Hepner requested clarification from staff regarding the impact on existing single-family lots. Staff clarified that a separate table will be followed and there is a reduction when it comes to Class A and Class B. In the event that a house burns down, and a home is rebuilt on a site, the pre-existing guidelines will be adhered to.

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That correspondence be received as
 information.

RES.R16-1939

Carried

R. Medley (Little Campbell Watershed Society): The delegation spoke in favour of the bylaw and noted it was another leadership step toward Surrey developing a process to protect natural areas and sensitive ecosystems.

The delegation thanked Surrey for the Public Consultation was well attended and represented diverse backgrounds. The changes with DFO have been significant and the impact of the changes has been immediately beneficial. The proposed bylaw only complements the Sustainability Charter.

The delegation thanked Surrey staff for working diligently to create an equitable process which establishes benchmarks all within the provincially regulated riparian guidelines and requested Council to adopt the two proposed bylaws without hesitation.

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That correspondence be received as
 information.

RES.R16-1940

Carried

Concerned Citizen (Arusha Canada): The delegation spoke in support of the proposed bylaw and noted that riparian areas alongside streams are critical to protect fish and benefit society. The delegation appreciated the process, was a part of a number of meetings and provided collaborative feedback.

D. Jack, President, Surrey Environmental Partners: The delegation spoke in support of the proposed bylaws and noted that they reflect federal and provincial legislation, transparency, leadership and serve to confirm Surrey's values in environmental protection initiatives.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Weir		X	

8. Surrey Zoning Text Amendment Bylaw No. 18809

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 1200" to insert new definitions in Part 1 and 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 as described in Corporate Report 2016-R188.

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

Note: Comments from Item #7 of this agenda also pertain to Item #8 of this agenda.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Weir		X	

B. DELEGATIONS – PUBLIC HEARING - LAND USE CONTRACT TERMINATION

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

9. Land Use Contract No. 449 Termination Bylaw No. 18820

Application: 7916-0274-00

CIVIC ADDRESS: Friesian Drive and 170A Street

PURPOSE: To terminate Land Use Contract No. 449 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

**10. Land Use Contract No. 484 Termination Bylaw No. 18815
Application: 7916-0273-00**

CIVIC ADDRESS: 5719, 5729 & 5741 – 172 Street
17140 & 17150 Friesian Drive

PURPOSE: To terminate Land Use Contract No. 484 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

**11. Land Use Contract No. 413 Termination Bylaw No. 18818
Application: 7916-0277-00**

CIVIC ADDRESS: Northwest corner of 62 Avenue and 172 Street

PURPOSE: To terminate Land Use Contract No. 413 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

**12. Land Use Contract No. 274 Termination Bylaw No. 18812
Application: 7916-0278-00**

CIVIC ADDRESS: 60 to 62 Avenue between 172 to 172A Street

PURPOSE: To terminate Land Use Contract No. 274 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Batcheller			X

13. Land Use Contract No. 435 Termination Bylaw No. 18821
Application: 7916-0276-00

CIVIC ADDRESS: 61A Avenue and 171 Street, 61A Avenue and 171A Street

PURPOSE: To terminate Land Use Contract No. 435 to permit the existing underlying Single Family Residential and Duplex Residential Zones to come into effect.

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

I. Rempel, 171 Street & 62 Avenue: The delegation asked if the existing house was levelled if she could then build a larger house.

Staff, in response noted that the underlying land-use contract has lower lot coverage; the new RF Zone would allow a larger footprint. The Floor Area Ratio (FAR) is determined by the lot size, staff would need to take a closer look to review the calculation.

Mayor Hepner clarified that the delegation would be required to apply for a building permit.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
I. Rempel		X	
B. & L. Adams			X

14. Land Use Contract No. 52 Termination Bylaw No. 18814
Application: 7916-0275-00

CIVIC ADDRESS: 17243 – 60 Avenue, 17232 & 17242 – 61A Avenue
 6031, 6041, 6053, 6061, 6071, 6081, 6091, 6101 & 6111 – 172A Street

PURPOSE: To terminate Land Use Contract No. 52 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Y. & S. Sami		X	

15. Land Use Contract No. 51 Termination Bylaw No. 18811
Application: 7916-0279-00

CIVIC ADDRESS: 62A to 64 Avenue between Charbray Place and 175 Street

PURPOSE: To terminate Land Use Contract No. 51 to permit the existing underlying Single Family Residential and Duplex Residential Zones to come into effect.

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

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

16. Land Use Contract No. 228 Termination Bylaw No. 18813
Application: 7916-0280-00

CIVIC ADDRESS: 6301, 6304, 6309, 6310, 6311 & 6318 – 175B Street
 17529 & 17537 – 63 Avenue

PURPOSE: To terminate Land Use Contract No. 228 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

17. Land Use Contract No. 3 Termination Bylaw No. 18816
Application: 7916-0272-00

CIVIC ADDRESS: Northwest corner of 56A Avenue and 180 Street

PURPOSE: To terminate Land Use Contract No. 3 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

18. Land Use Contract No. 497 Termination Bylaw No. 18819
Application: 7916-0271-00

CIVIC ADDRESS: Northeast corner of 58A Avenue and 184 Street

PURPOSE: To terminate Land Use Contract No. 497 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

19. Land Use Contract No. 275 Termination Bylaw No. 18810
Application: 7916-0268-00

CIVIC ADDRESS: Fraser Highway to 64 Avenue between 193B and 196 Street

PURPOSE: To terminate Land Use Contract No. 275 to permit the existing underlying Single Family Residential Zone to come into effect.

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

Concerned Citizen, 63 Avenue- 193 B Street: The delegation noted he wants to renovate inside and make the existing footprint larger by adding a detached garage in the back. He requested clarification regarding how the building permit process works with the proposed Termination Bylaw.

Staff in response noted that in terms of interior renovations there would be no difference. In terms of the proposed garage, it depends on the resulting FAR of the garage and it would be a building permit application. Typically the client would hire a designer and the details would be worked out.

Staff noted that in the event the land use termination is approved, the delegation will have within 1 year to decide the best course of action. The delegation can attend the 2nd floor of City Hall to have those discussions.

Concerned Citizen: Requested clarification regarding future plans regarding the A-1 Zone and what the proposed road network will look like.

Mayor Hepner clarified that discussion it is not applicable to the item before Council. The item before Council is a land use termination contract.

Concerned Citizen: The delegation asked if the size of home built on the lot could be larger with the proposed land use contract termination.

Mayor Hepner noted that the footprint is larger under the single-family zone than under the land-use contract and that residents have 1 year to have discussions with planning staff to determine if they wish to build under the old zone or the new.

Concerned Citizen: The delegation requested clarification regarding the rezoning process and the opportunity to change the density of his property and potentially subdivide.

Mayor Hepner clarified that for the foreseeable future it will remain single family zone and that if the delegation is interested in making changes, it would be through the building and development permitting process as per any request for rezoning.

**20. Land Use Contract No. 401 Termination Bylaw No. 18817
Application: 7916-0269-00**

CIVIC ADDRESS: 62A Avenue and 194B Street

PURPOSE: To terminate Land Use Contract No. 401 to permit the existing underlying Single Family Residential Zone to come into effect.

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

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

C. COMMITTEE REPORTS

1. Seniors Advisory and Accessibility Committee - June 14, 2016

It was Moved by Councillor Starchuk
Seconded by Councillor Gill
That the minutes of the Seniors Advisory and
Accessibility Committee meeting held on June 14, 2016, be received.

RES.R16-1941

Carried

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

1. Receive Corporate Report R191 as information; and
2. Authorize the City Clerk to bring forward for the required readings "Section 220 and 224 (2) (f) and (h) Tax Exemption Bylaw 2016, No. 18829".

RES.R16-1945

Carried

Item No. R192 Permissive Property Tax Exemption for the Tax Year 2017 for Select Not-For-Profit Societies and Licensed Community Care Facilities, Pursuant to Section 224 of the *Community Charter*.
 File: 1970-04

Note: See Bylaw No. 18830 under Section H.

The City Clerk submitted a report to request that Council consider permissive tax exemptions (for select not-for-profit societies and licensed community care facilities) pursuant to Sections 224(2)(a), (d), (i), and (j) of the *Community Charter*, S.B.C. 2003, Chap. 26 and in accordance with the City's Tax Exemption Policy.

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

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

1. Receive Corporate Report R192 as information; and
2. Authorize the City Clerk to bring forward for the required readings "Section 224 Tax Exemption Bylaw, 2016, No. 18830".

RES.R16-1946

Carried

Item No. R193 Permissive Property Tax Exemption for the Tax Year 2017 for Properties Leased for the Purpose of Public Worship, Pursuant to Section 224 (2) (g) of the *Community Charter*.
 File: 1970-04

Note: See Bylaw No. 18831 under Section H.

The City Clerk submitted a report to request that Council consider permissive tax exemptions pursuant to Section 224(2)(g) of the *Community Charter*, S.B.C. 2003, Chap. 26 (for properties used for Public Worship) and in accordance with the City's Tax Exemption Policy.

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

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

1. Receive Corporate Report R193 as information; and
2. Authorize the City Clerk to bring forward for the required readings "Section 224 (2) (g) Tax Exemption Bylaw, 2016, No. 18831".

RES.R16-1947 Carried

Item No. R194 Permissive Property Tax Exemption for Tax Year 2017 for Heritage Properties that are Eligible under Section 225 of the *Community Charter*.
File: 1970-04

Note: See Bylaw No. 18832 under Section H.

The City Clerk submitted a report to request that Council consider permissive tax exemptions for Heritage Properties pursuant to Section 225 of the *Community Charter*, S.B.C. 2003, Chap. 26 and in accordance with the City's Tax Exemption Policy.

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

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

1. Receive Corporate Report R194 as information; and
2. Authorize the City Clerk to bring forward for the required readings "Section 225 Tax Exemption Bylaw, 2016, No. 18832".

RES.R16-1948 Carried

Item No. R195 Newton Neighbourhood Community Dog Park Tax Exemption Bylaw No. 18750
File: 1970-04

Note: See Bylaw No. 18750 under Section H.

The City Clerk and the General Manager, Finance and Technology submitted a report concerning Newton Neighbourhood Community Dog Park Tax Exemption Bylaw No. 18750.

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

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

1. Receive Corporate Report R195 as information; and
2. Authorize the City Clerk to bring forward for the required readings "Newton Neighbourhood Community Dog Park Tax Exemption Bylaw, 2016, No. 18750", which will provide property tax exemption for a 3-year period beginning with the 2017 taxation year.

RES.R16-1949 Carried

Item No. R196 Award of Contract M.S. 4713-003-11 West Newton Sanitary Sewer Construction
File: 4713-003/11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 4713-003-11 West Newton Sanitary Sewer Construction. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Pedre Contractors Ltd.	\$2,399,250.00	No Change
2. Richco Contracting Ltd.	\$2,997,969.45	No Change
3. Targa Contracting (2013) Ltd.	\$3,132,209.72	\$3,132,089.63
4. J. Cote & Son Excavating Ltd.	\$3,344,250.00	\$3,324,405.00

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

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

1. Award Contract M.S. 4713-003-11 to Pedre Contractors Ltd. in the amount of \$2,399,250.00, including GST, for the West Newton Sanitary Sewer Construction;
2. Set the expenditure authorization limit for Contract M.S. 4713-003-11 at \$2,517,922.00, including contingency and GST; and
3. Authorize the General Manager, Engineering to execute Contract M.S. 4713-003-11.

RES.R16-1950 Carried

Item No. R197 Road Closure Adjacent to 12609 – 55 Avenue
File: 0910-30/207

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

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That Council authorize the City Clerk to

bring forward a Bylaw to close and remove the dedication as highway of a 167 m² (1,798 ft.²) portion of road located adjacent to 12609 – 55 Avenue as generally illustrated in Appendix "I" attached to Corporate Report R197, subject to compliance with the notice of provisions of the *Community Charter*, SBC 2003, C.26.

RES.R16-1951

Carried

Item No. R198 Acquisition of Property at 17983 Fraser Highway
File: 1716-3060, R13-0044

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

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve the purchase of

17983 Fraser Highway (PID: 012-036-463) for the purpose of a future arterial road connection.

RES.R16-1952

Carried

Item No. R199 Acquisition of Property at 19416 – 64 Avenue
File: 1714-3040, R16-0036

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

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve the purchase of

19416 - 64 Avenue (PID: 005-235-910) for the purposes of road widening, watercourse works, and future park.

RES.R16-1953

Carried

Item No. R200 Sale of City Property at 16035 – 10A Avenue
File: 0910-40/208

Note: See Bylaw No. 18808 under Section H.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve the sale of the City property located at 16035 – 10A Avenue (PID: 005-201-039), as generally described in this report and as illustrated in Appendix "I" attached to Corporate Report R200, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, chap. 26.

RES.R16-1954

Carried

Item No. R201 Approval of the Sale of Closed Portions of Road Allowance Adjacent to 16206 – 96B Avenue and 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street (Step 2: Council Approval Requested on/after September 12, 2016)
File: 7915-0228-00

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council authorize the sale of the following closed portions of road allowance:

1. 36.6 m² (394 ft.²) area of closed road allowance adjacent to 16206 – 96B Avenue; and
2. 2,015.30 m² (21,692 ft.²), 163.3 m² (1,758 ft.²), and 428.1 m² (4,608 ft.²) areas of closed road allowance adjacent to 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street;

under previously approved terms for the closures and sales as outlined in Corporate Report No. R107; 2016, a copy of which is attached to Corporate Report R201 as Appendix "I".

RES.R16-1955

Carried

Item No. R202 Local Area Service – Sanitary Sewer Extension on 133 Street from 5729 – 133 Street to 5785 – 133 Street – Final Costs and Apportionment Bylaw No. 18294
File: 5012-1010

Note: See Bylaw No. 18827 under Section H.

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to advise Council of the final project cost related to Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294 and to obtain Council approval to bring forward an amendment Bylaw to ensure the cost apportionment across the benefiting properties reflects the final costs of construction of the project.

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

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

1. Approve amendments to Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294 to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefiting properties all as detailed in Appendix "II" attached to Corporate Report R202; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix "I" to Corporate Report R202, for the required readings and final adoption.

RES.R16-1956

Carried

Item No. R203 Local Area Service – Sanitary Sewer Extension on 133A Street from 13346 – 57 Avenue to 5781 – 133A Street – Final Costs and Apportionment – Bylaw No. 18243
File: 5012-1010

Note: See Bylaw No. 18828 under Section H.

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to advise Council of the final project cost related to Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243 and to obtain Council approval to bring forward an amendment Bylaw to ensure the cost apportionment across the benefiting properties reflects the final costs of construction of the project. The General Manager, Engineering and the General Manager, Finance and Technology were recommending approval of the recommendations outlined in the report.

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

1. Approve amendments to Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243 to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefiting properties all as detailed in Appendix "II" attached to Corporate Report R203; and

2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix "I" to Corporate Report R203, for the required readings and final adoption.

RES.R16-1957

Carried

Item No. R204 Acquisition of Properties at 16589 and 16631 – 12 Avenue
File: 0870-20/340D & E

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve the purchase of the properties at 16589 - 12 Avenue (PID 006-459-323) and 16631 -12 Avenue (PID 010-049-509) for park purposes, as illustrated on the attached Appendix "I" of Corporate Report R204.

RES.R16-1958

Carried

Item No. R205 Public Art Mural Design for Surrey Central Station Construction Hoarding
File: 2320-20

The General Manager, Parks, Recreation and Culture submitted a report to provide Council with background information regarding the temporary mural project, proposed by Surrey artist Thomas Nelles, for the Surrey Central Skytrain Station construction hoarding, and to obtain Council approval to contract the artist to undertake this public art project.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council:

1. Receive Corporate Report R205 as information; and
2. Authorize staff to work with the artist, Thomas Nelles and TransLink towards the creation and installation of the temporary public art mural, as generally described in Corporate Report R205.

RES.R16-1959

Carried

Councillor Villeneuve noted that the design will go on the boarding around the Skytrain station. The design is a butterfly coming out of its cocoon and that Thomas Nelles is a North Surrey artist.

Item No. R206 West Clayton NCP: Proposed NCP Update Amendments
File: 6520-20 (West Clayton)

The General Manager, Planning and Development submitted a report to bring forward two City initiated amendments to the West Clayton NCP for Council's consideration and approval, in order to:

- Amend the location of a "Proposed Elementary School" and corresponding Land Use Concept Plan amendments required, in response to a recent land acquisition made by the Surrey School District for various properties north of 74 Avenue; and
- Modify the design standards for the "Townhouse Residential 22 + 5 UPA Transition" designation, in order to clarify the "Suburban Residential" and "Townhouse Residential" interface design guidelines that will be used to guide future development applications located north of 72 Avenue and west of 182 Street.

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

It was

Moved by

Seconded by

That Council refer Corporate Report R206

back to staff for additional Public Consultation.

RES.R16-1960

Carried

Item No. R207 Regional Affordable Housing Strategy
File: 0450-01

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

- Provide Council with an overview of the RAHS that was adopted by the GVRD Board of Directors on May 27, 2016;
- Inform Council of the revisions in wording related to the municipal role that were made to the draft RAHS that was received by Council on February 1, 2016 (Corporate Report No. R023; 2016), a copy of which is attached as Appendix "II" of Corporate Report R207;
- Inform Council of the City of Surrey's plans, policies, and regulations that are consistent with the RAHS' recommended municipal actions; and
- Recommend that Council endorse the RAHS.

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

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

1. Receive Corporate Report R207 as information;
2. Endorse the Metro Vancouver Regional Affordable Housing Strategy ("RAHS"), a copy of which is attached as Appendix "I" of Corporate Report R207; and
3. Authorize staff to inform the Greater Vancouver Regional District ("GVRD") Board of Directors of Council's decision.

RES.R16-1961

Carried

Item No. R208 Sustainability Education Program in Surrey Schools
 File: 0512-02

The General Manager, Planning and Development, General Manager, Engineering and the Manager, Sustainability submitted a report to provide an update on a sustainability education program delivered in Surrey schools during the 2015-2016 school year, and outlines next steps for the program.

The General Manager, Planning and Development, General Manager, Engineering and the Manager, Sustainability was recommending that the report be received for information.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Corporate Report R208 be received for
 information.

RES.R16-1962

Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18824"
 7915-0388-00 – Lorraine Baggio
 c/o WSP Canada Inc. (Clarence Arychuk)
 RH to CD – Portion of 5677 – 146 Street - to subdivide into 2 single family lots.

Approved by Council: July 25, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772" in Section L. Other Regulations to insert a new sub-section L.9 in order to collect appropriate fees for the new RF-13 Zone as outlined in the memorandum dated September 7, 2016 in the Bylaw back up.

RES.R16-1966

Carried

Council noted that the concerns about school availability have been taken into consideration in developing this project. The School Board sent a revised report confirming that the capital funding and the acquisition of the land have been approved and that the infrastructure the development is putting in will assist the economics of the school.

Council requested that staff work with the developer and the consultant to ensure the timing of the development coincides with the completion of the schools, and that they consider larger profile trees when replanting to ensure that the tree canopy will not take 40 years to replace.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772" pass its third reading, as amended.

RES.R16-1967

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18730" 7916-0010-00 – Wilfred and Eunice Moffatt, Hugh and Elaine Skinner, Gregory and Susan Macrae, John and Betty Boogaart, Donald and Sherley Wetzell, 100 West Clayton Development Ltd., Herbert and Donna Broerken, Anthony and Judith Tecklenborg, Balwinder and Karampal Dhaliwal, George and Jean Olmr, Shingara Kang, Kulvinder Sangha, Phapinder and Kulvender Thoor, Gordon Baizley, Kam Fung and Li Shen
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF & RF-13 – 18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue, 18222, 18260, 18284, 18320 and 18360 - 73 Avenue, 7236 - 182 Street, 7263 - 184 Street
 To subdivide into 6 single family lots and 125 single family small lots.

Approved by Council: July 25, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18730" pass its third reading.

RES.R16-1968

Carried

Development Variance Permit No. 7916-0010-00

18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue, 18222, 18260, 18284, 18320 and 18360 - 73 Avenue, 7236 - 182 Street, 7263 - 184 Street

To reduce the minimum lot depth for the proposed RF-13 lots from 28 metres (92 ft.) to 26.6 metres (87 ft.) (proposed lots 125 to 131) and from 24 metres (79 ft.) to 22 metres (72 ft.) (proposed lots 33 to 35, 51 to 97 and 106 to 124) in order to accommodate off-street parking.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7916-0010-00 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.R16-1969

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18822" 7915-0410-00 – 0938888 B.C. Ltd. (Director Information: Sukhwinder Sanghe) c/o Ankenman Associates Architects Inc. (Emily Kearns) RF to C-8 – Portion of 17565 – 58 Avenue - to develop a single-storey multi-tenant commercial building.

Approved by Council: July 25, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18822 pass its third reading.

RES.R16-1970

Carried

Development Variance Permit No. 7915-0410-00

To reduce the north, west and south yard setbacks in order to achieve a pedestrian-oriented streetscape in keeping with the character of the Cloverdale Town Centre.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit No. 7915-

0410-00 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.R16-1971

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18823"
7916-0099-00 – 1065845 B.C. Ltd. (Director Information: Brock Dorward)
c/o Aspen Developments Ltd. (Erin McCutcheon)
RA to RF-10 and RF-12 – 16650 Edgewood Drive - to subdivide into 11 single family
small lots.

Approved by Council: July 25, 2016

RES.R16-1972
It was
Amendment Bylaw, 2016, No. 18823" pass its third reading.
Carried
with Councillor Woods opposed

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

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18825"
7912-0248-00 – Azadwinder Sumal and Robert Hiltz
c/o Citiwest Consulting Ltd. (Roger Jawanda)
RF to RF-10 – Portion of 12182 – 97 Avenue - to subdivide into 2 single family small
lots.

Approved by Council: July 25, 2016

RES.R16-1973
It was
Amendment Bylaw, 2016, No. 18825" pass its third reading.
Carried

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

Development Variance Permit No. 7912-0248-00

To allow front driveway access and attached single-wide garages on the southern
lots in order to meet off-street parking requirements.

RES.R16-1974
It was
No. 7912-0248-00 be supported and that staff be authorized to bring the Permit
forward for issuance and execution by the Mayor and City Clerk in conjunction
with final adoption of the related rezoning bylaw.
Carried

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

7. "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.

- RES.R16-1981 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 484,
Termination Bylaw, 2016, No. 18815" pass its third reading.
Carried
- RES.R16-1982 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 484,
Termination Bylaw, 2016, No. 18815" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
11. "Surrey Land Use Contract No. 413, Termination Bylaw, 2016, No. 18818"
7916-0277-00 – Land Use Contract Termination
Northwest corner of 62 Avenue and 172 Street
To terminate Land Use Contract No. 413 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016
- RES.R16-1983 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 413,
Termination Bylaw, 2016, No. 18818" pass its third reading.
Carried
- RES.R16-1984 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 413,
Termination Bylaw, 2016, No. 18818" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
12. "Surrey Land Use Contract No. 274, Termination Bylaw, 2016, No. 18812"
7916-0278-00 – Land Use Contract Termination
60 to 62 Avenue between 172 to 172A Street
To terminate Land Use Contract No. 274 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016

RES.R16-1985 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 274,
Termination Bylaw, 2016, No. 18812" pass its third reading.
Carried

RES.R16-1986 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 274,
Termination Bylaw, 2016, No. 18812" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

13. "Surrey Land Use Contract No. 435, Termination Bylaw, 2016, No. 18821"
7916-0276-00 – Land Use Contract Termination
61A Avenue and 171 Street, 61A Avenue and 171A Street
To terminate Land Use Contract No. 435 to allow the existing underlying
Single Family Residential (RF) and Duplex Residential (RM-D) Zones to come
into effect.

Approved by Council: July 25, 2016

RES.R16-1987 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 435,
Termination Bylaw, 2016, No. 18821" pass its third reading.
Carried

RES.R16-1988 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 435,
Termination Bylaw, 2016, No. 18821" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

14. "Surrey Land Use Contract No. 52, Termination Bylaw, 2016, No. 18814"
7916-0275-00 – Land Use Contract Termination
17243 – 60 Avenue, 17232 & 17242 – 61A Avenue, 6031, 6041, 6053, 6061, 6071,
6081, 6091, 6101 & 6111 – 172A Street
To terminate Land Use Contract No. 52 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016

RES.R16-1989 It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 52,
 Termination Bylaw, 2016, No. 18814" pass its third reading.
Carried

RES.R16-1990 It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 52,
 Termination Bylaw, 2016, No. 18814" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

15. "Surrey Land Use Contract No. 51, Termination Bylaw, 2016, No. 18811"
 7916-0279-00 – Land Use Contract Termination
 62A to 64 Avenue between Charbray Place and 175 Street
 To terminate Land Use Contract No. 51 to allow the existing underlying
 Single Family Residential (RF) and Duplex Residential (RM-D) Zones to come
 into effect.

Approved by Council: July 25, 2016

RES.R16-1991 It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 51,
 Termination Bylaw, 2016, No. 18811" pass its third reading.
Carried

RES.R16-1992 It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 51,
 Termination Bylaw, 2016, No. 18811" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Land Use Contract No. 228, Termination Bylaw, 2016, No. 18813"
 7916-0280-00 – Land Use Contract Termination
 6301, 6304, 6309, 6310, 6311 & 6318 – 175B Street, 17529 & 17537 – 63 Avenue
 To terminate Land Use Contract No. 228 to allow the existing underlying
 Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016

RES.R16-1993 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18813" pass its third reading. Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 228,
Carried

RES.R16-1994 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18813" be finally adopted, signed by the Mayor and Seconded by Councillor Villeneuve
Clerk, and sealed with the Corporate Seal. That "Surrey Land Use Contract No. 228,
Carried

17. "Surrey Land Use Contract No. 3, Termination Bylaw, 2016, No. 18816"
7916-0272-00 – Land Use Contract Termination
Northwest corner of 56A Avenue and 180 Street
To terminate Land Use Contract No. 3 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016

RES.R16-1995 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18816" pass its third reading. Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 3,
Carried

RES.R16-1996 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18816" be finally adopted, signed by the Mayor and Seconded by Councillor Villeneuve
Clerk, and sealed with the Corporate Seal. That "Surrey Land Use Contract No. 3,
Carried

18. "Surrey Land Use Contract No. 497, Termination Bylaw, 2016, No. 18819"
7916-0271-00 – Land Use Contract Termination
Northeast corner of 58A Avenue and 184 Street
To terminate Land Use Contract No. 497 to allow the existing underlying
Single Family Residential (RF) Zone to come into effect.

Approved by Council: July 25, 2016

22. Development Variance Permit No. 7916-0182-00

7916-0182-00 – Avtar Sihota
 c/o Krahn Engineering Ltd. (Doug Birch)
 16236 – 50 Avenue

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

- (a) In Section F.1 (a) Yards and Setbacks of Part 10 "General Agriculture Zone (A-1)" the minimum rear yard setback to an agricultural building is reduced from 15 metres (50 ft.) to 11.18 metres (37 ft.).

Note: One (1) piece of correspondence received in support of this Development Variance Permit No. 7916-0182-00 at the time the agenda was printed

It was

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

No. 7916-0182-00 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.R16-2004

Carried

PERMITS – SUPPORT**23. Development Variance Permit No. 7916-0219-00**

7916-0219-00 – Cloverdale (British Columbia/Yukon Command No. 6)
 Branch of the Royal Canadian Legion
 c/o Surrey City Development Corporation (Brett Standerwick)
 17567 – 57 Avenue

The applicant is seeking to reduce the minimum number of required off-street parking spaces from 99 to 67 for an existing building (Canadian Legion Hall) on the lot as well as to eliminate the requirement for a 1.5 metre (5 ft.) wide continuous landscape strip along 57 Avenue and the adjacent lane to the east of the subject property. The proposed reduction in off-street parking would accommodate the existing and future parking demands of the site.

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 Council support the issuance of
 Development Variance Permit No. 7916-0219-00. If supported, the Development
 Variance Permit will be brought forward for issuance and execution in conjunction
 with the final approval of the associated Development Permit No. 7916-0219-00.
 RES.R16-2005 Carried

24. **Development Variance Permit No. 7915-0280-00**
 7915-0280-00 – 20th Avenue Development Group Ltd.
 c/o WSP Canada Inc. (Clarence Arychuk)
 16465 and 16505 – 20 Avenue

The applicant is seeking to reduce the lot width from 15.4 metres (51 ft.)
 to 14.6 metres (48 ft.) for Lot 12 and increase in the front (south) yard
 setbacks along 20 Avenue for Lots 28-40. This variance will allow for a
 proposed subdivision of 40 single family lots.

This application received Third Reading on June 13, 2016.

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 Council support the issuance of
 Development Variance Permit No. 7915-0280-00. If supported, the Development
 Variance Permit will be brought forward for issuance and execution in conjunction
 with the final approval of the associated Bylaw.
 RES.R16-2006 Carried
 with Councillor Woods opposed

25. **Development Variance Permit No. 7915-0375-00**
 7915-0375-00 – City of Surrey
 c/o Robert McGill
 10346 - 132 Street, 10347 and 10357 - 133 Street

The applicant is seeking to reduce the rear (west) yard setback from
 7.5 metres (25 ft.) to 0 metres (0 ft.) and to reduce the side (north) yard
 setback from 1.8 metres (6 ft.) to 0 metres (0 ft.). This variance will
 accommodate a proposed district energy centre for the City of Surrey and a
 park.

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 Council support the issuance of
 Development Variance Permit No. 7915-0375-00. If supported, the Development
 Variance Permit will be brought forward for issuance and execution in conjunction
 with the final approval of the associated Development Permit No. 7915-0375-00.

RES.R16-2007

Carried**FINAL ADOPTIONS**

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

Mayor Hepner called for any persons wishing to make representations on this
 bylaw. There were no persons present to speak to the proposed By-law.

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

RES.R16-2008

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.

Approved by Council: July 25, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Land Purchase and Highway
 Dedication Bylaw, 1986, No. 8837, Amendment Bylaw, 2016, No. 18808" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R16-2009 Carried

INTRODUCTIONS

28. "Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw,
 2014, No. 18294, Amendment Bylaw, 2016, No. 18827"
 3900-20-18827 - Council Initiative
 To amend "Local Area Service Sanitary Sewer Main Extension [Project # 4714-902]
 Bylaw, 2014, No. 18294" by replacing Schedule B to reflect the final costs of
 construction of the works covered by the Bylaw and the apportionment thereof.

Approved by Council: September 12, 2016
 Corporate Report Item No. 2016-R202

Earlier in the meeting Council approved the recommendations of Corporate
 Report No. R202, therefore, Bylaw 18827 is in order to receive three readings.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Local Area Service Sanitary Sewer
 Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294, Amendment Bylaw,
 2016, No. 18827" pass its first reading.
 RES.R16-2010 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Local Area Service Sanitary Sewer
 Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294, Amendment Bylaw,
 2016, No. 18827" pass its second reading.
 RES.R16-2011 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Local Area Service Sanitary Sewer
 Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294, Amendment Bylaw,
 2016, No. 18827" pass its third reading.
 RES.R16-2012 Carried

29. "Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243, Amendment Bylaw, 2016, No. 18828"
3900-20-18828 - Council Initiative
To amend "Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243" by replacing Schedule B to reflect the final costs of construction of the works covered by the Bylaw and the apportionment thereof.

Approved by Council: September 12, 2016
Corporate Report Item No. 2016-R203

Earlier in the meeting Council approved the recommendations of Corporate Report No. R203, therefore, Bylaw 18828 is in order to receive three readings.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243, Amendment Bylaw, 2016, No. 18828" pass its first reading.

RES.R16-2013 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243, Amendment Bylaw, 2016, No. 18828" pass its second reading.

RES.R16-2014 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Local Area Service Sanitary Sewer Main Extension [Project # 4714-903] Bylaw, 2015, No. 18243, Amendment Bylaw, 2016, No. 18828" pass its third reading.

RES.R16-2015 Carried

30. "Newton Neighbourhood Community Dog Park Tax Exemption Bylaw, 2016, No. 18750"
3900-20-18750 – Permissive Tax Exemption
A Bylaw under Section 224 (2)(b) of the *Community Charter* to provide permissive tax exemption for properties leased and occupied by the City of Surrey for the purposes of providing a municipal service.

Approved by Council: September 12, 2016
Corporate Report Item No. 2016-R195

Earlier in the meeting Council approved the recommendations of Corporate Report No. R195, therefore, Bylaw 18750 is in order to receive three readings.

RES.R16-2016 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Newton Neighbourhood Community
Dog Park Tax Exemption Bylaw, 2016, No. 18750" pass its first reading.
Carried

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

RES.R16-2017 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Newton Neighbourhood Community
Dog Park Tax Exemption Bylaw, 2016, No. 18750" pass its second reading.
Carried

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

RES.R16-2018 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Newton Neighbourhood Community
Dog Park Tax Exemption Bylaw, 2016, No. 18750" pass its third reading.
Carried

31. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2016, No. 18829"
3900-20-18829 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the *Community Charter*.

Approved by Council: September 12, 2016
Corporate Report Item No. 2016-R191

Earlier in the meeting Council approved the recommendations of Corporate Report No. R191, therefore, Bylaw 18829 is in order to receive three readings.

RES.R16-2019 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Section 220 and 224(2)(f) and (h) Tax
Exemption Bylaw, 2016, No. 18829" pass its first reading.
Carried

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

RES.R16-2020 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 220 and 224(2)(f) and (h) Tax
 Exemption Bylaw, 2016, No. 18829" pass its second reading.
Carried

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

RES.R16-2021 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 220 and 224(2)(f) and (h) Tax
 Exemption Bylaw, 2016, No. 18829" pass its third reading.
Carried

32. "Section 224 Tax Exemption Bylaw, 2016, No. 18830"
 3900-20-18830 – Permissive Tax Exemption
 A bylaw to provide for the exemption from taxation of certain properties in the
 City of Surrey pursuant to Section 224 of the *Community Charter*.

Approved by Council: September 12, 2016
 Corporate Report Item No. 2016-R192

Earlier in the meeting Council approved the recommendations of Corporate
 Report No. R192, therefore, Bylaw 18830 is in order to receive three readings.

RES.R16-2022 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 224 Tax Exemption Bylaw,
 2016, No. 18830" pass its first reading.
Carried

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

RES.R16-2023 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 224 Tax Exemption Bylaw,
 2016, No. 18830" pass its second reading.
Carried

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

RES.R16-2024 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 224 Tax Exemption Bylaw,
 2016, No. 18830" pass its third reading.
Carried

33. "Section 224 (2) (g) Tax Exemption Bylaw, 2016, No. 18831"
3900-20-18831 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 (2) (g) of the *Community Charter*.

Approved by Council: September 12, 2016
Corporate Report Item No. 2016-R193

Earlier in the meeting Council approved the recommendations of Corporate Report No. R193, therefore, Bylaw 18831 is in order to receive three readings.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Section 224 (2) (g) Tax Exemption
Bylaw, 2016, No. 18831" pass its first reading.

RES.R16-2025

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Section 224 (2) (g) Tax Exemption
Bylaw, 2016, No. 18831" pass its second reading.

RES.R16-2026

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Section 224 (2) (g) Tax Exemption
Bylaw, 2016, No. 18831" pass its third reading.

RES.R16-2027

Carried

34. "Section 225 Tax Exemption Bylaw, 2016, No. 18832"
3900-20-18832 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

Approved by Council: September 12, 2016
Corporate Report Item No. 2016-R194

Earlier in the meeting Council approved the recommendations of Corporate Report No. R194, therefore, Bylaw 18832 is in order to receive three readings.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 225 Tax Exemption Bylaw,
 2016, No. 18832" pass its first reading.
 RES.R16-2028 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 225 Tax Exemption Bylaw,
 2016, No. 18832" pass its second reading.
 RES.R16-2029 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Section 225 Tax Exemption Bylaw,
 2016, No. 18832" pass its third reading.
 RES.R16-2030 Carried

35. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 13400, 13408, 13418 – 103 Avenue, 10281 University Drive and 13407, 13409 and 13433 - 102A Avenue Bylaw, 2016, No. 18751"
 3900-20-18751 – Council Initiative
 A bylaw to authorize the closure and removal of dedication of highway over 440.5 square metres area of road allowance adjacent to 13400, 13408, 13418 - 103 Avenue, 10281 University Drive and 13407, 13409 and 13433 - 102A Avenue. The proposed closure areas are intended to be consolidated with the adjacent property at 13433 – 102A Avenue. 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: July 25, 2016
 Corporate Report Item No. 2016-R171

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 13400, 13408, 13418 – 103
 Avenue, 10281 University Drive and 13407, 13409 and 13433 - 102A Avenue Bylaw,
 2016, No. 18751" pass its first reading.
 RES.R16-2031 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 13400, 13408, 13418 – 103
 Avenue, 10281 University Drive and 13407, 13409 and 13433 - 102A Avenue Bylaw,
 2016, No. 18751" pass its second reading.
 RES.R16-2032 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 13400, 13408, 13418 – 103
 Avenue, 10281 University Drive and 13407, 13409 and 13433 - 102A Avenue Bylaw,
 2016, No. 18751" pass its third reading.
 RES.R16-2033 Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Jonquil Hallgate, Co-Chair**
Surrey Homelessness and Housing Task Force
 File: 4815-30; 0550-20-10

Requesting to appear as a delegation to present on the Surrey
 Homelessness and Housing Task Force initiatives.

It was Moved by Councillor LeFranc
 Seconded by Councillor Hayne
 That Jonquil Hallgate, Co-Chair, Surrey
 Homelessness and Housing Task Force be heard as a delegation before
 Council-in-Committee.
 RES.R16-2034 Carried

2. 2017 Council Meeting Schedule

File: 0550-20-01

Council is requested to approve an amendment to the 2017 Council Meeting Schedule to better accommodate the volume of business decisions required previous to Council's summer recess. The amended schedule reflects an additional Regular Council meeting to be held on Thursday, July 27, 2017.

It was Moved by Councillor Hayne
Seconded by Councillor Gill
That the 2017 Council Meeting Schedule be
adopted as amended to include an additional Regular Council meeting on
Thursday, July 27, 2017.

RES.R16-2035

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

- 1. **School Board Attendance - Regular Council Public Hearing**
File: 0550-01

Council requested that the School Board provide a dedicated representative to attend the City of Surrey Regular Council Public Hearing Meetings.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That a formal request be sent to the Surrey
School District 36 requesting that a representative from the School Board or their
administration participate in all Public Hearings to address questions and inquiries
from members of the Public and Council related to school overcapacity.

RES.R16-2036

Carried

L. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Monday, September 12, 2016
Regular Council - Public Hearing meeting be adjourned.

RES.R16-2037

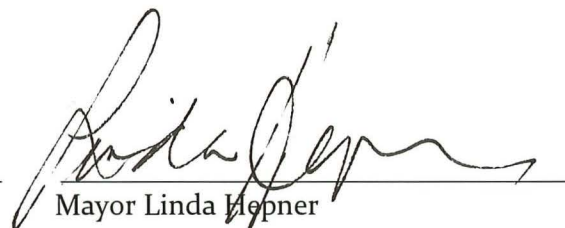
Carried

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

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner