

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
Acting 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

A. ADOPTION OF MINUTES

1. Special (Regular) Council - October 3, 2016

	It was	Moved by Councillor Villeneuve Seconded by Councillor Steele That the minutes of the Special (Regular) Council meeting held on October 3, 2016, be adopted.
RES.R16-2373		<u>Carried</u>

2. Council-in-Committee - October 3, 2016

	It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That the minutes of the Council-in-Committee meeting held on October 3, 2016, be received.
RES.R16-2374		<u>Carried</u>

3. Regular Council - Land Use - October 3, 2016

	It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That the minutes of the Regular Council – Land Use meeting held on October 3, 2016, be adopted.
RES.R16-2375		<u>Carried</u>

4. Regular Council - Public Hearing - October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the minutes of the Regular Council -
Public Hearing meeting held on October 3, 2016, be adopted.

RES.R16-2376

Carried**B. DELEGATIONS - PRESENTATION****1. Bill Fordy, Assistant Commissioner, Lower Mainland District**
File: 7400-05

Mayor Hepner announced that Bill Fordy was recently promoted from Officer in Charge of Surrey RCMP to Assistant Commissioner where he is now responsible for the entire Lower Mainland District.

Council thanked Bill Fordy for his contributions as the OIC of Surrey RCMP and presented him with an Eagle carving by Squamish Nation carver John Spence as a token of thanks for his commitment and progressive approach to policing.

B. DELEGATIONS - PUBLIC HEARING**1. Surrey Official Community Plan Amendment Bylaw No. 18889**
Surrey Zoning Amendment Bylaw No. 18890
Application: 7916-0200-00

CIVIC ADDRESS: 17443 - 100 Avenue

APPLICANT: Randy Kulba
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to redesignate the property from Suburban to Urban and rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 5 single family lots.

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

Concerned Resident: The delegation expressed concern with the following:

- 1) potential negative impact the project might have on his property and
- 2) proposed tree removal plans for the site.

Mayor Hepner clarified that the application will complete half of the cul-de-sac and that at this time; there will be no direct impact on the delegation's property.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Mulder		X	

2. **Surrey Zoning Amendment Bylaw No. 18891**
Application: 7916-0206-00

CIVIC ADDRESS: 10131 – 176 Street

APPLICANT: Kartar Matharu
 c/o John Curran Neville Graham & Associates (John Curran)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide the property into 3 small suburban single family lots.

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

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

3. **Surrey Official Community Plan Amendment Bylaw No. 18892**
Surrey Zoning Amendment Bylaw No. 18893
Application: 7916-0197-00

CIVIC ADDRESS: 17373 and 17395 – 100 Avenue

APPLICANT: Jian Li, Michaelangelo Cozzolino
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to redesignate the site from Suburban to Urban and rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide into 11 single family lots.

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

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

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
J. Tran	X		
M. Tran	X		

4. **Surrey Official Community Plan Text Amendment Bylaw No. 18833**
Surrey Zoning Amendment Bylaw No. 18887
Application: 7914-0365-00

CIVIC ADDRESS: 16556 – 88 Avenue

APPLICANT: Chain Kang, Gurvinder Brar, Tejinder Grewal, Balbindra and Kelly Singh, Serena Khuman, 1067170 B.C. Ltd. (Director Information: Manjit Sadhra)

PURPOSE: To amend the "Surrey Official Community Plan Bylaw, 2013, No. 18020" in the Land Use and Densities – Suburban designation in order to permit allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

The applicant is seeking to rezone the property from One-Acre Residential to Comprehensive Development and proposing to subdivide the property into 10 small suburban single family lots.

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

J. Duda, 187 Avenue & 166 Street: The delegation spoke in opposition to the proposed application and expressed the following concerns: 1) the proposal is not in keeping with the neighbourhood context, 2) reduction in greenspace, 3) planned tree removal for the subject site, 4) removal of natural wildlife habitat, 5) densification of the neighbourhood; and, 6) the developer engaged in ongoing litigation associated with the project.

Staff, in response to a question from Council clarified that the Applicant is volunteering 15% of cash in lieu whereas the typical contribution is 5%.

R. Coombes, 186 Avenue & 86A Street: The delegation expressed the following concerns: 1) the developer current litigation, 2) the proposed street alignment will create increased and unwanted traffic flow throughout the neighbourhood, 3) potential negative impact on pedestrian safety due to increased vehicular traffic, 4) the proposed design is not in keeping with the neighbourhood context; and 5) potential negative impact the site will have on local bird species.

Staff clarified that sidewalks are required as a condition of the development. In terms of wildlife, the Applicant will be required to submit a Raptor Study to mitigate any impact the development might have on the local bird species within the area.

In response to a question from Council, staff clarified that Lots 9 and 10 will not be built until the properties to the West of the subject site are built.

In response to a question from Council, the delegation noted that if there was one entrance in, and one entrance out, the road alignment would be more amenable and that the road connection should not go through to 87A Avenue. Given the development proposal, the lane access fronting 88 Avenue should be addressed to deal with the potential increased traffic flow.

In response to a question from Council, staff clarified that the Fleetwood plan shows the existing road network which was adopted in mid-2008 and that the Town Centre Plan has been a work in progress.

D. Crosby, 87 Avenue & 166 Street: The delegation spoke in opposition to the proposed application and expressed the following concerns: 1) potential negative impact on the easement associated with the existing drainage swale located on 166 Street, 2) proposed tree plantings planned for the drainage swale area, 3) potential for increased vehicular traffic, 4) the developer's ongoing lawsuit, 5) proposed density of 10 lots, and; 6) a member of the Mayor's staff is involved with the development.

In response to a comment from the delegation, Mayor Hepner clarified that the Accessory Use Clause outlined in the Zoning Bylaw is part of the single-family zone City-wide.

R. Blackwell, 87 Avenue & 166 Street: The delegation spoke in opposition with the proposed development and expressed the following concerns: 1) the proposed change from CD to RA is not acceptable, 2) potential negative increase on existing property values, 3) potential negative impact on the Agricultural Land Reserve, 4) the proposed road alignment, 5) potential increase in vehicular traffic and speeding within the residential area; and, 6) the project is not in keeping with neighbourhood context; RH would be preferable.

It was
delegation be received as information.

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That correspondence provided by the

Carried

RES.R16-2377

D. Conte, 87 Avenue & 165 Street: The delegation expressed the following concerns: 1) having the thru road and the amount of associated traffic coming through the neighbourhood, 2) proposal will bring additional secondary suites and put pressure on residential parking, 3) with 87A connecting to 165 Street there is additional opportunity for increased crime in the area; and, 4) the lawsuit with the developer and how the project will be negatively impacted.

Staff, in response to a question regarding parking, a CD Zone would have the exact same provisions. There would be a minimum of four spots on the lots and on street parking as well; additionally, there would be an opportunity for side parking on the driveways.

Mayor Hepner requested clarification regarding situations when litigation occurs on a project that was started. Staff noted that for any project letters of credit need to be posted by developers to guarantee the costs of servicing, road work and infrastructure. If the development company falls into trouble, the letters of credit are available for the works to be completed by the City and the property would remain vacant until such time as a new buyer expresses interest.

K. Ardiel, 87A Avenue & 166 Street: The delegation expressed the following concerns: 1) originally the Official Community Plan (OCP) was to be a mirror of the column of land to the east; 2) the subject site should not be rezoned from RA to CD, 3) consideration should be given to reducing the number of lots from 10 to 7 and eliminating the proposed frontage road, 4) potential for increased traffic associated with the project, 5) potential negative impact on resident safety, 6) increased residential parking and impact on pedestrian safety; and, 7) the rezoning application is not in keeping with the neighbourhood context to the east.

D. Jack, President, Surrey Environmental Partners: The delegation expressed the following concerns: 1) the raptor study should be conducted in advance of the Application going forward for consideration by Council, 2) only 1 of 76 trees on the subject site is slated for retention; and, 3) the site should be protected although it is not included as a designated BSC Corridor or HUB.

Agent (on behalf of the Applicant): The Agent noted that during initial discussions with the City regarding the road network, a cul-de-sac configuration was originally explored; however, emergency services, and essential services, such as garbage removal had issues with roads dead-ending. With respect to criminal activity in the area, it is typically dissuaded with increased road activity. The main road going through would be 166A Street from the South. The intent is to continue along with the same size of lots that exist on that road, larger lots would front 88 Avenue and create a frontage road on 88 Avenue as opposed to having a lane at the back of the property. The lots are still half acre gross density, Lots 1 and 2 are much larger. Over the years the OCP has changed and evolved, the CD Zoned lots are designed to serve as a transition from the smaller lots to the larger. With respect to the park space, developers are required to provide the value of 5% parkland, in terms of this application; the developer is providing 15%. With respect to the lawsuit, the previous owner cannot go to fourth reading until the lawsuit is dismissed. An arbourist reviewed the trees on the site and also reviewed for raptor nests; and at the time of the review no raptor nests were found.

Mayor Hepner requested clarification regarding the plan to only retain one tree. The Agent noted that the arbourist could take another look at the plan and review to see if additional trees can be saved.

With respect to drainage, the Agent noted that there is provision made on the east property line for a drainage swale and there will be a three-metre covenant placed on those lots and it will be registered on title and the City will be a third party to the covenant. There are no trees slated for planting in the drainage swale.

There will be four parking stalls on site and there will be two on street parking stalls as a minimum. With regards to "rat running" through the neighbourhood, traffic calming measures could be installed subject to City approval and sidewalks will be constructed on all the road frontages proposed with the development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Crosby			X
T. Klose		X	
K. & L. Ardiel		X	
D. Ried & D. Conte			X

The Mayor noted that the following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
9 Individuals		X	

**5. Surrey Zoning Amendment Bylaw No. 18884
Application: 7915-0270-00**

CIVIC ADDRESS: 8333 – 164 Street (16357 Fraser Highway)

APPLICANT: Baldev, Resham and Amrit Bath
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to rezone the site from Multiple Residential (15) to Multiple Residential (30). The applicant is proposing to develop approximately 33 townhouse units.

In addition, a development variance permit is being sought to reduce the minimum north, west and east yard setbacks along the lot lines. This will achieve a more urban, pedestrian streetscape on 164 Street and is in keeping with the townhouse development directly to the north.

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

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

6. **Surrey Official Community Plan Amendment Bylaw No. 18885**
Surrey Zoning Amendment Bylaw No. 18886
Application: 7915-0035-00

CIVIC ADDRESS: 6388 King George Boulevard

APPLICANT: 1022081 B.C. Ltd. (Director Information: Eddie Chiu)
c/o Wilson Chang Architect Inc. (Wilson Chang)

PURPOSE: The applicant is seeking to redesignate the site from Commercial to Multiple Residential and rezone the site from Comprehensive Development Bylaw No. 10667 to Comprehensive Development.

The applicant is proposing to develop 40 townhouse units and a 4-storey building containing approximately 36 apartment units on the southern portion of the old Surrey Public Market site. The Public Market building will be demolished and new buildings will be placed on top of the existing parkade structure.

In addition, a development variance permit is being sought to reduce the minimum streamside setback from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point in order to allow the existing parkade to be retained.

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) rodent control and potential negative impact on local neighbourhood once construction begins, 2) negative impact on local raptor population; and, 3) consideration should be given to having a professional biologist on site to monitor the project.

G. Rice, 103 Avenue & 125 Street: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) riparian setback reduction associated with the proposed project, 2) lack of permeable surface associated with the site, 3) how servicing will be handled for the project; and, 4) site drainage and potential negative impact on watershed, particularly the Serpentine Creek.

Staff, in response to a question from Mayor Hepner noted that the site will be built on an existing parking lot.

Applicant: The Applicant noted that using the existing structure will provide less environmental impact.

Council requested clarification regarding the riparian areas surrounding the site. Staff clarified that the subdivision plan reflects a 2011 development application, at that time, a park was dedicated to the City; the Department of Fisheries and Oceans (DFO) reviewed the proposal and no concerns were expressed.

In response to a question regarding storm water runoff, staff noted that the area is in the Hyland Creek integrated area and there are specific targets associated with runoff. There will be a requirement on the application through the servicing agreement and through a restrictive covenant on the property.

Council asked for clarification from the Applicant if rodent control would be addressed prior to construction. The Applicant noted that it would be.

7. **Surrey Official Community Plan Amendment Bylaw No. 18894**
Surrey Zoning Amendment Bylaw No. 18895
Application: 7916-0069-00

CIVIC ADDRESS: 6230 – 120 Street

APPLICANT: Sunshine Ridge Baptist Church
c/o Woodbridge Properties Ltd. (Kevin Chan)

PURPOSE: The applicant is seeking to redesignate a portion of the site from Urban to Multiple Residential and rezone that portion from Assembly Hall (2) to Multiple Residential (30). The applicant is proposing to develop 38 townhouse units on the eastern portion of the site with no changes to the western portion.

In addition, a development variance permit is being sought to reduce the minimum landscape buffer and minimum front, rear and side yard setbacks in order to achieve an efficient site layout.

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

L. Haliburton, Boundary Drive: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) the development is not in keeping with the neighbourhood context; and, 2) the application is requesting high density.

J. Kittle, Boundary Drive: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) the height of the development is not in keeping with the neighbourhood context, 2) potential for increased vehicular traffic, 3) the neighbourhood road network will not support increased density; and, 4) the existing fire-lane and criminal activity in the area.

P. Gadsden, Boundary Drive: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) the project is not in keeping with the neighbourhood context, 2) increased vehicular traffic; and, 3) potential traffic congestion.

G. Balmes, 61 Avenue & 121 Street: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) extension of existing fire-lane, 2) potential increased criminal activity, 3) potential for increased dumping of garbage and junk, 4) potential drop in property values for existing residents; and, 5) proposed tree removal plan.

Staff noted that the Developer will create the road extension and will build sidewalks.

J. Pearce, Boundary Drive: The delegation expressed the following concerns: 1) Boundary Park is an established community and does not have 3 storey townhouses; and, 2) requested Council keep the development to RF-15.

J. Overin, Boundary Park: The delegation spoke in opposition to the proposed development and expressed the following concerns: 1) the application is not in keeping with the neighbourhood context, 2) proposed tree removal plan, 3) the setbacks requested would infringe on buffer zones with existing neighbours; and, 4) that Council request the Developer to address the concerns of the residents.

Project Developer (on behalf of the Applicant): The Developer met with staff to prepare plans for the Church lands that would best fit the context of the subject site. The new fire lane denoted on the plans was a requirement of the City of Surrey Engineering Department. The Developer worked in partnership with the Church to get an appropriate density for the site and to leave the Church with a viable amenity area. Road improvements will be conducted on 121 Street. Amendments to the elevation of the plan have approval of staff, and Public Consultation Sessions were held with area residents. Based on feedback received in the Public Consultation Sessions, the massing was reduced; setback variances were reduced to an average of 7 metres inside the development. The height of the building was reduced an additional 10 feet under what is permitted under the RM-30 zone. The colour scheme was changed to more muted tones to address concerns expressed by local residents. The west portion of the site is not planned for development at this time, if there are concerns with traffic calming, the Applicant will comply with City recommendations.

Council requested clarification regarding the fire lane whether there are plans to install bollards. In response, the Developer noted that bollards would be installed. With respect to tandem parking, the Developer noted that tandem spots would be in keeping with the terms of the existing bylaw.

The Developer clarified that the project could not economically be built at RF-15. In terms of public engagement, a Public Information Meeting was held with residents of Boundary Park and updated drawings were sent to those residents who provided their addresses.

The interior portion of the site was reduced to increase the setback fronting 121 Street. When the concerns of the neighbourhoods came forward, the variances were requested to address the comments received.

Sunshine Ridge Church (Applicant): The Applicant noted that the Church was originally built at a time when there was no existing development within the area. The Church was built through congregational loans, and the development proposal is to satisfy those loan repayments as well as to allow for much needed renovations to the existing building and assist with various Community Outreach Programs.

The Applicant clarified that the lands have been sold to the Developer contingent on the OCP and Zoning Amendments going through.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
B. Trathen		X	
J. Weetman		X	
Concerned Citizen		X	
Petition - 231 Signatures		X	

8. Surrey Zoning Amendment Bylaw No. 18888
Application: 7916-0208-00

CIVIC ADDRESS: 5492 and 5542 – 184 Street (5522 – 184 Street)

APPLICANT: Paul and Robin Taylor, 1071877 B.C. Ltd.
 (Director Information: Gurdeep Makkar, Prabhjit Virk)
 c/o Citiwest Consulting Ltd. (Natasha Hargreaves)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide the site into 11 small suburban single family lots.

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

Concerned Resident: The delegation spoke in favour of the proposed development and expressed the following concerns: 1) how the project will impact his property and; 2) what development opportunities he might have in the future.

Staff clarified that servicing would be nearer to the delegation's property and a conversation could be held with the Engineering Department; staff noted there will be a future extension of the lane northbound.

G. Robertson, 184 Street & 55 Avenue: The delegation expressed the following concerns: 1) the timing of the south lane in conjunction with the north lane; 2) planned access on 184 Street; 3) if a recent traffic study was conducted for 184A Street; and, 4) potential for secondary suites and associated congestion in terms of on-street parking.

Staff noted that there is an application immediately south of the subject site and it has received third reading. Mayor Hepner clarified that it does take time to get servicing agreements in place before they can be actioned.

Staff noted that 184 Street would be without parking as an arterial road, there will be no access to 184 Street.

Mayor Hepner clarified that all single-family homes within the City of Surrey are eligible to have a Secondary Suite.

Concerned Resident: The delegation expressed the following concerns: 1) potential for bottlenecked traffic, 2) the narrow entrance of the roadway, 3) the proposed project is not in keeping with the neighbourhood context; and, 4) lack of on-street parking.

Concerned Resident: The delegation expressed the following concerns: 1) parking on 184A Street; 2) potential negative impact due to secondary suites; and, 3) there are restrictive covenants placed on the title of existing properties in the same area restricting owners from having secondary suites.

Staff noted that the minimum lot size is 884 sq. metres and at a minimum there will be four parking spots for each lot; 2 two parking spots in the garage and two spots in the driveway with two further parking spots on-street.

Staff clarified in response to secondary suites, there might have been a restrictive covenant on title at the time when the development was put in place. Staff noted that if there indeed is a covenant on title, it would have to be discharged through Council in order for the owners to have a suite.

Concerned Resident: The delegation expressed concern regarding truck traffic on 184 Street was a truck route and if whether traffic mitigation measures will be put in place in terms of road widening.

Staff clarified that it is not a designated truck route. There are no immediate plans for widening of 184 Street.

Project Consultant (on behalf of the Applicant): The Consultant addressed concerns regarding road dedication of 184A Street and noted that it would be widened to the same width of 55 Avenue east to 184A Street to the South. Parking is permitted and there would be no issues of parking on 184A Street once the road is completed. The CD Zone is similar to RH-G and will permit three car driveways and would provide additional parking on the side yards. The lots to the east are RH-G Zone; the lots to the North have the potential for subdivision as well. The lane will be constructed to the north property line; and "no post" guard rails will be installed.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
A. Price			X

9. Surrey Zoning Text Amendment Bylaw No. 18874

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 12000" to remove second single family dwellings and duplexes as permitted uses in the General Agriculture (A-1) and the Intensive Agriculture (A-2) Zones, as described in Corporate Report 2016-R220.

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

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

B. DELEGATIONS – PUBLIC HEARING - LAND USE CONTRACT TERMINATION

**10. Land Use Contract No. 72 Termination Bylaw No. 18849
Application: 7915-0317-00**

CIVIC ADDRESS: 19299 – 96 Avenue

PURPOSE: To terminate Land Use Contract No. 72 to permit the existing underlying Light Impact Industrial (IL) 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. 56 Termination Bylaw No. 18837
Application: 7916-0262-00

CIVIC ADDRESS: 14430, 14440, 14450, 14460, 14470, 14480 and
14490 - 17A Avenue and 1743 - 145 Street

PURPOSE: To terminate Land Use Contract No. 56 to permit
the existing underlying Single Family Residential (RF) 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. 136 Termination Bylaw No. 18838
Application: 7916-0264-00

CIVIC ADDRESS: 14409, 14419, 14429, 14437, 14451, 14455, 14463, 14473, 14483,
and 14495 - 17A Avenue and 1765 - 145 Street

PURPOSE: To terminate Land Use Contract No. 136 to permit
the existing underlying Single Family Residential (RF) 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.

13. Land Use Contract No. 133 Termination Bylaw No. 18839
Application: 7916-0291-00

CIVIC ADDRESS: 14417 and 14427 - 16 Avenue and 14410, 14418, 14426, 14434,
14442, 14450, 14458, 14466, 14474, 14482 and
14490 - 16A Avenue
14407 - 16 Avenue (a.k.a. 1614 - 144 Street)

PURPOSE: To terminate Land Use Contract No. 133 to permit
the existing underlying Single Family Residential (RF) 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.

**14. Land Use Contract No. 334 Termination Bylaw No. 18840
Application: 7916-0261-00**

CIVIC ADDRESS: Between 145 Street & 146 Street, and 17 Avenue & 18 Avenue

PURPOSE: To terminate Land Use Contract No. 334 to permit the existing underlying Single Family Residential (RF) 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.

**15. Land Use Contract No. 302 Termination Bylaw No. 18841
Application: 7916-0250-00**

CIVIC ADDRESS: 14404, 14414, 14424, 14434, 14444, 14454, 14464, 14478, 14484 and 14494 - 18 Avenue and 1775 - 145 Street

PURPOSE: To terminate Land Use Contract No. 302 to permit the existing underlying Single Family Residential (RF) Zone to come into effect.

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

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

**16. Land Use Contract No. 458 Termination Bylaw No. 18842
Application: 7916-0247-00**

CIVIC ADDRESS: Between 16 Avenue & 17 Avenue, and 143B Street & 144 Street

PURPOSE: To terminate Land Use Contract No. 458 to permit the existing underlying Single Family Residential (RF) 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. 379 Termination Bylaw No. 18843
Application: 7916-0252-00

CIVIC ADDRESS: 1808 – 145 Street and 1819 – 146 Street
14511, 14521, 14531, 14541, 14551, 14561, 14575 and
14581 - 18 Avenue

PURPOSE: To terminate Land Use Contract No. 379 to permit the existing underlying Single Family Residential (RF) 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. 116 Termination Bylaw No. 18844
Application: 7916-0254-00

CIVIC ADDRESS: Between 16 Avenue & 17 Avenue, and 146 Street & 148 Street

PURPOSE: To terminate Land Use Contract No. 116 to permit the existing underlying Single Family Residential (RF) 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. 564 Termination Bylaw No. 18845
Application: 7916-0246-00**

CIVIC ADDRESS: 1710, 1718, 1726, and 1741 - 143B Street
1711, 1719, and 1727 - 144 Street
14318 , 14319, 14326, 14327, 14334, 14335, 14342, 14343, and
14350 - 17 Avenue
14368, 14376, 14384, and 14392 - 17A Avenue
14284 - 18 Avenue

PURPOSE: To terminate Land Use Contract No. 564 to permit the existing underlying Single Family Residential (RF) Zone to come into effect.

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

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

**20. Land Use Contract No. 298 Termination Bylaw No. 18846
Application: 7916-0255-00**

CIVIC ADDRESS: 14532, 14542, 14552, 14562, 14572 and 14582 - 16A Avenue
1630 and 1640 - 145 Street
1629 and 1639 - 146 Street

PURPOSE: To terminate Land Use Contract No. 298 to permit the existing underlying Single Family Residential (RF) 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.

**21. Land Use Contract No. 178 Termination Bylaw No. 18848
Application: 7916-0263-00**

CIVIC ADDRESS: Between 16A Avenue & 17 Avenue, and 145 Street
& 146 Street

PURPOSE: To terminate Land Use Contract No. 178 to permit the existing underlying Single Family Residential (RF) 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.

22. Land Use Contract No. 176 Termination Bylaw No. 18847
Application: 7916-0253-00

CIVIC ADDRESS: 14675, 14683, 14685 and 14691 – 16 Avenue
 14666, 14676, 14686 and 14696 – 16A Avenue

PURPOSE: To terminate Land Use Contract No. 176 to permit the existing underlying Single Family Residential (RF) and Duplex Residential (RM-D) 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.

23. Land Use Contract No. 451 Termination Bylaw No. 18851
Application: 7916-0242-00

CIVIC ADDRESS: Between 16 Avenue & 20 Avenue, and 140 Street & 144 Street

PURPOSE: To terminate Land Use Contract No. 451 to permit the existing underlying Single Family Residential (RF) and Multiple Residential 15 (RM-15) 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.

A. Thomson, 19th Avenue & 143 Street: The delegation expressed the following concerns: 1) the rear setback is 25 feet and her residence is 6 feet from the property line, 2) there is no definite guarantee a similar, viable home could be built on the same site if she were to sell the property in the future.

Staff clarified that the property would be subject to the zoning available at the time as there are some unique aspects to this property. In the event the house was to burn down the owner could claim hardship and apply for variances in order to build a proper house under the land in question.

Staff noted that the Land Use Contract would be terminated in 2024 and at that time the underlying zone would come into effect. After which time, variances could be applied for because there was a precedent there before.

M. Yan, 19th Avenue & 143 Street: The delegation expressed the following concerns: 1) the impact the LUC will have on her existing property, 2) how the LUC Termination will apply if she wanted to sell.

Staff clarified that the owner could apply for variances and claim a hardship if she wanted to demolish the home and rebuild on the site. A city process would need to be undertaken regarding variances and possible rezoning.

Mayor Hepner noted that these properties are unusually shaped and staff can meet with the property owners to provide additional clarification.

B. Johnson, 19 Avenue & 141A Street: The delegation expressed concern as to why the City of Surrey is addressing LUC's at this early date.

Mayor Hepner clarified that staff are attempting to terminate a number of contracts in keeping with Provincial Regulations that will take a significant amount of time; therefore, they must be handled in this fashion to meet the provincially mandated 2024 deadline.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
O. MacRae		X	
J. McLaughlin		X	
L. Whitehouse		X	
A. Thomson			X
D. & C. Klassen		X	

24. Land Use Contract No. 569 Termination Bylaw No. 18850
Application: 7916-0133-00

CIVIC ADDRESS: Between 152 Street & 156 Street, and Highway 10 (56 Avenue) & 62A Avenue (Sullivan Station)

PURPOSE: To terminate Land Use Contract No. 569 to permit the existing underlying Half-Acre Residential Gross Density (RH-G) and Acreage Residential Gross Density (RA-G) 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.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. & T. Leathley		X	

25. Land Use Contract No. 346 Termination Bylaw No. 18835
Application: 7916-0105-00

CIVIC ADDRESS: 8345 - 135A Street

PURPOSE: To terminate Land Use Contract No. 346 to permit the existing underlying Tourist Accommodation (CTA) 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.

26. Land Use Contract No. 142 Termination Bylaw No. 18834
Application: 7916-0083-00

CIVIC ADDRESS: 8257 and 8293 King George Boulevard (Includes the mailing addresses of 8255 King George Boulevard and 8254 - 134 Street)

PURPOSE: To terminate Land Use Contract No. 142 to permit the existing underlying Tourist Accommodation (CTA) and Manufactured Home Residential (RM-M) Zones to come into effect.

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

Concerned Resident: The delegation requested clarification regarding the process and the impact of the Termination.

Mayor Hepner clarified that the process is purely administrative and must be done by the year 2024 as mandated by the Provincial Government.

27. Land Use Contract No. 83 Termination Bylaw No. 18836
Application: 7916-0084-00

CIVIC ADDRESS: Between King George Boulevard & 138 Street, and 76A Avenue & 78 Avenue

PURPOSE: To terminate Land Use Contract No. 83 to permit the existing underlying Single Family Residential (RF) and Manufactured Home Residential (RM-M) 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.

C. COMMITTEE REPORTS**1. Agriculture and Food Security Advisory Committee - September 1, 2016**

It was Moved by Councillor Starchuk
 Seconded by Councillor Gill
 That the minutes of the Agriculture and
 Food Security Advisory Committee meeting held on September 1, 2016, be
 received.

RES.R16-2378 Carried

2. Seniors Advisory and Accessibility Committee - September 6, 2016

It was Moved by Councillor Steele
 Seconded by Councillor Starchuk
 That the minutes of the Seniors Advisory and
 Accessibility Committee meeting held on September 6, 2016, be received.

RES.R16-2379 Carried

3. Public Art Advisory Committee - September 8, 2016

(a) It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the minutes of the Public Art Advisory
 Committee meeting held on September 8, 2016, be received.

RES.R16-2380 Carried

(b) The recommendations of these minutes were considered and dealt with as
 follows:

Surrey Columbian Centennial Totem Pole
 File: 6800-10

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Council accept the Surrey Columbian
 Centennial Totem Pole as part of the City of Surrey's Public Art Collection.

RES.R16-2381 Carried

Surrey Central Skytrain Station Mural
 File: 7800-01

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Council authorize staff to work with
 artist Thomas Nelles and TransLink towards the creation and installation
 of the temporary public art mural for Surrey Central SkyTrain Station
 construction hoarding.

RES.R16-2382 Carried

4. Transportation and Infrastructure Committee - September 19, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the minutes of the Transportation and
 Infrastructure Committee meeting held on September 19, 2016, be received.
 RES.R16-2383 Carried

D. BOARD/COMMISSION REPORTS**1. Board of Variance - September 14, 2016**

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the minutes of the Board of Variance
 meeting held on September 14, 2016, be received.
 RES.R16-2384 Carried

E. MAYOR'S REPORT

Mayor Hepner read the following proclamation:

- (a) Adoption Awareness Month – November, 2016

F. GOVERNMENTAL REPORTS**G. CORPORATE REPORTS**

The Corporate Reports, under date of October 24, 2016, were considered and dealt with as follows:

Item No. R225 Award of RFQ 1220-040-2016-078 for the Supply of CNG Fuelled
 Trucks
 File: 1220-40

The General Manager, Engineering submitted a report concerning the award of Contract 1220-040-2016-078. Tenders were received as follows:

Contractor	<i>Tendered Amount with Taxes and Levies</i>	<i>Corrected Amount</i>
1. Metro Motors Ltd.	\$606,007.36	No Change
2. Dams Ford Lincoln Sales Ltd.	\$613,540.48	No Change

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

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

1. Award RFQ 1220-040-2016-078 to Metro Motors Ltd. to provide the supply of six (6) Compressed Natural Gas (CNG) fuelled light trucks in various configurations, as reflected within Corporate Report R225, at a cost of \$606,007.36, including GST and applicable levies;
2. Set the expenditure authorization limit for this contract at \$636,000.00, including contingencies and GST; and
3. Authorize the General Manager, Engineering to execute the contract for RFQ 1220-040-2016-078.

RES.R16-2385

Carried

Item No. R226 Award of Contract M.S. 1716-016-11 Roadworks, Utilities and Traffic Signals Construction Package
File: 1716-016/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1716-016-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Eurovia British Columbia Inc.	\$1,393,758.05	No Change
2. B&B Contracting (2012) Ltd.	\$1,586,600.00	No Change
3. Jack Cewe Ltd.	\$1,641,675.00	No Change
4. Lafarge Canada Inc.	\$1,883,700.00	No Change

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

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

1. Award Contract M.S. 1716-016-11 to Eurovia British Columbia Inc. in the amount of \$1,393,758.05, including GST, for the construction of roadworks at various locations throughout the City;

2. Set the expenditure authorization limit for Contract M.S. 1716-016-11 at \$1,550,000.00, including contingency and GST; and
 3. Authorize the General Manager, Engineering to execute Contract M.S. 1716-016-11.
- RES.R16-2386 Carried

Item No. R227 License Agreement with Rogers Communications Canada Inc. for Use of Road Allowances
File: 5450-30 (Rogers)

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 R227 as information; and
 2. Authorize the Mayor and the City Clerk to execute a license agreement with Rogers Communications Canada Inc. ("Rogers") that will act to grant Rogers a non-exclusive right to install, operate and maintain telecommunications infrastructure for a ten (10) year period within the road allowances as illustrated on Appendices "I" to "III" attached to the report.
- RES.R16-2387 Carried

Item No. R228 New Construction – Effective Dates for Service Fees
File: 3900-01

Note: See Bylaw No. 18899 and 17881 under Section H.

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

- It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve amendments to
"Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356" and "Waste Management Regulations and Charges Bylaw, 2015, No. 18412" that would change the effective date for Service Fees from the current date of three (3) months from application date, to six (6) months from date of building permit issuance.
- RES.R16-2388 Carried

Item No. R229 Proposed Winter Shelter at 14716 – 104 Avenue
File: 4815-01

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

It was Moved by Councillor Woods
Seconded by Councillor Villeneuve
That Council approve the use of the City-owned building at 14716 – 104 Avenue (the "Premises") for a 2016 – 2017 winter shelter as generally illustrated in Appendix "I" attached to Corporate Report R229.

RES.R16-2389

Carried
with Councillor Gill opposed

Council noted that the Surrey Downtown Business Improvement Association (BIA) spoke about wanting to have social services located beyond the city core and that there are concerns with the location of the subject site next to an active park.

Council requested assurances from Staff that the location is a winter shelter and be setup as a pilot to be reviewed in the spring of 2017.

Item No. R230 LRT Corridor Planning Studies – Terms of Reference
File: 6520-20

The General Manager Planning and Development and the General Manager, Engineering submitted a report to introduce proposed Terms of Reference for two coordinated land use planning processes related to the Surrey LRT Project:

- 1) An overall vision plan for the integration of LRT into the urban environment along the proposed "L-Line" corridor; and
- 2) A more detailed land use plan for the 104 Avenue leg of the "L-Line" running from City Centre through Guildford Town Centre. This land use plan will also include the entirety of Guildford Town Centre, which is without a current land use plan.

These Terms of Reference will form the basis of consulting contracts and internal staff efforts to ensure that the urban environment along the proposed LRT corridor is effectively integrated with the rapid transit 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 Steele
That Council:

1. Receive Corporate Report R230 as information; and

2. Endorse the Terms of Reference for the "LRT Corridor Vision and Urban Integration Plan" and the "LRT (104 Avenue) Corridor and Guildford Town Centre Land Use Plan" as documented in Appendix "I" and Appendix "II", to guide staff and consultants' work in support of the Surrey Light Rail Transit ("LRT") Project.

RES.R16-2390

Carried

Item No. R231 Quarterly Financial Report – Third Quarter 2016
File: 1880-20

The General Manager, Finance and Technology submitted a report to provide Council with an update on the City's financial activity for the third quarter of 2016 and to compare this activity with the adopted 2016 Financial Plan and with the same period in 2015.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That Council:

1. Receive Corporate Report R231 as information; and
2. Approve combining the funding for the Community Enhancement Partnership grant and the Façade Enhancement grant, allowing staff to better meet community demand.

RES.R16-2391

Carried

Item No. R232 Sponsorship Request – Child Advocacy Provincial Conference
File: 1850-20

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That Council:

1. Receive Corporate Report R232 as information; and
2. Approve a sponsorship contribution of \$5,000 from the Council Initiatives Fund to Sophie's Place Child Advocacy Centre, in support of their Provincial Conference, Building Resiliency Through Collaboration, to be held on November 1st and 2nd, 2016.

RES.R16-2392

Carried

Item No. R233 Sponsorship Request – Diwali Dhamaka – Red FM
File: 1850-20

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve a sponsorship contribution of \$7,000 from the Council Initiatives Fund to Red FM in support of their Diwali celebration on Sunday, October 30, 2016 at Central City Outdoor Plaza.

RES.R16-2393

Carried

Item No. R234 Partnership with the BC Lions and Surrey for the Be More Than a Bystander Program
File: 1530-20

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

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

1. Approve a 2-year (2017 and 2018) partnership with the BC Lions and its affiliate partner, the Ending Violence Association of BC, in support of a campaign to increase awareness about and help reduce violence against women; and
2. In support of the partnership, approve a funding contribution from the Council Initiatives Fund of \$5,000 in each year of the partnership and in-kind advertising support for the campaign up to a value of \$20,000 in each year of the partnership, utilizing the City's rights to provide public service advertising on digital signs and bus shelters in Surrey.

RES.R16-2394

Carried

Item No. R235 Award of Contract for the Design and Contract Administration of Clayton Community Centre
File: 0760-20 (Clayton Community Centre)

The General Manager, Planning and Development submitted a report to obtain approval to award a contract related to the design and contract administration of the Clayton Community Centre which includes cultural, library, and recreational components.

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

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

1. Receive Corporate Report R235 for information;
2. Approve the award of a contract in the amount of \$3,693,010.78 including GST to HCMA Architecture + Design for the design and contract administration of the Clayton Community Centre, as generally described in the report; and
3. Authorize an expenditure authority for this contract of \$3,900,000.00 including GST.

RES.R16-2395

Carried

Item No. R236 Proposed Amendments to Small-Lot Residential Zones in the Zoning By-law
 File: 5480-01

The General Manager, Planning and Development submitted a report that proposes adjustments to the permitted floor area in the Single Family Residential (12) Zone ("RF-12") along with minor amendments to the way in which "extended height" (space under vaulted ceilings) area is calculated in various small-lot single-family zones, as well as to the proposed new Single Family Residential (13) Zone ("RF-13").

These changes are intended to correct inadvertent reductions in the permitted floor area of new homes built on RF-12 zoned lots subsequent to changes in single-family residential zones that were adopted July 11, 2016, and to achieve consistency in the method of calculating floor area in small-lot zones.

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

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

1. Approve proposed changes to the RF-12, RF-10 and RF-10S Zones and to Part 4 General Provisions of the "Surrey Zoning By-law, 1993, No. 12000", as described in Corporate Report R236, and as documented in Appendix "I";
2. Approve proposed amendments to the new Single Family Residential (13) Zone Bylaw No. 18772 prior to final adoption; and
3. Instruct the City Clerk to bring forward the required readings and to set a date for the related public hearing.

RES.R16-2396

Carried

Item No. R237 Surrey RCMP Expansion to Former City Hall – General Contractor
 Expenditure Authority – Contract No. 1220-020-2016-001
 File: 0710-01; 1220-020-2016-001 (RCMP to FCH)

The General Manager, Planning and Development and the General Manager, Finance and Technology submitted a report to obtain Council approval to award a contract for the remaining components related to the construction of the RCMP expansion to former City Hall.

The General Manager, Planning and Development 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 Steele
 That Council:

1. Receive Corporate Report R237 as information; and
2. Authorize an additional expenditure authority of \$918,750.00 including GST to a maximum of \$6,972,000.00 including GST for the Novacom Construction Ltd. contract related to the renovation contract of the RCMP expansion project at former City Hall.

RES.R16-2397 Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18889"
 7916-0200-00 - Randy Kulba
 c/o Hub Engineering Inc. (Mike Kompter)
 To redesignate the property at 17443 – 100 Avenue from Suburban to Urban.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 18889" pass its third reading.

RES.R16-2398 Carried

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18890"
 RA to RF – 17443 - 100 Avenue - to subdivide into 5 single family lots.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18890" pass its third reading.
RES.R16-2399 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18891"
7916-0206-00 – Kartar Matharu
c/o John Curran Neville Graham & Associates (John Curran)
RA to CD – 10131 – 176 Street - to subdivide into 3 small suburban single family lots.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18891" pass its third reading.
RES.R16-2400 Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016,
No. 18892"
7916-0197-00 – Jian Li, Michaelangelo Cozzolino
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate the site at 17373 and 17395 – 100 Avenue from Suburban to Urban.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18892" pass its third reading.
RES.R16-2401 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18893"
RA to RF – 17373 and 17395 – 100 Avenue - to subdivide into 11 single family lots.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18893" pass its third reading.
RES.R16-2402 Carried

At 10:25 p.m. Mayor Hepner declared a potential conflict of interest regarding Application No. 7914-0365-00 and noted that a staff member in her office is one of the applicants. Councillor Hayne assumed the role of Acting Mayor.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18887"
7914-0365-00 – Chain Kang, Gurvinder Brar, Tejinder Grewal, Balbindra Singh, Kelly Singh, Serena Khuman, 1067170 B.C. Ltd. (Director Information: Manjit Sadhra)
c/o Hub Engineering Inc. (Mike Kompter)
RA to CD – 16556 – 88 Avenue - to subdivide into 10 small suburban single family lots.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18887" pass its third reading.

RES.R16-2403

Carried

Council noted that the Planning Report addressed a lot of the concerns raised by the property owners in the area and staff to forward a copy of the pre-notification report to the individuals who spoke at the Public Hearing.

Council expressed concern regarding the raptors study and noted that it would be beneficial to have a copy of the study before the project receives final adoption.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18833"
3900-20-18833 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further amended in the Suburban designation in order to permit allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2016, No. 18833" pass its third reading.

RES.R16-2404

Carried

Mayor Hepner returned to the meeting at 10:29 p.m. and resumed the role of Chair.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18884"
7915-0270-00 – Baldev, Resham and Amrit Bath
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RM-15 to RM-30 – 8333 – 164 Street - to develop approximately 33 townhouse units.

Approved by Council: October 3, 2016

RES.R16-2405 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18884" pass its third reading.
Carried

Development Variance Permit No. 7915-0270-00

To reduce the minimum north, west and east yard setbacks along the lot lines.
This will achieve a more urban, pedestrian streetscape on 164 Street and is in
keeping with the townhouse development directly to the north.

RES.R16-2406 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7915-0270-00 be supported and that staff be authorized to bring the Permit
forward for issuance and execution by the Mayor and City Clerk in conjunction
with final adoption of the related rezoning bylaw.
Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016,
No. 18885"
7915-0035-00 – 1022081 B.C. Ltd. (Director Information: Eddie Chiu)
c/o Wilson Chang Architect Inc. (Wilson Chang)
To re-designate the site at 6388 King George Boulevard from Commercial to
Multiple Residential.

Approved by Council: October 3, 2016

RES.R16-2407 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18885" pass its third reading.
Carried
with Councillor Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18886"
CD (By-law No. 10667) to CD - 6388 King George Boulevard - to develop
approximately 36 apartment units and 40 townhouse units.

Approved by Council: October 3, 2016

RES.R16-2408 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18886" pass its third reading.
Carried
with Councillor Woods opposed

Development Variance Permit No. 7915-0035-00

To reduce the minimum streamside setback from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point in order to allow the existing parkade to be retained.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7915-0035-00 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.R16-2409

Carried
 with Councillor Woods opposed

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18894"
 7916-0069-00 – Sunshine Ridge Baptist Church
 c/o Woodbridge Properties Ltd. (Kevin Chan)
 To redesignate a portion of the site at 6230 – 120 Street from Urban to Multiple Residential.

Approved by Council: October 3, 2016

It was Moved by Councillor Hayne
 Seconded by Councillor Gill
 That Application No. 7916-0069-00 be sent
 back to staff to address concerns raised during the Public Hearing and to work closely with the developer and area residents to gain consensus.

RES.R16-2410

Carried
 with Councillor Woods opposed

Council noted that a great deal of care and effort has been taken on the part of the Developer and the Church; however, the proposed density of RM-30 is not supported by the neighbours to the east. Council suggested the Application be referred back to staff to work with the Applicant to address the comments raised during the Public Hearing.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18888"
 7916-0208-00 – Paul and Robin Taylor, 1071877 B.C. Ltd. (Director Information: Gurdeep Makkar, Prabhjit Virk)
 c/o Citiwest Consulting Ltd. (Natasha Hargreaves)
 RA to CD – 5492 and 5542 – 184 Street - to subdivide into 11 small suburban single family lots.

Approved by Council: October 3, 2016

RES.R16-2411 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18888" pass its third reading.
Carried

9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18874"
3900-20-18874 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to
remove second single family dwellings and duplexes as permitted uses in the
General Agriculture (A-1) and the Intensive Agriculture (A-2) Zones.

Approved by Council: October 3, 2016
Corporate Report Item No. 2016-R220

RES.R16-2412 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2016, No. 18874" pass its third reading.
Carried

LAND USE CONTRACTS

Note: Memos received from Planning and Development (see memorandums dated
October 14, 2016 and October 18, 2016 in bylaw backup) advising that all conditions
have been met and that the following Land Use Contracts (H.10 to H.27) are in
order for Third Reading and Final Adoption.

10. "Surrey Land Use Contract No. 72, Termination Bylaw, 2016, No. 18849"
7915-0317-00 – Land Use Contract Termination
19299 – 96 Avenue
To terminate Land Use Contract No. 72 to allow the existing underlying Light
Impact Industrial (IL) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2413 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 72,
Termination Bylaw, 2016, No. 18849" pass its third reading.
Carried

RES.R16-2414 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 72,
Termination Bylaw, 2016, No. 18849" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

- 11. "Surrey Land Use Contract No. 56, Termination Bylaw, 2016, No. 18837"
7916-0262-00 – Land Use Contract Termination
14430, 14440, 14450, 14460, 14470, 14480 & 14490 – 17A Avenue, and 1743 - 145 Street
To terminate Land Use Contract No. 56 to allow the existing underlying Single Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2415 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 56,
Termination Bylaw, 2016, No. 18837" pass its third reading.
Carried

RES.R16-2416 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 56,
Termination Bylaw, 2016, No. 18837" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

- 12. "Surrey Land Use Contract No. 136, Termination Bylaw, 2016, No. 18838"
7916-0264-00 – Land Use Contract Termination
14409, 14419, 14429, 14437, 14451, 14455, 14463 , 14473, 14483 & 14495 - 17A Avenue, and 1765 - 145 Street
To terminate Land Use Contract No. 136 to allow the existing underlying Single Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2417 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 136,
Termination Bylaw, 2016, No. 18838" pass its third reading.
Carried

RES.R16-2418 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 136,
Termination Bylaw, 2016, No. 18838" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

13. "Surrey Land Use Contract No. 133, Termination Bylaw, 2016, No. 18839"
7916-0291-00 – Land Use Contract Termination
14407, 14417 & 14427 - 16 Avenue, and 14410, 14418, 14426, 14434, 14442, 14450, 14458,
14466, 14474, 14482 & 14490 - 16A Avenue
To terminate Land Use Contract No. 133 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2419 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 133,
Termination Bylaw, 2016, No. 18839" pass its third reading.
Carried

RES.R16-2420 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 133,
Termination Bylaw, 2016, No. 18839" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

14. "Surrey Land Use Contract No. 334, Termination Bylaw, 2016, No. 18840"
7916-0261-00 – Land Use Contract Termination
Between 145 Street & 146 Street, and 17 Avenue & 18 Avenue
To terminate Land Use Contract No. 334 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2421 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 334,
Termination Bylaw, 2016, No. 18840" pass its third reading.
Carried

RES.R16-2422 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 334,
Termination Bylaw, 2016, No. 18840" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

15. "Surrey Land Use Contract No. 302, Termination Bylaw, 2016, No. 18841"
7916-0250-00 – Land Use Contract Termination
14404, 14414, 14424, 14434, 14444, 14454, 14464, 14478, 14484 & 14494 - 18 Avenue,
and 1775 - 145 Street

To terminate Land Use Contract No. 302 to allow the existing underlying Single Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2423 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 302,
Termination Bylaw, 2016, No. 18841" pass its third reading.
Carried

RES.R16-2424 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 302,
Termination Bylaw, 2016, No. 18841" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Land Use Contract No. 458, Termination Bylaw, 2016, No. 18842"
7916-0247-00 – Land Use Contract Termination
Between 16 Avenue & 17 Avenue, and 143B Street & 144 Street
To terminate Land Use Contract No. 458 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2425 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 458,
Termination Bylaw, 2016, No. 18842" pass its third reading.
Carried

RES.R16-2426 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 458,
Termination Bylaw, 2016, No. 18842" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

17. "Surrey Land Use Contract No. 379, Termination Bylaw, 2016, No. 18843"
7916-0252-00 – Land Use Contract Termination
14511, 14521, 14531, 14541, 14551, 14561, 14575 & 14581 – 18 Avenue, 1808 – 145 Street,
and 1819 – 146 Street
To terminate Land Use Contract No. 379 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2427 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 379,
Termination Bylaw, 2016, No. 18843" pass its third reading.
Carried

RES.R16-2428 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 379,
Termination Bylaw, 2016, No. 18843" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

18. "Surrey Land Use Contract No. 116, Termination Bylaw, 2016, No. 18844"
7916-0254-00 – Land Use Contract Termination
Between 16 Avenue & 17 Avenue, and 146 Street & 148 Street
To terminate Land Use Contract No. 116 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2429 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 116,
Termination Bylaw, 2016, No. 18844" pass its third reading.
Carried

RES.R16-2430 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 116,
Termination Bylaw, 2016, No. 18844" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

19. "Surrey Land Use Contract No. 564, Termination Bylaw, 2016, No. 18845"
7916-0246-00 – Land Use Contract Termination
1710, 1718, 1726 & 1741 - 143B Street, 1711, 1719 & 1727 - 144 Street, 14318 , 14319,
14326, 14327, 14334, 14335, 14342, 14343 & 14350 – 17 Avenue, 14368, 14376, 14384 &
14392 - 17A Avenue, and 14284 – 18 Avenue
To terminate Land Use Contract No. 564 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

- RES.R16-2431 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 564,
Termination Bylaw, 2016, No. 18845" pass its third reading.
Carried
- RES.R16-2432 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 564,
Termination Bylaw, 2016, No. 18845" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

20. "Surrey Land Use Contract No. 298, Termination Bylaw, 2016, No. 18846"
7916-0255-00 – Land Use Contract Termination
14532, 14542, 14552, 14562, 14572 & 14582 – 16A Avenue, 1630 & 1640 – 145 Street, and
1629 & 1639 – 146 Street
To terminate Land Use Contract No. 298 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

- RES.R16-2433 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 298,
Termination Bylaw, 2016, No. 18846" pass its third reading.
Carried
- RES.R16-2434 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 298,
Termination Bylaw, 2016, No. 18846" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

21. "Surrey Land Use Contract No. 178, Termination Bylaw, 2016, No. 18848"
7916-0263-00 – Land Use Contract Termination
Between 16A Avenue & 17 Avenue, and 145 Street & 146 Street
To terminate Land Use Contract No. 178 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2435 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 178,
Termination Bylaw, 2016, No. 18848" pass its third reading.
Carried

RES.R16-2436 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 178,
Termination Bylaw, 2016, No. 18848" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

22. "Surrey Land Use Contract No. 176, Termination Bylaw, 2016, No. 18847"
7916-0253-00 – Land Use Contract Termination
14675, 14683, 14685 & 14691 – 16 Avenue, and 14666, 14676, 14686 & 14696 – 16A Avenue
To terminate Land Use Contract No. 176 to allow the existing underlying Single
Family Residential (RF) and Duplex Residential (RM-D) Zones to come into effect.

Approved by Council: September 12, 2016

RES.R16-2437 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 176,
Termination Bylaw, 2016, No. 18847" pass its third reading.
Carried

RES.R16-2438 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 176,
Termination Bylaw, 2016, No. 18847" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

23. "Surrey Land Use Contract No. 451, Termination Bylaw, 2016, No. 18851"
7916-0242-00 – Land Use Contract Termination
Between 16 Avenue & 20 Avenue, and 140 Street & 144 Street
To terminate Land Use Contract No. 451 to allow the existing underlying Single
Family Residential (RF) and Multiple Residential (RM-15) Zones to come into effect.

Approved by Council: September 12, 2016

RES.R16-2439 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Application No. 7916-0242-00 be
referred back to staff to address issues raised during the Public Hearing.
Carried

- 24. "Surrey Land Use Contract No. 569, Termination Bylaw, 2016, No. 18850"
7916-0133-00 – Land Use Contract Termination
Between 152 Street & 156 Street, and Highway 10 (56 Avenue) & 62A Avenue
(Sullivan Station)
To terminate Land Use Contract No. 569 to allow the existing underlying Acreage
Residential Gross Density (RA-G) and Half-Acre Residential Gross Density (RH-G)
Zones to come into effect.

Approved by Council: September 12, 2016

RES.R16-2440 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 569,
Termination Bylaw, 2016, No. 18850" pass its third reading.
Carried

RES.R16-2441 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 569,
Termination Bylaw, 2016, No. 18850" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

- 25. "Surrey Land Use Contract No. 346, Termination Bylaw, 2016, No. 18835"
7916-0105-00 – Land Use Contract Termination
8345 - 135A Street
To terminate Land Use Contract No. 346 to allow the existing underlying Tourist
Accommodation (CTA) Zone to come into effect.

Approved by Council: September 12, 2016

RES.R16-2442 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 346,
Termination Bylaw, 2016, No. 18835" pass its third reading.
Carried

RES.R16-2443 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 346,
Termination Bylaw, 2016, No. 18835" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

26. "Surrey Land Use Contract No. 142, Termination Bylaw, 2016, No. 18834"
7916-0083-00 – Land Use Contract Termination
8257 and 8293 King George Boulevard (Includes the mailing addresses of
8255 King George Boulevard and 8254 – 134 Street)
To terminate Land Use Contract No. 142 to allow the existing underlying Tourist
Accommodation (CTA) and Manufactured Home Residential (RM-M) Zones to
come into effect.

Approved by Council: September 12, 2016

RES.R16-2444 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 142,
Termination Bylaw, 2016, No. 18834" pass its third reading.
Carried

RES.R16-2445 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 142,
Termination Bylaw, 2016, No. 18834" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

27. "Surrey Land Use Contract No. 83, Termination Bylaw, 2016, No. 18836"
7916-0084-00 – Land Use Contract Termination
Between King George Boulevard & 138 Street, and 76A Avenue & 78 Avenue
To terminate Land Use Contract No. 83 to allow the existing underlying Single
Family Residential (RF) and Manufactured Home Residential (RM-M) Zones to
come into effect.

Approved by Council: September 12, 2016

RES.R16-2446 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 83,
Termination Bylaw, 2016, No. 18836" pass its third reading.
Carried

RES.R16-2447 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 83,
Termination Bylaw, 2016, No. 18836" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

PERMITS - APPROVALS**28. Development Variance Permit No. 7915-0240-00**

7915-0240-00 – Gordon Hamilton
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
18386 – 20 Avenue

Note: Change of ownership

To vary "Surrey Subdivision and Development By-law, 1986. No. 8830", as amended, as follows:

- (a) In Section 24 (a) 5. is varied to allow a reduction in the minimum lot size required for on-site sewage disposal systems from 0.81 ha (2 acres) to a size in compliance with the subdivision layout shown in Schedule A.

Note: Memo received from Planning & Development (see memorandum dated September 27, 2016 in backup) advising that the applicant and the Engineering Department have agreed on 4 lots for the proposed subdivision.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7915-0240-00 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.R16-2448

Carried

29. Development Variance Permit No. 7915-0069-00

7915-0069-00 – Gordon Hamilton
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
18319 – 20 Avenue

To vary "Surrey Subdivision and Development By-law, 1986. No. 8830", as amended, as follows:

- (a) In Section 24 (a) 5. is varied to allow a reduction in the minimum lot size required for on-site sewage disposal systems from 0.81 ha (2 acres) to a size in compliance with the subdivision layout shown in Schedule A.

Note: Memo received from Planning & Development (see memorandum dated September 27, 2016 in backup) advising that the applicant and the Engineering Department have agreed on 4 lots for the proposed subdivision.

Note: One (1) piece of correspondence received with concerns of this Development Variance Permit No. 7915-0069-00 at the time the agenda was printed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7915-0069-00 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.R16-2449

Carried

- 30. Development Variance Permit No. 7916-0379-00**
7916-0379-00 – The Owners of Strata Lot EPS3507
c/o Teck Construction LLP (Teri Hudson)
19055 – 34A Avenue

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, office uses that are ancillary to an Industry – Light Impact use are to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7916-0379-00 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.R16-2450

Carried

- 31. Development Variance Permit No. 7916-0390-00**
7916-0390-00 – Beedie (600 Series) Holdings Ltd.
c/o Beedie Development Group (Natham Ma)
2278 – 192 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, office uses that are ancillary to an Industry – Light Impact use are to be

calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area.

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

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

No. 7916-0390-00 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.R16-2451

Carried

32. Development Variance Permit No. 7913-0041-01

7913-0041-01 - Dream Castle Homes Ltd.
c/o WSP Group (Clarency Arychuk)
16664 - 84 Avenue

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

- (a) In the table in Section B.1 of Part 7A "Stream Protection", the minimum distance from top of bank for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) to 10 metres (33 ft.) measured to the southern lot line of proposed Lot 6, and to 0 metre (0 ft.) for the "hooked" panhandle portion of proposed Lot 6.

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

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

No. 7913-0041-01 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.R16-2452

Carried

33. Development Variance Permit No. 7916-0373-00

7916-0373-00 – Gurinder Dhaliwal
c/o Aplin & Martin Consultants Ltd.
14073 – 34A Avenue

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

- (a) In Section F. Yards and Setbacks of Part 15 Half-Acre Residential Gross Density Zone (RH-G), the minimum Side Yard on Flanking Street Setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 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 Steele
That Development Variance Permit
 No. 7916-0373-00 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.R16-2453

Carried

34. Development Variance Permit No. 7916-0110-00

7916-0110-00 – Kulwinder, Taranjit, Kashmir and Bhupinder Thandi
c/o CitiWest Consulting Ltd. (Roger Jawanda)
9711 – 123A Street

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

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side yard on a flanking street setback is reduced from 3.6 metres (12 ft.) to 1.7 metres (6 ft.) for the principal building on proposed Lot 2.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
 No. 7916-0110-00 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.R16-2454

Carried

- 35. Development Variance Permit No. 7916-0440-00**
 7916-0440-00 – Newton Community Capital Inc.
 c/o Newton Community Capital Inc. (Linda McCabe)
 13625 – 72 Avenue

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, as follows:

- (a) In Sub-Section 27.(1)(c) of Part 5 "Signs in Commercial/Industrial Zones" the minimum separation distance between two free-standing signs is reduced from 50 metres (150 ft.) to 39 metres (128 ft.); and
- (b) In Sub-Section 38.(1)1.K of Part 8 "Special Sign Areas" the maximum height of a free-standing sign is increased from 2.4 metres (8 ft.) to 7.7 metres (25 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 Steele

That Development Variance Permit

No. 7916-0440-00 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.R16-2455

Carried

- 36. Development Variance Permit No. 7916-0391-00**
 7916-0391-00 – The Owners of Strata Lot EPS2994,
 Beedie (600 Series) Holdings Ltd.
 c/o Beedie Development Group (Natham Ma)
 19353 and 19365 – 22 Avenue

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, office uses that are ancillary to an Industry – Light Impact use are to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7916-0391-00 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.R16-2456

Carried

Staff clarified that the DVP was already approved; however with the recent zoning bylaw amendment, some instream applications will require a variance. It is basically an administrative exercise to address the parking issues. Once the instream applications have been resolved, these will no longer be put forward for consideration.

37. Development Variance Permit No. 7914-0300-01

7914-0300-01 – Qualico Developments (Vancouver) Inc., City of Surrey
c/o Aplin & Martin Consultants Inc. (Jeremiah Boucher)
16540 and 16582 Parkview Place, 16618 - 102 Avenue, 16591 No. 1 Highway

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance for a "Natural Class B Stream" is reduced from 15 metres (49 ft.) measured from top-of-bank to 10 metres (33 ft.) measured from high water mark for proposed Lot 1.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7914-0300-01 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.R16-2457

Carried

38. Development Variance Permit No. 7914-0301-01

7914-0301-01 - Qualico Developments (Vancouver) Inc., City of Surrey
 c/o Aplin & Martin Consultants Inc. (Jeremiah Boucher)
 16609 and 16618 - 102 Avenue, 16616 Parkview Place

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance for a "Natural Class B Stream" is reduced from 15 metres (49 ft.) measured from top-of-bank to 10 metres (33 ft.) measured from high water mark measured to the western lot line of proposed Lots 1 and 3-7.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7914-0301-01 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.R16-2458

Carried

39. Development Variance Permit No. 7916-0381-00

7916-0381-00 - Balwinder and Satinder Nijjer
 c/o Manjit Ganger
 10615 - 132 Street

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

- (a) In Section D.2(a)iii of Part 16 Single Family Residential Zone (RF), the maximum floor area of a second storey of a principal building is increased from 80% of the main floor level floor area to 85% of the main floor level floor area.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0381-00 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.R16-2459

Carried

40. Development Variance Permit No. 7916-0036-00

7916-0036-00 – Redstone Enterprises Ltd.
 c/o Redstone Enterprises Ltd. (Glenn Worner)
 13120 – 76 Avenue (13110 - 76 Avenue)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, as follows:

- (a) To vary Sub-section 27. (1)(e) to reduce the minimum setback of a free-standing sign from any lot line from 2.0 metres (6.5 ft.) to 1.0 metres (3.3 ft.) from the front lot line, and to 0.5 metres (1.6 ft.) from the west side lot line.

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

It was

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

No. 7916-0036-00 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.R16-2460

Carried

Development Permit 7916-0036-00

13120 – 76 Avenue (13110 – 76 Avenue)

Approval to Draft: October 3, 2016

Memo received from Planning & 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. 7916-0036-00 .

RES.R16-2461

Carried

PERMITS – SUPPORT**41. Development Variance Permit No. 7911-0120-01**

7911-0120-01 – Gurdwara Nanaksar Satsang Sabha Society
 c/o M. Saar Architecture
 14178 and 14212 – 88 Avenue

The applicant is seeking to relax the minimum setback distance from the top-of-bank of "Natural Class A Stream" from 30 metres (100 ft.) to

13 metres (43 ft.) in order to allow for an expansion to the existing temple.

The Development application was in process and the rezoning Bylaw received Third Reading on November 25, 2013. On September 12, 2016 Text Amendment Bylaw 18809 which incorporates new streamside protection regulations was adopted, resulting in the requirement for this variance.

Note: Two (2) pieces of correspondence received one in opposition and one with concerns of this Development Variance Permit No. 7911-0120-01 at the time the agenda was printed.

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7911-0120-01 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.R16-2462

Carried

FINAL ADOPTIONS

- 42. "Fraser Valley Inter-Municipal Business Licence Bylaw, 2012, No. 17809, Amendment Bylaw, 2016, No. 18872"
3900-20-18872 – Regulatory Bylaw Text Amendment
"Fraser Valley Inter-Municipal Business Licence By-law, 2012, No. 17809" as amended, is further amended in Schedule "A" by incorporating a housekeeping amendment that would stipulate the even distribution of fees among participating municipalities.

Approved by Council: October 3, 2016

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Fraser Valley Inter-Municipal Business Licence Bylaw, 2012, No. 17809, Amendment Bylaw, 2016, No. 18872" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-2463

Carried

- 43. "Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018, Amendment Bylaw, 2016, No. 18873"
3900-20-18873 – Regulatory Bylaw Text Amendment
"Metro West Inter-Municipal Business Licence Bylaw, 2013, No. 18018" as amended is further amended to incorporate housekeeping changes to retain the inter-municipal business licence scheme and make it permanent.

Approved by Council: October 3, 2016

RES.R16-2464

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Metro West Inter-Municipal Business
 Licence Bylaw, 2013, No. 18018, Amendment Bylaw, 2016, No. 18873" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

INTRODUCTIONS

44. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18899"
 3900-20-18899 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to
 correct inadvertent reductions in the permitted floor area of new homes built on
 RF-12; RF-10 and RF-10S zoned lots subsequent to changes adopted on July 11, 2016
 and to achieve consistency in the method of calculating floor area in small-lot
 zones.

Approved by Council: October 24, 2016
 Corporate Report Item No. 2016-R236

Earlier in the meeting, Council approved the recommendations of Corporate
 Report Item No. 2016-R236. Bylaw No. 18899 is therefore in order for
 consideration.

RES.R16-2465

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2016, No. 18899" pass its first reading.
Carried

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

RES.R16-2466

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2016, No. 18899" pass its second reading.
Carried

RES.R16-2467

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. 18899" be held at the
 City Hall on November 7, 2016, at 7:00 p.m.
Carried

MISCELLANEOUS

45. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772" 3900-20-18772 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new RF-13 Zone, incorporating floor area, lot size and lot dimension changes from the existing Single Family Residential 12 (RF-12) zone.

Approved by Council: June 27, 2016
Corporate Report Item No. 2016-R158; 2016-R236

- * Planning and Development advise (See Corporate Report 2016-R236) that in order to correct inadvertent reductions in the permitted floor area of new homes built on the proposed new Single Family Residential (13) Zone and to achieve consistency in the method of calculating floor area, a modification to the Bylaw is recommended and a Public Hearing is required.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. 2016-R236. Bylaw No. 18772 is therefore in order for consideration.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council rescind Third Reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772
"given under Resolution Res.16-1967 of the September 12, 2016 Regular Council-
Public Hearing.

RES.R16-2468

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend "Surrey Zoning Bylaw,
1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772 "in Section D. Density by
deleting Sub-section D.2(a)iii. in its entirety and inserting a new sub-section
D.2(a)iii. in order to correct inadvertent reductions in the permitted floor area of
new homes built on the proposed new Single Family Residential (13) Zone and to
achieve consistency in the method of calculating floor area as outlined in the
Corporate Report 2016-R236.

RES.R16-2469

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. 18772" be held at the
City Hall on November 7, 2016, at 7:00 p.m.

RES.R16-2470

Carried

I. CLERK'S REPORT

1. Delegation Requests

(a) Stephen Dooley, Executive Director
Simon Fraser University, Surrey Campus

File: 0510-20; 0550-20-10

Requesting to appear as a delegation to provide information on the
C2UExpo 2017 - For the Common Good Conference.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That Stephen Dooley, Executive Director,
SFU Surrey Campus be heard as a delegation at Council-in-Committee.
Carried

RES.R16-2471

J. NOTICE OF MOTION

K. OTHER BUSINESS

1. Creative Cities Conference - October 17 - 19, 2016

File: 0390-20

Council noted that the City of Surrey hosted conference was a huge success and
that representatives from various municipalities, art organizations, provincial and
federal government agencies met, shared ideas, connected, and worked together to
build infrastructure for arts and culture development in Canada.

L. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the October 24, 2016 Regular Council -

Public Hearing meeting be adjourned.

RES.R16-2472

Carried

The Regular Council - Public Hearing meeting adjourned at 10:44 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda McPher