

# Regular Council - Public Hearing Minutes

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 6, 2017  
Time: 7:00 p.m.

**Present:**

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

**Absent:**

Councillor Martin

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
General Manager, Finance and Technology  
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. Council-in-Committee - January 16, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the  
Council-in-Committee meeting held on January 16, 2017, be received.  
Carried

RES.R17-352

**2. Regular Council - Land Use - January 16, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Land Use meeting held on January 16, 2017, be adopted.  
Carried

RES.R17-353

**3. Regular Council - Public Hearing - January 16, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on January 16, 2017, be adopted.  
Carried

RES.R17-354

**B. DELEGATION PRESENTATIONS**

Mayor and Council recognized Viviane Wilke, General Manager, Finance and Technology and wished her well in retirement; Viviane was thanked for her many contributions to the City over her 35 years of service.

Mayor Hepner requested that the agenda be varied to address Corporate Report Ro29 prior to the Public Hearing portion of the meeting.

It was	Moved by Councillor Villeneuve Seconded by Councillor Steele That that the agenda be varied to address Corporate Report Ro29 before the Public Hearing portion of the meeting.
RES.R17-355	<u>Carried</u>

**G. CORPORATE REPORTS**

Item No. Ro29	Public Safety E-Comm Radio Building Amplification System Bylaw# 15740 File: 3900-01
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**Note:** See Bylaw No. 19108 under Section H.

The Fire Chief and Chief Superintendent submitted a report to obtain Council approval to repeal "Public Safety E-Comm Radio Building Amplification System Bylaw, 2005, No. 15740" and introduce the replacement bylaw, "Public Safety Radio Building Amplification System Bylaw, 2017, No. 19108". The repeal request is a result of the substantial changes to the current bylaw No. 15740 and to make sure the new bylaw remains relevant and continues to ensure First Responders in the City have adequate radio signals for reliable in-building communications.

The Fire Chief and Chief Superintendent were recommending approval of the recommendations outlined in their report.

It was	Moved by Councillor Gill Seconded by Councillor Steele That Council:
RES.R17-356	<ol style="list-style-type: none"> <li>1. Receive Corporate Report Ro29 as information;</li> <li>2. Authorize the City Clerk to bring forward the new bylaw "Public Safety Radio Building Amplification System Bylaw, 2017, No. 19108" for the required readings.</li> </ol> <u>Carried</u>

**B. DELEGATIONS - PUBLIC HEARING**

1. **Surrey Official Community Plan Amendment Bylaw No. 19095**  
**Surrey Zoning Amendment Bylaw No. 19096**  
**Application: 7916-0005-00**

CIVIC ADDRESS: 3624 - 156 Street

APPLICANT: PCC Developments Ltd.  
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 Half-Acre Residential to Comprehensive Development. The applicant is proposing to subdivide the property into 3 single family residential lots.

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

B. Vollans, 156 Street & 35 Avenue: The delegation spoke in support of the application and expressed the following concerns: 1) at the onset of the public consultation process a neighbourhood petition was circulated in opposition to panhandle lots and neighbours were either verbally coerced to sign or were assumed "opposed" without given express authorization; and, 2) the petitioners who were in opposition provided misinformation surrounding specifics of the project.

B. Kovach, 156 Street & 36 Avenue: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the project is not in keeping with the neighbourhood context; and, 2) additional public consultation is needed and that Council should consider sending the project back to staff to work with the neighbours.

G. Cheyne, 156 Street & 36 Avenue: The delegation spoke in opposition of the proposal and expressed the following concerns: 1) the area is unique and the proposal is not in keeping with the neighbourhood context, 2) the proposed density would be overwhelming for the area, 3) potential for increased traffic, 4) the removal of 35 mature trees and potential negative impact on local eagle habitat, 5) negative impact on local schools; and, 6) potential transient population associated with secondary suites and proximity to secondary school.

M. Grahame, White Rock Resident: The delegation spoke in favour of the proposed application and noted the following: 1) the project provides much needed increased density and housing options; and, 2) the neighbourhood will become more walkable.



D. Hanburg, 156A Street & 36 Avenue: The delegation spoke in opposition of the proposal and expressed the following concerns: 1) how access and egress to the site will be handled on 156 Street, 2) potential increased traffic volume associated with the development, 3) noise associated with construction work and potential negative impact on local residents; and, 4) that additional public consultation should occur with local residents. The delegation requested that the project be referred back to staff to conduct public consultation between the various stakeholders.

Council requested clarification regarding the CD Zone to the immediate east bordering the properties. Staff noted that the properties located to the east are approximately 700 - 900 square metres and that the subject proposal before Council is in keeping with the NCP.

J. Kovach, 156A Street & 36 Avenue: The delegation spoke in opposition to the proposal and expressed the following concerns: 1) the majority of the individuals who attended the initial Public Consultation meeting were in opposition; however, many did not wish to provide their home addresses for the record, 2) the proposal is not in keeping with the neighbourhood context; and, 3) the project should be either denied or referred back to staff to address the concerns raised by members of the Community and that the ancillary applications should also be considered in the context of taking a larger view in preserving the diversity of the neighbourhood overall.

Concerned Resident (Rosemary Heights): The delegation spoke in opposition to the proposal and expressed the following concerns: 1) this proposal partnered, in conjunction with the other proposals slated for the area will result in high density that is not in keeping with the neighbourhood context, 2) potential increased traffic, 3) negative impact on wildlife, 4) the proposal calls for the removal of 35 trees; and, 5) Council should take concerns raised by residents into consideration.

Concerned Resident: The delegation spoke in favour of the application and made the following comments: 1) he lives on a property adjacent to the subject site and, in his view, the proposal will not negatively impact traffic, 2) noise is not an issue as there are only two additional homes proposed; and, 3) home affordability is a concern and more housing options should be made available to members of the public as many of the existing homes in the area are unaffordable; and, 4) development will increase the tax base, provide much needed services and help to invigorate the neighbourhood.

Council requested clarification regarding the delegation's intention regarding his property. In response, the delegation noted that he fully intends to develop and as does his closest neighbour, who is currently in China but is also in support of the development application before Council.



K. Hardiman (Former Chairman Rosemary Heights NCP): The delegation spoke in opposition to the proposal and expressed the following concerns: 1) increased density, 2) negative impact on local school, 3) potential negative impact on on-street parking / traffic; and, 4) that the proposal should be sent back to staff to work with the developer in order to address concerns raised by members of the community.

Council requested clarification regarding the Rosemary Heights Community Association. In response, the delegation noted that a number of the residents before Council today are members of the original committee.

M. Kompter (Agent on Behalf of the Applicant): The Agent spoke to the project and made the following comments: 1) the original Applicant approached his firm to conduct a 2 lot subdivision. In April 2013; a Public Information Meeting was held, at that time, there were only two individuals who were recorded as being opposed, 2) the project before Council tonight has 7 other properties who wish to move forward with the particular zoning in mind, 3) generally the zoning is 1/2 acres to the east side of 156 Street, 4) what is proposed is a 4 acres per gross unit of density, or what is called a transition lot, a CD is proposed because currently the City does not have a zone to suitably address 1/4 acre sized lots; and, 5) the two cul-de-sacs in the neighbourhood will not be removed, but were contemplated to be relocated to assist in traffic calming. The Agent noted that the Applicant is seeking Council support tonight.

Council requested clarification regarding the two cul-de-sac bulbs that are in the neighbourhood; staff confirmed that at this point there are no plans to remove the cul-de-sacs in the neighbourhood.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Peterson		X	
Y. Hesch		X	
S. Branden		X	
J. & A. Sinclair		X	
J. Sun			X
A. Cheyne		X	
J. Block		X	
E. Tsumura		X	
T. & S. Grant		X	
G. Cheyne		X	
A. Cheyne		X	
E. & F. Stanton		X	
F. Bratvold		X	
K. Payer		X	
R. & J. Melynychuk		X	
Form Letter - 8 Individuals		X	

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

NAME	FOR	AGAINST	UNDECIDED
3 Individuals	X		
4 Individuals		X	

2. **Surrey Zoning Amendment Bylaw No. 19097**  
**Application: 7916-0309-00**

CIVIC ADDRESS: 1919 – 167 Street

APPLICANT: George and Anna Lebl  
 c/o Citiwest Consulting Ltd. (Natasha Hargreaves)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 8 single family lots. In addition, a development variance permit is being sought to allow front driveway access for lot 8 and front access double garages on lots 7 and 8 in order to maintain a consistent streetscape. The applicant is also proposing to reduce the minimum lot width for lots 6, 7 and 8 in order to achieve efficient lot layouts.

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

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

3. **Surrey Zoning Amendment Bylaw No. 19101**  
**Application: 7915-0449-00**

CIVIC ADDRESS: 13617 and 13637 – 24 Avenue

APPLICANT: Rui and Mei Li  
 c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Acreage Residential Gross Density and Half-Acre Residential Gross Density. The applicant is proposing to subdivide the site into 5 single family lots (1 RA-G and 4 RH-G) with open space along the eastern portion to be conveyed to the City for the protection of the riparian area. A new dwelling currently under construction will be retained on proposed lot 1. In addition, a development variance permit is being sought to reduce the minimum streamside setback from 30 metres (100 ft.) to

12 metres (40 ft.) at the closest point in order to accommodate the 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.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Goldstein & M. Peacosh		X	

4. **Surrey Zoning Amendment Bylaw No. 19102**  
**Application: 7916-0413-00**

CIVIC ADDRESS: 1906, 1946, 1960 and 1980 – 164 Street and 16460 - 20 Avenue

APPLICANT: Dennis and Joyce Gordon, Harjinder Sangha, Kulvir Bhangu, Nirmala Dharnia, Fredrick and Sandra Hubbick, 1075137 B.C. Ltd. (Director Information: Sikander Basraon) and Arlene and Joseph Gendron  
 c/o Sikander Basraon

PURPOSE: The applicant is seeking to rezone the portion of the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to develop 183 townhouse units on the site.

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

E. Chow (Representing Owners of Adjacent Property to the East): The delegation expressed the following concerns: 1) proposed truck route for the subject site; and, 2) potential damage to the shared fence located along the eastern property line.

Staff, in response clarified that vehicles could come off 24 Avenue taking access off Croydon Drive along 20 Avenue. Trucks will be required to use truck routes and take the shortest route to the development site.

M. Kompter (The Agent on behalf of the Applicant): The Agent noted that a new fence will be installed on the eastern side of the property line and that construction workers will take the immediate neighbour to the east into account.

Council requested clarification regarding why a CD Zone instead of multifamily. The Project Architect noted that because of the variances needed to accommodate the configuration of the site a CD zone was sought instead of a multifamily zone (RM-30). Staff noted that the density is exceeded, and that is the rationale of the CD zone as it is over 30 upa.



The Agent noted that another rationale for the CD was to save more stands of trees on the site and provided a dedicated buffer on 20 Avenue as part of the drainage corridor and multi-use pathway.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
T. & L. Cremer			X
E. Simerl & R. Delage			X

5. **Surrey Zoning Amendment Bylaw No. 19098**  
**Application: 7915-0402-00**

CIVIC ADDRESS: 7118 and 7138 – 192 Street

APPLICANT: 1081650 B.C. Ltd. (Director Information: Satnam Aujla) and  
Grewal Properties Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (10). The applicant is proposing to subdivide the site into 16 single family small lots.

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

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

6. **Surrey Zoning Amendment Bylaw No. 19100**  
**Application: 7911-0263-00**

CIVIC ADDRESS: Portion of 7349 – 192 Street

APPLICANT: 0987194 B.C. Ltd. (Director Information: Gurdeep and Babu  
Dhaliwal)  
c/o Essence Properties Inc. (Kevin Dhaliwal)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop approximately 27 townhouse units on the site. In addition, a development variance permit is being sought to reduce the setbacks along all property lines in order to achieve a more urban, pedestrian streetscape and allow for an efficient site plan.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
H. Redenbach		X	
J. Collier		X	
L. & L. Jones		X	
H. & M. Schut		X	

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

NAME	FOR	AGAINST	UNDECIDED
2 Individuals		X	

7. **Surrey Zoning Text Amendment Bylaw No. 19073**

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 12000" to update the bylaw with respect to Artist Studios and Cultural Uses, replace Schedule G to reflect updated amenity contributions, and housekeeping revisions related to Schedule G as described in Corporate Report 2017-R014.

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

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

C. **COMMITTEE REPORTS**

1. **Investment & Innovation Committee - April 20, 2016**

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Investment & Innovation Committee meeting held on April 20, 2016, be received.  
Carried

RES.R17-357

2. **Environmental Sustainability Advisory Committee - October 26, 2016**

RES.R17-358 It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Environmental  
Sustainability Advisory Committee meeting held on October 26, 2016, be received.  
Carried

3. **Public Safety Committee - November 28, 2016**

RES.R17-359 It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the minutes of the Public Safety  
Committee meeting held on November 28, 2016, be received.  
Carried

4. **Diversity Advisory Committee - November 29, 2016**

RES.R17-360 It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Diversity Advisory  
Committee meeting held on November 29, 2016, be received.  
Carried

5. **Environmental Sustainability Advisory Committee - November 30, 2016**

RES.R17-361 (a) It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Environmental  
Sustainability Advisory Committee meeting held on November 30, 2016, be  
received.  
Carried

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

**Kinder Morgan Pipeline Project**

File: 5500-16

RES.R17-362 It was Moved by Councillor Starchuk  
Seconded by Councillor Steele  
That Council direct staff to provide an  
update on the status of the Kinder Morgan Pipeline project and clarify the  
City of Surrey's role in the decision-making process of the project.  
Carried

6. **Agriculture and Food Security Advisory Committee - December 1, 2016**



RES.R17-363 It was Moved by Councillor Starchuk  
Seconded by Councillor Steele  
That the minutes of the Agriculture and  
Food Security Advisory Committee meeting held on December 1, 2016, be received.  
Carried

#### D. BOARD/COMMISSION REPORTS

##### 1. Surrey Heritage Advisory Commission - November 16, 2016

RES.R17-364 (a) It was Moved by Councillor Woods  
Seconded by Councillor Steele  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on November 16, 2016, be received.  
Carried

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

##### **Stagecoach House (10658 125A Street) Demolition Permit Application** File: 6800-10

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

- RES.R17-365
1. Receive the Stagecoach House Demolition Permit Application as information; and
  2. Remove the Stagecoach House from the Surrey Heritage Register.  
Carried

##### **Addition of "Lambert Residence" (16544 10 Avenue) to Surrey's Heritage Register** File: 6800-10

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

- RES.R17-366
1. Receive the "Addition of "Lambert Residence" (16544 10 Avenue) to Surrey's Heritage Register" report as information; and
  2. Endorse adding the Lambert Residence (16544 10 Avenue) to the Heritage Register.  
Carried



Council requested clarification regarding the fee structure for the Dog Responsibility Bylaw and how the policy will be applied. Staff noted that the owners would be subject to fines and court actions if their dogs are not registered immediately, and that there is a very clear criterion which explains the progression of fines in terms of aggressive behaviour through to dangerous behaviour.

**Item No. R016** Closure of Road Allowance Adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard  
File: 7915-0390-00

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council authorize the City Clerk to

bring forward a Bylaw to close and remove the dedication as highway of a 53.8 m<sup>2</sup> (579 ft.<sup>2</sup>) area of road located adjacent to the properties at 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard, as generally illustrated in Appendix "I" attached to Corporate Report R016, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, c. 26.

RES.R17-368

Carried

**Item No. R017** Award of Contract M.S. 1716-055-11: 100 Avenue Widening  
File: 1716-055/11

The General Manager, Engineering submitted a report concerning Award of Contract M.S. 1716-055-11: 100 Avenue Widening. The following tenders were received:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. Eurovia British Columbia Inc.	\$8,803,281.66	No Change
2. Tybo Contracting Ltd.	\$9,263,370.00	No Change
3. B & B Contracting (2012) Ltd.	\$9,284,600.00	\$9,284,590.55
4. Tag Construction Ltd.	\$9,405,104.36	No Change
5. Lafarge Canada Inc.	\$9,642,342.15	\$9,643,182.15
6. BD Hall Constructors Corp.	\$11,044,367.36	\$11,045,031.15
7. Jack Cewe Ltd.	\$11,186,700.00	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. 1716-055-11 to Eurovia British Columbia Inc. in the amount of \$8,803,281.66, including GST, for road works on 100 Avenue from 140 Street to 148 Street and associated improvements;
  2. Set the expenditure authorization limit for Contract M.S. 1716-055-11 at \$9,684,000.00, including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 1716-055-11.
- RES.R17-369 Carried

**Item No. R018**      Review of Snow and Ice Operations  
 File: 5400-45

The General Manager, Engineering submitted a report to provide an overview of the weather impacts from this winter season and discuss the City's performance and approach to dealing with snow and ice events in general, including identified areas for improvement.

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Corporate Report R018 be received for

information.

RES.R17-370

Carried

Council thanked staff for the report and noted that the City of Surrey is having a challenging winter and requested consideration be given to also adding other roads and sidewalks and the associated costs in high pedestrian traffic areas to facilitate use of transit and mass transit.

Mayor Hepner thanked staff in the Works Yard and noted that the City of Surrey was proactive and pre-purchased salt and used 17,000 tonnes for the first major snow fall.

Mayor Hepner noted that in terms of exploring what the City can do in order to address future snow events; a broader discussion is needed between staff and Council. Recommendations from that discussion will be forwarded to the Finance Committee for the budgeting process.

**Item No. R019** Local Area Service – Construction of Southbound Left-turn Bay on 140 Street at 82 Avenue – Final Costs and Apportionment – Bylaw No. 18092  
File: 5012-1010

**Note:** See Bylaw No. 19103 under Section H.

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to advise Council of the final project cost related to "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092" and to obtain Council approval to forward an amendment Bylaw to apportion the final costs of construction of the project across the benefitting properties.

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

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

1. Approve amendments to "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092" to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefitting properties all as detailed in Appendix "II" attached to Corporate Report R019; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix "I" to the report, for the required readings and final adoption.

RES.R17-371

Carried

Council requested clarification regarding the 5.4% interest rate used in the report. In response, staff noted that they applied the interest rate that is posted on the Municipal Finance Association (MFA) website at the time.

**Item No. R020** Local Area Service – Construction of Sidewalks on the North Side of 66 Avenue across the Frontage of the Properties from 12131 to 12215 – 66 Avenue Inclusive – Final Costs and Apportionment – Bylaw No. 17587  
File: 5011-1010

**Note:** See Bylaw No. 19104 under Section H.

The General Manager, Engineering and the General Manager, Finance and Technology submitted a report to advise Council of the final project costs related to "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587" and to obtain Council approval to forward an amendment Bylaw to apportion the final costs of construction of the project across the benefitting properties.

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

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

1. Approve amendments to "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587" to reflect the final costs of construction of the works covered by the Bylaw and the apportionment thereof across the benefiting properties all as detailed in Appendix "II" attached to Corporate Report Ro20; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix "I" to the report, for the required readings and final adoption.

RES.R17-372 Carried

Item No. Ro21 Gratitude Garden at 156 Street and King George Boulevard  
File: 1850-01

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council direct staff to undertake the necessary steps to convert the portion of road allowance (approximately 0.46 acres in size) located along the eastern side of 156 Street immediately north of King George Boulevard to "parkland".

RES.R17-373 Carried

Council noted that the Community took stewardship of this particular section of park on 156 Street and King George Boulevard and it has become well known throughout the South Surrey area. Over the years various Community Grants have been awarded to aid in local residents nurturing the park and it is rewarding to know that the lands will be dedicated as "parkland".

Item No. Ro22 Acquisition of Property at 2462 - 167 Street  
File: 0870-20/428F

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



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the purchase, for  
parkland purposes, the property at 2462 - 167 Street (PID No. 005-005-981), as illustrated  
in Appendix "I" to Corporate Report Ro22.

RES.R17-374 Carried

Staff noted that the properties listed included in the report will be added to the  
Park Acquisition Program and that at the time of writing the report the NCP had not been  
updated to reflect the proposed change.

**Item No. Ro23** Acquisition of Property at 2474 - 167 Street  
File: 0870-20/428E

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the purchase, for  
parkland purposes, the property at 2474 - 167 Street (PID No. 005-006-007), as illustrated  
in Appendix "I" to Corporate Report Ro23.

RES.R17-375 Carried

**Item No. Ro24** Acquisition of Property at 16685 - 24 Avenue  
File: 0870-20/428D

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the purchase, for  
parkland purposes, the property at 16685 - 24 Avenue (PID No. 006-252-605), as illustrated  
in Appendix "I" to Corporate Report Ro24.

RES.R17-376 Carried

**Item No. Ro25** Acquisition of Property at 16715 24 Avenue  
File: 0870-20/428G

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council approve the purchase, for

parkland purposes, of the property at 16715 - 24 Avenue (PID No. 010-310-151), as illustrated in Appendix "I" to Corporate Report Ro25.

RES.R17-377

Carried

**Item No. Ro26**

10-Year (2017-2026) Servicing Plan and 2017 Development Cost Charge Bylaw  
 File: 5260-07; 3150-01

**Note:** See Bylaw Nos. 18650 and 19107 under Section H.

The General Manager, Engineering, General Manager, Parks, Recreation and Culture, and the General Manager, Planning and Development submitted a report to obtain approval of an updated 10-Year Servicing Plan and to have the related Development Cost Charge Bylaw be given the required readings so as to allow the Bylaw to be submitted to the Ministry of Community, Sport and Cultural Development for approval prior to its final adoption by Council.

The General Manager, Engineering, General Manager, Parks, Recreation and Culture, and 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 the proposed 10-Year (2017-2026) Servicing Plan ("10-Year Servicing Plan") that is attached as Appendix "I" to Corporate Report Ro26;
2. Authorize the City Clerk to bring forward for the required readings the Development Cost Charge Bylaw ("the Bylaw") attached as Appendix "II" to the report, which if adopted will provide necessary DCC rate adjustments to fund the 10-Year Servicing Plan and the Parkland Acquisition Program;
3. Subject to the Bylaw being given the required readings, authorize staff to forward the Bylaw to the Provincial Ministry of Community, Sport and Cultural Development for approval prior to its final adoption by Council; and
4. Subject to the approval of the 10-Year Servicing Plan, amend *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as described in the report and the document in Appendix "III", as well as to authorize the City Clerk to bring forward the necessary Official Community Plan amending Bylaws for the required readings and to set a date for the related Public Hearing.

RES.R17-378

Carried

**Item No. Ro27** Smart Surrey Broadband Strategy  
File: 0620-20; 1400-01

The General Manager, Finance & Technology and the General Manager, Engineering submitted a report to provide an update to Council on the Smart Surrey Broadband Strategy and to obtain Council approval of the Smart Surrey Broadband Strategy.

The General Manager, Finance & Technology and 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 Ro27 as information; and
2. Approve the Smart Surrey Broadband Strategy described in Corporate Report Ro27 and Appendix "I".

RES.R17-379

Carried

Council thanked Information Technology (IT) staff for working on the Smart Surrey Broadband Strategy and noted that Broadband is becoming an increasing need throughout our community and the world in general. TELUS is making an investment in Surrey with fibre optics and this project will dovetail with that; the intent is to have a network that will service the City in the decades to come.

Mayor Hepner noted that going forward whenever pipe is laid anywhere in the City of Surrey, fibre optics will also be included and leased out to the various service providers.

**Item No. Ro28** Council Policy – Council Indemnity and Benefits D-36: Council Policy – Expense Policy for Council Members D-15 Review and Update  
File: 0560-01

The General Manager, Finance and Technology and the General Manager, Human Resources submitted a report to seek Council's direction and approval of the amended Council Policy D-36 (Appendix "III") and amended Council Policy D-15 (Appendix "IV").

The General Manager, Finance and Technology and the General Manager, Human Resources 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 Ro28 as information;
2. Amend existing Council Policy D-36 – Compensation Formula;



3. Amend existing Council Policy D-15 – Expense Policy for Council Members; and
4. Approve the implementation of indemnity and benefit changes resulting from the amendments to Council Policy D-36.

RES.R17-380

Carried

Council noted that it has been 20 years since the Policy has been updated and the provisions have been included within the 2017 budget.

**Item No. R030** Community Enhancement Partnership (CEP) Program Grant Application – Friends of the PLOT Garden Renewal  
File: 1850-01

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That Council approve a grant under the CEP

Program of up to \$3,000 to the Friends of the PLOT for the second season of the PLOT shared garden in Newton.

RES.R17-381

Carried

**Item No. R031** Community Enhancement Partnership (CEP) Program Grant Application – Alexandra Neighbourhood House Plaza Project  
File: 1850-01

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve a grant under the CEP

Program of up to \$3,000 to Alexandra Neighbourhood House Centennial Plaza Project.

RES.R17-382

Carried

**Item No. R032** Abbey Ridge Stage 2 Local Area Plan  
File: 6520-20 (Abbey Ridge)

The General Manager, Planning & Development and the General Manager, Engineering submitted a report to seek Council approval for:

- The final and complete Abbey Ridge Stage 2 Local Area Plan documented in Appendix "I", including the Land Use Concept, Land Use Designation descriptions, Development

- Guidelines, Park Concept, Road and Transportation Network Concept, and associated amenity contributions.
- The Engineering Servicing Strategy to support the realization of the Land Use Concept Plan.
- The financing strategy to ensure the delivery of the necessary engineering infrastructure in the next edition of the City's 10 Year Servicing Plan.
- The funding mechanisms for plan amenities proposed for the Abbey Ridge area and the associated Fees and Zoning Bylaw amendments.

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council:

1. Receive Corporate Report R032 as information;
2. Approve the final and complete Abbey Ridge Local Area Plan (the "LAP") as documented in Corporate Report R032 and attached as Appendix "I", as a means of managing development applications and the provision of engineering services for development in the LAP;
3. Authorize the City Clerk to introduce the necessary bylaw to amend Surrey Zoning Bylaw, 1993, No. 12000 (the "Zoning Bylaw"), as documented in Appendix "II", to include amenity contributions for the Abbey Ridge based upon the density bonus concept; and
4. Authorize staff to incorporate the Development Cost Charge (DCC) eligible infrastructure related to water, stormwater, sanitary sewer, and transportation for the LAP in the next edition of the City's 10 Year Servicing Plan.

RES.R17-383

Carried

**Item No. R033** Terms of Reference for Sam Hill Creek Integrated Stormwater Management Plan and Environmental Study  
 File: 6520-20 (Grandview Heights NCP #3)

The General Manager, Planning & Development and the General Manager, Engineering submitted a report to set out the proposed scope and content of a key environmental study that will guide land use planning for the NCP #3. The draft Terms of Reference for the Sam Hill Creek Integrated Stormwater Management Plan and Environmental Study is attached as Appendix "I" to Corporate Report R033. The outcome of this study will be plans, guidelines, and development practices that ensure the environmental health of the Sam Hill Creek watershed is not compromised by future urban development.

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

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

1. Receive Corporate Report R033 as information; and
2. Approve the draft Terms of Reference for the Sam Hill Creek Integrated Stormwater Management Plan and Environmental Study, attached as Appendix "I", as part of the Grandview Heights Neighbourhood Concept Plan #3 ("NCP #3") planning process.

RES.R17-384

Carried

## H. BY-LAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19095"  
7916-0005-00 – PCC Developments Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
To redesignate the property at 3624 – 156 Street from Suburban to Urban.

Approved by Council: January 16, 2017

It was Moved by Councillor Gill  
Seconded by Steele  
That Application No. 7916-0005-00 be  
referred back to staff to:

1. Address concerns raised during the Public Hearing,
2. Conduct public consultation with residents and stakeholders; and
3. Explore how the remaining undeveloped properties can be suitably addressed while maintaining the unique character of the neighbourhood.

RES.R17-385

Carried

Councillor Woods expressed concern regarding the lack of schools to support increased density within the area.

Mayor Hepner noted that the comments received during the Public Hearing portion of the meeting surrounding the importance of maintaining the integrity of the community are to be addressed.



2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19097"  
7916-0309-00 – George and Anna Lebl  
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)  
RA to RF-13 – 1919 – 167 Street - to subdivide into 8 single family lots.

Approved by Council: January 16, 2017

RES.R17-386  
It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19097" pass its third reading.  
Carried  
with Councillor Woods opposed

**Development Variance Permit No. 7916-0309-00**

1919 – 167 Street

To allow front driveway access for lot 8 and front access double garages on lots 7 and 8 in order to maintain a consistent streetscape. The applicant is also proposing to reduce the minimum lot width for lots 6, 7 and 8 in order to achieve efficient lot layouts.

RES.R17-387  
It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7916-0309-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.  
Carried  
with Councillor Woods opposed

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19101"  
7915-0449-00 – Rui and Mei Li  
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
RA to RA-G and RH-G – 13617 and 13637 – 24 Avenue - to subdivide into 5 single family lots.

Approved by Council: January 16, 2017

RES.R17-388  
It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19101" pass its third reading.  
Carried

**Development Variance Permit No. 7915-0449-00**

13617 and 13637 – 24 Avenue

To reduce the minimum streamside setback from 30 metres (100 ft.) to 12 metres (40 ft.) at the closest point in order to accommodate the site layout.

- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7915-0449-00 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.R17-389 Carried
4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102"  
7916-0413-00 - Dennis and Joyce Gordon, Harjinder Sangha, Kulvir Bhangu,  
Nirmala Dharnia, Fredrick and Sandra Hubbick, 1075137 B.C. Ltd. (Director  
Information: Sikander Basraon) and Arlene and Joseph Gendron  
c/o Sikander Basraon  
RA to CD - 1980 - 164 Street, Portions of 1906, 1946, and 1960 - 164 Street and  
16460 - 20 Avenue - to develop 183 townhouse units.
- Approved by Council: January 16, 2017
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19102" pass its third reading.
- RES.R17-390 Carried  
with Councillor Woods opposed
5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19098"  
7915-0402-00 - 1081650 B.C. Ltd. (Director Information: Satnam Aujla) and  
Grewal Properties Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-10 - 7118 and 7138 - 192 Street - to subdivide into 16 single family small  
lots.
- Approved by Council: January 16, 2017
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19098" pass its third reading.
- RES.R17-391 Carried
6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19100"  
7911-0263-00 - 0987194 B.C. Ltd. (Director Information: Gurdeep and Babu  
Dhaliwal)  
c/o Essence Properties Inc. (Kevin Dhaliwal)  
RA to RM-30 - Portion of 7349 - 192 Street - to develop approximately  
27 townhouse units.
- Approved by Council: January 16, 2017

RES.R17-392 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19100" pass its third reading.  
Carried

**Development Variance Permit No. 7911-0263-00**

Portion of 7349 – 192 Street

To reduce the setbacks along all property lines in order to achieve a more urban, pedestrian streetscape and allow for an efficient site plan.

RES.R17-393 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7911-0263-00 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

7. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19073"  
3900-20-19073 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to update  
the bylaw with respect to Artist Studios and Cultural Uses, replace Schedule G to  
reflect updated amenity contributions, and housekeeping revisions related to  
Schedule G.

Approved by Council: January 16, 2017  
Corporate Report Item No: 2017-R014

RES.R17-394 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2017, No. 19073" pass its third reading.  
Carried

**PERMITS - APPROVALS**

**8. Development Variance Permit No. 7916-0193-00**

7916-0193-00 – Batt Development Ltd.

c/o Citivest Consulting Ltd. (Natasha Hargreaves)

17052 – 80 Avenue

To vary the basement access, basement well with stairs between the principal building and the west side lot line, reduction in the front yard (north), rear yard (south) setbacks and minimum lot depth. This will allow construction of a single family dwelling (Lot 4) for a proposed 4-lot subdivision.

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



- (a) In Section K.3 Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth of proposed Lot 4 is reduced from 28 metres (90 ft.) to 23.8 metres (78.5 ft.);
- (b) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front (north) yard setback for a principal building on proposed Lot 4 is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
- (c) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard (south) setback for a principal building on proposed Lot 4 is reduced from 7.5 metres(25 ft.) to 1.2 metres (4 ft.); and
- (d) In Section J.2 Special Regulations of Part 16 "Single Family Residential Zone (RF)", a basement access and basement well with staircase is permitted between the principal building and the west side lot line on proposed Lot 4

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. 7916-0193-00 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.R17-395

Carried

**9. Development Variance Permit No. 7910-0231-01**

7910-0231-01 – Balwinder and Bhajan Hans  
c/o Coastland Engineering & Surveying Ltd.  
15260 – 88 Avenue

To reduce front yard setback to retain the existing dwelling on proposed Lot 2 in a 4-lot subdivision.

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 front yard setback is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for the principal building.

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. 7910-0231-01 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.R17-396

Carried**10. Development Variance Permit No. 7916-0360-00**

7916-0360-00 – Park Place Towers Developments Inc.  
 c/o DYS Architecture (Colin Shrubbs)  
 9887 Whalley Boulevard

To reduce the western yard setback and minimum parking facility setback from  
 the front lot line. In addition, reduction in the number of residential and visitor  
 parking spaces in order to permit a proposed 39-storey high-rise apartment  
 building as the final phase of Park Place development.

- \* **Note:** Planning and Development (see memorandum dated February 1, 2017 in  
 back up) that the developer has met the required number of resident parking  
 spaces and a variance is no longer required the Development Variance Permit has  
 been amended accordingly.

To vary "Surrey Zoning By-law, 1993, Amendment By-law, 2005 No. 15680", as  
 amended, as follows:

- (a) In Section F of CD By-law No. 15680, the minimum western yard setback is  
 reduced from 3.0 metres (10 ft.) to 0.0 metre (0. ft.).

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

- (a) In Section A of Part 5 Parking and Loading/Unloading, the minimum  
 setback of a parking facility from the front lot line or the lot line along a  
 flanking street from 2.0 metres (7.0 ft.) to 1.5 metres (4.9 ft.);
- (b) In Section C of Part 5 Parking and Loading/Unloading, the minimum  
 number of visitor parking spaces is reduced from 0.16 parking space per  
 dwelling unit to 0.1 parking space per dwelling unit.

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. 7916-0360-00 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.R17-397

Carried**Development Permit 7916-0360-00**

9887 Whalley Boulevard

To develop a high-rise apartment with townhouse podium as the final phase of the  
 Park Place development.

Approval to Draft: January 16, 2017

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. 7916-0360-00 .

RES.R17-398

Carried**PERMITS – SUPPORT****11. Development Variance Permit No. 7912-0303-01**

7912-0303-01 – Pervinder and Gurjeet Matharu  
 c/o Ionic Architecture Inc. (Samuel Chan)  
 14913 – 64 Avenue (14943 – 64 Avenue)

To reduce the minimum setback distance for a "Natural Class A Stream" from  
 30 metres (98 ft.) measured from top-of-bank to 6.5 metres (21 ft.) in order to  
 permit a single-tenant industrial building development and an open space lot.

The associated Development Application is waiting final approval. Zoning Text  
 Amendment Bylaw No. 18809, which incorporates new streamside protection  
 regulations, was recently adopted, resulting in the requirement for this variance.

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. 7912-0303-01 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 approval of the Development Permit.

RES.R17-399

Carried

12. **Development Variance Permit No. 7915-0280-02**  
 7915-0280-02 – 20th Avenue Development Group Ltd.  
 c/o WSP Canada Inc. (Clarence Arychuk)  
 16465 and 16505 – 20 Avenue

To partially defer the required works and services requirements of the Subdivision  
 and Development By-law (No. 8830) for proposed Lot 18. The works and services  
 will not be completed until services are available for the southwesterly portion for  
 a future 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. 7915-0280-02 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.R17-400

Carried

with Councillor Woods opposed

13. **Development Variance Permit No. 7916-0308-00**  
 7916-0308-00 – Fiona and Roger Mulligan  
 c/o H.Y. Engineering Ltd. (Lori Joyce)  
 15779 Cranley Drive

To reduce the minimum lot width and rear yard setback and increase the front  
 yard fence height for proposed lot 2 in order to accommodate the irregular shape  
 of the lot and install a sound attenuation fence. The applicant is also proposing to  
 reduce the minimum lot depth, rear yard setback for accessory buildings and  
 minimum separation between the principal building and an accessory building on  
 proposed lots 1, 3 and 4, allowing rear lane access and facilitating the construction  
 of houses to the maximum allowable size.

Note: Council approved third reading of associated bylaw No. 19066 at the  
 January 16, 2017 Regular Council Public Hearing meeting. It is in order for  
 Council to support Development Variance Permit No. 7916 0308-00.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7916-0308-00 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.R17-401

Carried**FINAL ADOPTIONS**

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Road  
 Adjacent to 11348 River Road Bylaw, 2017, No. 18752"  
 3900-20-18752 – Council Initiative  
 A bylaw to authorize the closure and removal of dedication of highway over  
 27.4 square metres area of road allowance adjacent to 11342 and 11348 River Road.  
 The proposed closure area is intended to be consolidated with the adjacent  
 properties at 11342 and 11348 River Road. In accordance with the *Community  
 Charter*, SBC 2003, c.26, as amended, approval of the disposition of the road will be  
 considered by City Council at a later date.

Approved by Council: May 30, 2016  
 Corporate Report Item No: 2016-R116

Mayor Hepner called for any persons wishing to make representations on this  
 bylaw.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 11348 River Road Bylaw,  
 2017, No. 18752" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R17-402

Carried

15. "Surrey Electrical Safety Bylaw, 2004, No. 15596, Amendment Bylaw, 2017,  
 No. 19071"  
 3900-20-19071 – Regulatory Text Amendment  
 "Surrey Electrical Safety By-law, 2004, No. 15596", as amended, is further amended  
 to replace an incorrect value in Schedule "B".

Approved by Council: January 16, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Electrical Safety Bylaw, 2004,  
 No. 15596, Amendment Bylaw, 2017, No. 19071" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R17-403 Carried

16. "City of Surrey Cemetery Management Bylaw No. 16174, Amendment Bylaw, 2017,  
 No. 19072"  
 3900-20-19072 – Regulatory Text Amendment  
 "City of Surrey Cemetery Management By-law No. 16174", as amended, is further  
 amended to include minor revisions to the terminology in Sections 11, 32 and 59 to  
 align with the terminology in the Cremation Interment & Funeral Services Act.

Approved by Council: January 16, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "City of Surrey Cemetery Management  
 Bylaw No. 16174, Amendment Bylaw, 2017, No. 19072" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R17-404 Carried

17. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw,  
 2017, No. 19099"  
 3900-20-19099 – Regulatory Text Amendment  
 "Surrey Subdivision and Development Bylaw, 1986, No. 8830" as amended, is  
 further amended in Schedule D and Schedule K to support the transportation plan  
 for the City Centre. The amendments include new connections and minor road  
 alignment changes.

Approved by Council: January 16, 2017  
 Corporate Report Item No: 2017-R001

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Subdivision and Development  
 Bylaw, 1986, No. 8830, Amendment Bylaw, 2017, No. 19099" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R17-405 Carried

## INTRODUCTIONS

18. "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013,  
 No. 18092, Amendment Bylaw, 2017, No. 19103"  
 3900-20-19103 – Council Initiative  
 To amend "Local Area Service Left-turn Bay Construction [Project #5012-1010-00]  
 Bylaw, 2013, No. 18092" by deleting the existing Schedule B and inserting a revised



Schedule B to reflect the final costs and apportionment thereof for parcels on 140 Street at 82 Avenue.

Approved by Council: February 6, 2017  
Corporate Report Item No: 2017-R019

Earlier in the meeting Council approved the recommendations of Corporate Report No. R019; therefore, Bylaw No. 19103 is in order to receive three readings.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092, Amendment Bylaw, 2017, No. 19103" pass its first reading.

RES.R17-406

Carried

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

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092, Amendment Bylaw, 2017, No. 19103" pass its second reading.

RES.R17-407

Carried

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

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092, Amendment Bylaw, 2017, No. 19103" pass its third reading.

RES.R17-408

Carried

19. "Local Area Service Sidewalks (Project #5011-1010-00) Bylaw, 2012, No. 17587, Amendment Bylaw, 2017, No. 19104"  
3900-20-19104 – Council Initiative  
To amend "Local Area Service Sidewalks (Project #5011-1010-00) By-law, 2012, No. 17587" by deleting the existing Schedule B and inserting a revised Schedule B to reflect the final costs and apportionment thereof for parcels fronting the north side of 66 Avenue from 12131 to 12215 – 66 Avenue inclusive.

Approved by Council: February 6, 2017  
Corporate Report Item No: 2017-R020

Earlier in the meeting Council approved the recommendations of Corporate Report No. R020; therefore, Bylaw No. 19104 is in order to receive three readings.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Local Area Service Sidewalks (Project  
 #5011-1010-00) Bylaw, 2012, No. 17587, Amendment Bylaw, 2017, No. 19104" pass its  
 first reading.

RES.R17-409 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Local Area Service Sidewalks (Project  
 #5011-1010-00) Bylaw, 2012, No. 17587, Amendment Bylaw, 2017, No. 19104" pass its  
 second reading.

RES.R17-410 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Local Area Service Sidewalks (Project  
 #5011-1010-00) Bylaw, 2012, No. 17587, Amendment Bylaw, 2017, No. 19104" pass its  
 third reading.

RES.R17-411 Carried

20. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
 2017, No. 18650"  
 3900-20-18650 – OCP text amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further  
 amended to revise Theme C: Infrastructure and Facilities by replacing Figure 24,  
 Figure 25 and Figure 26 and adding a new Figure 26a in order to reflect the newly  
 adopted 10-Year Servicing Plan.

Approved by Council: February 6, 2017  
 Corporate Report Item No: 2017-R026

Earlier in the meeting Council approved the recommendations of Corporate  
 Report No. R026; therefore Bylaw No. 18650 is in order to receive first and second  
 reading and have a date set for public hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2017, No. 18650" pass its first reading.

RES.R17-412 Carried

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

RES.R17-413 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 18650" pass its second reading.  
Carried

RES.R17-414 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 18650" be  
held at the City Hall on Monday, February 20, 2017, at 7:00 p.m.  
Carried

21. "Surrey Development Cost Charge Bylaw, 2017, No. 19107"  
3900-20-19107 - New Regulatory Bylaw  
A new regulatory bylaw to impose development cost charges to assist the City in  
paying the capital cost of providing sewage, water, drainage and highway facilities  
as well as park land acquisition and improvements, for new subdivisions and the  
construction or alteration of buildings.

Approved by Council: February 6, 2017  
Corporate Report Item No: 2017-R026

Earlier in the meeting Council approved the recommendations of Corporate  
Report No. R026; therefore, Bylaw No. 19107, is in order to receive three readings.

RES.R17-415 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Development Cost Charge  
Bylaw, 2017, No. 19107" pass its first reading.  
Carried

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

RES.R17-416 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Development Cost Charge  
Bylaw, 2017, No. 19107" pass its second reading.  
Carried

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

RES.R17-417 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Development Cost Charge  
Bylaw, 2017, No. 19107" pass its third reading.  
Carried



22. "Surrey Animal Responsibility Bylaw, 2017, No. 19105"  
3900-20-19105 – New Regulatory Bylaw  
A Bylaw to regulate the keeping of dogs and other animals within the City and to provide for fixing, imposing and collecting licence fees from and the issuance of licences to a person who owns, possesses, harbours, or who has charge of a dog.

Approved by Council: February 6, 2017  
Corporate Report Item No: 2017-R015

Earlier in the meeting Council approved the recommendations of Corporate Report No. R015; therefore, Bylaw No. 19105 is in order to receive three readings.

RES.R17-418 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Animal Responsibility Bylaw,  
2017, No. 19105" pass its first reading.  
Carried

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

RES.R17-419 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Animal Responsibility Bylaw,  
2017, No. 19105" pass its second reading.  
Carried

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

RES.R17-420 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Animal Responsibility Bylaw,  
2017, No. 19105" pass its third reading.  
Carried

23. "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508,  
Amendment Bylaw, 2017, No. 19106"  
3900-20-19106 – Regulatory Text Amendment  
"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508", as amended, is further amended in Schedule 1, 4 and 22 to incorporate housekeeping changes to reflect the new Surrey Animal Responsibility Bylaw.

Approved by Council: February 6, 2017  
Corporate Report Item No: 2017-R015

Earlier in the meeting Council approved the recommendations of Corporate Report No. R015; therefore, Bylaw No. 19106 is in order to receive three readings.

RES.R17-421 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Municipal Ticket Information  
 Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19106" pass its first  
 reading.  
Carried

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

RES.R17-422 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Municipal Ticket Information  
 Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19106" pass its  
 second reading.  
Carried

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

RES.R17-423 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Municipal Ticket Information  
 Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19106" pass its  
 third reading.  
Carried

24. "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw,  
 2017, No. 19109"  
 3900-20-19109 – Regulatory Text Amendment  
 "Surrey Bylaw Enforcement Bylaw, 2016, No. 18691" as amended, is further  
 amended in Schedule A to incorporate housekeeping changes to reflect the new  
 Surrey Animal Responsibility Bylaw.

Approved by Council: February 6, 2017  
 Corporate Report Item No: 2017-R015

Earlier in the meeting Council approved the recommendations of Corporate  
 Report No. R015; therefore, Bylaw No. 19109 is in order to receive three readings.

RES.R17-424 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Bylaw Notice Enforcement  
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2017, No. 19109" pass its first reading.  
Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Bylaw Notice Enforcement  
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2017, No. 19109" pass its second  
 reading.

RES.R17-425 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Bylaw Notice Enforcement  
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2017, No. 19109" pass its third reading.

RES.R17-426 Carried

25. "Public Safety Radio Building Amplification System Bylaw, 2017, No. 19108"  
 3900-20-19108 – New Regulatory Bylaw  
 A new regulatory bylaw to require certain buildings and structures to have radio  
 support and amplification systems to ensure the City's fire service, law  
 enforcement and other emergency services radio communications networks  
 provide public safety grade reliability essential to public safety and emergency  
 response.

Approved by Council: February 6, 2017  
 Corporate Report Item No: 2017-R029

Earlier in the meeting Council approved the recommendations of Corporate  
 Report No. R029; therefore, Bylaw No. 19108, is in order to receive three readings.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Public Safety Radio Building  
 Amplification System Bylaw, 2017, No. 19108" pass its first reading.

RES.R17-427 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Public Safety Radio Building  
 Amplification System Bylaw, 2017, No. 19108" pass its second reading.

RES.R17-428 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Public Safety Radio Building  
 Amplification System Bylaw, 2017, No. 19108" pass its third reading.

RES.R17-429 Carried



I. CLERK'S REPORT

1. Parking Patroller Appointments

File: 2770-01

Council is requested to pass the following resolution:

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That pursuant to "Appointment of By-law  
Enforcement Officers By-law, 1994, No. 12167", as amended, Martin Lejeune and  
Sandip Kang are hereby appointed as Parking Patrollers for the City of Surrey, to  
be effective as at their start date of employment and continuing for the duration of  
the persons employment by Concord Security Corporation as a Parking Patroller  
for the City of Surrey.

RES.R17-430

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the February 6, 2017 Regular Council -  
Public Hearing meeting be adjourned.

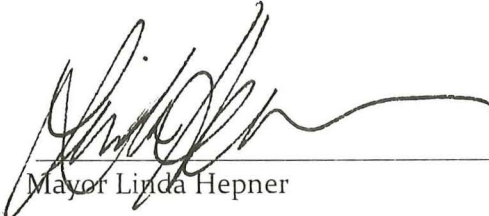
RES.R17-431

Carried

The Regular Council - Public Hearing meeting adjourned at 9:11 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner