

**Present:**

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

**Absent:**

Councillor Martin  
Councillor Villeneuve

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
Acting 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

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**A. ADOPTION OF MINUTES**

**1. Special (Regular) Council - April 24, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Special (Regular)  
Council meeting held on April 24, 2017, be adopted.

RES.R17-1454

Carried

**2. Council-in-Committee - April 24, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Council-in-Committee  
meeting held on April 24, 2017, be received.

RES.R17-1455

Carried

**3. Regular Council - Land Use - April 24, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Regular Council -  
Land Use meeting held on April 24, 2017, be adopted.

RES.R17-1456

Carried

4. Regular Council - Public Hearing - April 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Regular Council -  
Public Hearing meeting held on April 24, 2017, be adopted.

RES.R17-1457

Carried

B. DELEGATIONS – PRESENTATION

**Mr. Shannon Claypool, President, Rich Kitos, Director at Large and Mr. Gerry Spielmacher, Treasurer, Cloverdale Rodeo & Exhibition Association**

File: 0250-20; 0550-20-10

Note: See Proclamation under Item E.1.(f) of this agenda.

In attendance to provide an overview of the 2017 festivities Cloverdale Rodeo & Exhibition Association.

The following comments were made:

- The delegation noted that the Cloverdale Rodeo & Exhibition has grown into an event of international proportions and that each year more family-oriented displays, features and entertainment are added to the schedule of events.
- The Cloverdale Rodeo and Exhibition is a family oriented event that has something for everyone. This year's event will run from May 19 - 22; the delegation noted that this year marks the 129th Anniversary of the event.

Mayor Hepner encouraged everyone to come out and attend the festivities.

B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning Amendment Bylaw No. 19235**

**Application: 7916-0148-00**

CIVIC ADDRESS: 8656 and 8660 – 164 Street

APPLICANT: Amninder, Navneet, Dilbagh and Manjeet Randhawa  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)

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 4 small suburban lots. Existing houses will be retained on proposed Lots 1 and 2.

In addition, a development variance permit is being sought to reduce the south side yard setback on proposed Lot 2 from 3 metres (10 ft.) to 1.8 metres (6 ft.) in order to retain the existing house.

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

C. Morris, 164 Street & 86A Avenue: The delegation spoke in opposition to the application and expressed the following concerns: 1) the proposed Application is not in keeping with the neighbourhood context, 2) there is an existing rodent problem associated with the subject site, 3) the Applicant has permitted free-range chickens to roam throughout the neighbourhood, 4) potential negative impact on the existing viewscape; and, 5) increased densification associated with the Application.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. Sheach	X		
Morris Family		X	
S. Vora		X	

2. **Surrey Zoning Amendment Bylaw No. 19231**  
**Application: 7917-0021-00**

CIVIC ADDRESS: 6029 – 128A Street

APPLICANT: Joginder and Harjeet Hayer  
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (10). The applicant is proposing to subdivide the property into 2 single family small lots.

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

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

3. **Surrey Zoning Amendment Bylaw No. 19236**  
**Application: 7916-0353-00**

CIVIC ADDRESS: 5913 and 5927 – 128 Street

APPLICANT: 1025211 B.C. Ltd. (Director Information: Bahadar Sandhu)  
 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) and Single Family Residential (13). The applicant is proposing to subdivide the site into 16 single family small lots (6 RF-10 and 10 RF-13).

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

S. Schweighardt, 127 Street & 58 Avenue: The delegation expressed the following concerns: 1) tree removal associated with the development and potential negative impact to the existing trees on her property, 2) drainage issues and impact on agricultural lands, 3) potential light pollution; and, 4) the development is not in keeping with the neighbourhood context.

Staff noted that the drainage issues would be addressed in the design and that drainage mitigation measures will be conducted. Staff noted that they can speak with the developer's consultant and have the consultant work with the delegation.

Mayor Hepner noted that staff will work with the Applicant to ensure that the project does not negatively impact the delegation's livelihood and that if the Application goes forward staff will ensure that she is consulted accordingly.

D. Jack, President, Surrey Environmental Partners: The delegation expressed the following concerns: 1) the Applicant is requesting that 199 trees will be removed with only 12 remaining, 2) the Applicant is making a contribution to the Green City Fund; however, the amount is insufficient to account for the loss of significant trees; and, 3) the staff report associated with the project did not contain a report from the Parks Department.

M. Kompter (Agent on behalf of the Applicant): The Agent made the following comments: 1) the single-family proposal before Council was created in consultation with staff; 2) the layout was designed to facilitate shared road access with the neighbouring property, 3) the intent is to have an alternate access for the area, with an access to the north through 60 Avenue, the road alignments lines up with the road layout plan and that the road constructed will be 20 feet from the existing neighbours home, 4) the Arbourist reviewed the trees and any trees removed will not negatively impact her property, 5) Crime Prevention through Environmental Design (CPTED) principles are in practice, 6) the layout showing the dashed lines on the property are purely conceptual, 7) the Developer has made application to the City two months ago and has removed the asbestos and will remove buildings once the application is approved, 8) there are no retaining walls proposed, the road will be "at grade"; 9) all the drainage will be directed to 128 Street and there will be no drainage entering the delegation's property, 10) the Applicant is willing to work with the delegation to address concerns raised during the Public Hearing.

Mayor Hepner noted that the delegation was concerned with the roots that might be underneath her property. The Agent noted that the Arbourist would be on site during construction.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Slo			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. **Surrey Zoning Amendment Bylaw No. 19237**  
**Application: 7916-0369-00**

CIVIC ADDRESS: 6234 – 128 Street

APPLICANT: Pro Ridge Homes 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 and Single Family Residential (13). The applicant is proposing to subdivide the site into 17 single family lots (5 RF and 12 RF-13).

In addition, a development variance permit is being sought to reduce the minimum lot width for Lots 1 to 9 and Lot 13 in order to achieve an efficient subdivision layout.

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

D. Singh, 62 Avenue & 128 Street: The delegation spoke in opposition to the project and expressed the following concerns: 1) potential parking issues, 2) the application is not in keeping with the neighbourhood context, 3) the proposed lot size is smaller than neighbouring homes; and, 4) potential for increased traffic associated with the proposal.

D. Patel, 6218 & 128 Street: The delegation spoke in opposition to the project and expressed concern that the proposed development is not in keeping with the neighbourhood context.

M. Kompter (Agent on behalf of the Applicant): The Agent noted the following: 1) the intent was to keep the RF lots on the 128 Street side with RF-13 on the west side, 2) the Applicant has extended the RF lots down 128A Street, the lots fronting 68 Avenue are RF-13 in order to form a natural transition.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern that 130 trees are slated for removal, and only one tree will be retained on site.

In response to a question from the delegation, staff clarified that the trees are located on City property and they count toward saved trees; staff noted that 6 trees identified will be on the City Boulevard once developed.

Staff further noted that the trees are currently located on the Applicants property and that he has "gifted" the trees to the City should the application be approved.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
13 Signature Petition		X	
K. Jehman	X		

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

NAME	FOR	AGAINST	UNDECIDED
4 Individuals	X		
2 Individuals		X	

5. **Surrey Zoning Amendment Bylaw No. 19233**  
**Application: 7916-0332-00**

CIVIC ADDRESS: 18992 – 32 Avenue

APPLICANT: B & B Contracting Ltd.  
 c/o Aplin & Martin Consultants Ltd (Anya Paskavic)

PURPOSE: The applicant is seeking to rezone the site from Intensive Agriculture to Business Park 1. The applicant is proposing to allow for future light industrial or business park uses on the site. A detailed Development Permit will be needed before the site is ultimately developed.

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
D. Hiles		X	

**6. Surrey Zoning Amendment Bylaw No. 19234**  
**Application: 7916-0161-00**

**CIVIC ADDRESS:** 15977 – 28 Avenue

**APPLICANT:** Petite Girafe Montessori Preschool & Daycare Inc.  
 c/o Aplin & Martin Consultants Ltd. (Andy Igel)

**PURPOSE:** The applicant is seeking to rezone the property from Child Care to Comprehensive Development. The applicant is proposing to develop a 3-storey building to accommodate a childcare facility for up to 66 children in group child care, pre-school and after –school programs.

In addition, a development variance permit is being sought to reduce the minimum setback requirement from the top-of-bank for a Class A watercourse from 30 metres (100 ft.) to 15 metres (49 ft.) at the closest point in order to accommodate the proposed development.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Lin		X	
K. Scobie	X		
D. Friesen	X		

**7. Surrey Zoning Amendment Bylaw No. 19238**  
**Application: 7916-0312-00**

**CIVIC ADDRESS:** 1869 and 1889 – 168 Street

**APPLICANT:** 1005667 B.C. Ltd. (Director Information: Amrik, Balwinder, Tarsam and Sunjeev Bath) and 1010215 B.C. Ltd.  
 (Director Information: Tarsam Bath)  
 c/o Hub Engineering Inc. (Mike Kompter)

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the site into 71 single family lots.

In addition, a development variance permit is being sought to reduce the lot depth for all proposed lots, front yard setbacks for proposed Lots 19 and 20 and rear yard setbacks for proposed Lots 10, 19, 20 and 31 in order to achieve functional floor plans. The applicant is also seeking to amend the Zoning By-law definition of front lot line for proposed Lot 19 so that 18B Avenue can be considered the front lot line.

**Note:** Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that the projected numbers that the Surrey Schools provided were based on 71 townhouse units, rather than 71 single family lots. A revised memo from the School Schools shows that the projected numbers of students is as follows:

- **36 students at Pacific Heights Elementary; and**
- **18 Secondary Students at Earl Marriot Secondary.**

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

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern regarding the proposed tree removal associated with the project as 406 of the 410 trees on site are slated for removal.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Harms			X
E. Simerl & R. Delage			X
A. Wilson			X

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

NAME	FOR	AGAINST	UNDECIDED
6 Individuals	X		
1 Individual		X	



8. **Surrey Zoning Amendment Bylaw No. 19239**  
**Application: 7916-0663-00**

CIVIC ADDRESS: 15378 – 28 Avenue

APPLICANT: Rajni and Rajinder Vermani  
c/o Mainland Engineering Design Corp. (Avnash Banwait)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential (10).  
The applicant is proposing to subdivide the property into 2 single family small lots.

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

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

9. **Surrey Zoning Amendment Bylaw No. 19240**  
**Application: 7916-0283-00**

CIVIC ADDRESS: 2189 – 123 Street

APPLICANT: Arthur and Clarice Skidmore  
c/o New Creation Homes Ltd. (Paul Thiessen)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential Oceanfront.  
The applicant is proposing to bring the existing dwelling into compliance and allow for an addition to the garage.

In addition, a development variance permit is being sought to reduce the minimum rear yard setback from 10.0 metres (33 ft.) to 8.4 metres (27.5 ft.) in order to bring an existing deck into conformity with the zone.

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

Concerned Resident: The delegation expressed the following concerns:

1) construction is underway and has been ongoing for over 1 year, some of the walls have been removed and restructured; 2) the bluff area in Ocean Park is unstable and two landslides have occurred in the area; 3) the current deck has been cantilevered off the slope and has been for a number of years, and if the rear-yard setback bylaw will impact the location; and, 4) the trees on the site are located on the delegation's side of the property and they wish them to not be disturbed (or harmed) due to development.

In response to a question from Council regarding the tree removal plans, staff noted that there are 6 trees slated for removal (21 of the 27 trees will be retained); and that the trees identified for removal are damaged.

Staff further clarified that the delegation's property is located on the southern portion and that there are no trees slated for removal in the cantilevered area.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern regarding a potential negative impact to the existing tree canopy, particularly since 6 boulevard trees were removed without permit.

In response to a question from the delegation regarding the associated violation for illegal tree removal, staff noted that it depends on the tree, the size of the tree and ultimately if it requires court action; however, the fee can be thousands of dollars.

Agent (on behalf of the Applicant): The Agent noted the following: 1) a slope stability study was conducted; 2) there are no issues with the slope; nothing will be built at the back of the site, 3) the existing home is 40 years old and has had numerous renovations without permits, 4) the property was purchased without a home inspection having been conducted, 5) the roof is being replaced, 6) water damage occurred to the stone and windows, 7) the only application would be for a double-garage, 8) the tree issue associated with the property, tree barriers had not been put up, the City arbourist attended the site and the intent is to not cut down trees; and, 9) the City has requested a letter from the Department of Natural Resources (DNR) to cut the tree down but to leave the stump there to assist with slope stability; and, 10) the Applicant is looking to bring the house back to the state that it deserves.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
K. Wong		X	

**10. Surrey Zoning Amendment Bylaw No. 19241**  
**Application: 7917-0011-00**

**CIVIC ADDRESS:** 10297 and 10327 – 133A Street

**APPLICANT:** Weststone Properties 104 Ltd. and West Village Parcel 6 Holdings Ltd.  
 c/o Chris Dikeakos Architects Inc. (Richard Bernstein)

**PURPOSE:** The applicant is seeking to rezone the site from Single Family Residential to Comprehensive Development. The applicant is proposing to develop a 44-storey residential tower and 13-storey podium containing 11 two-storey townhouse units at the ground level, 539 apartment units and ground level retail space. The building is proposed to consist entirely of rental units.

**Note:** Planning and Development (see memorandum dated May 3, 2017 in back-up) have provided clarification regarding the provision of indoor and outdoor amenity space for the subject phase and previous phases of "West Village" development as well as information regarding restrictive covenants associated for the proposed rental housing.

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

N. Cheyne, 133 Street & 102A Avenue: The delegation spoke in opposition to the project and expressed the following concerns: 1) potential increased traffic, 2) lack of sidewalks; and, 3) traffic management plan during construction.

Staff clarified that during the building construction the developer will be responsible for providing appropriate traffic management plans and will provide flag persons for safety purposes.

J. Cheyne, 133 Street & 102A Avenue: The delegation spoke in opposition to the project and expressed the following concerns: 1) potential negative impact to viewscape, 2) negative impact on property resale value for neighbouring dwellings, 3) construction noise and dust associated with the project, 4) potential for erosion, runoff and chemical spills, 5) the density is not in keeping with the neighbourhood context; and, 6) potential increased traffic congestion.

Council requested clarification from staff regarding the zoning associated with the site. Staff noted that the site is designated as a "high-rise site" under the City Centre Plan.

Concerned Resident: The delegation spoke in opposition to the proposed project and expressed the following concerns: 1) increased traffic, 2) potential negative behaviours such as vagrancy, smoking and drug use; and, 3) increased risk of fire hazard from transient individuals smoking and not disposing of their cigarette butts in a safe fashion.

R. Dominic (Agent on behalf of the Applicant): The Agent spoke in favour of the project and noted the following: 1) rental stock is needed in Surrey; 2) West Village Pad 5 offers both outdoor and indoor amenities for area residents; and, 3) the Applicant requests that Council grant a relaxation for the Amenity Space requirements and allow for cash-in-lieu contribution to make up for the shortfall.

Mayor Hepner requested clarification regarding how the building will be managed and that there is a vetting process involved with tenants. The Agent noted that the model would be similar to that of Rhapsody and Pinnacle and that there would be a concierge.

Council requested clarification regarding the shortfall associated with the amenity space. The Agent noted that the West Village Overall Community Amenity, there is a cash-in-lieu contribution that will address the shortfall.

The Agent noted that the cash-in-lieu would be given to the City's amenity fund and Parks fund.

In terms of the parking requirements, they were based on the City of Surrey downtown core minimum requirements. For those 40 stalls that were short a "cash-in-lieu" payment will have a restrictive covenant in the event that the building becomes a Strata.

Staff clarified that if the building was unoccupied, and sold before occupancy, it would not have to come back to the City of Surrey for approval/rezoning; however,; if the units are rented out, and then the owner sought to privatize and sell individual units and setup a strata, the project would have to come back to Council for the necessary approvals.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Concerned Resident			X
S. Morse			X
G. Howell		X	
J. Cheyne		X	
Concerned Resident		X	
B. Lee			X

11. **Surrey Zoning Amendment Bylaw No. 19232**  
**Application: 7915-0222-00**

CIVIC ADDRESS: 15936 – 96 Avenue

APPLICANT: Chang Shu Wei Enterprises Ltd.  
 c/o Hearth Architectural Inc. (Joe Muego)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Neighbourhood Commercial.  
 The applicant is proposing to develop a 2-storey commercial building containing 2 retail units.

In addition, a development variance permit is being sought to reduce the side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.) on the west side and 3.0 metres (10 ft.) on the east side in order to eliminate a potential undesirable corridor between buildings on the west side and achieve a pedestrian-oriented streetscape along 159A Street.

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

J. Muego (Agent on behalf of the Applicant): The Agent noted that the building was situated in this location based on another application.

Concerned Resident (Adjacent Neighbour): The delegation expressed the following concerns: 1) there is currently no exit on the proposed site, 2) there is an entrance located on the plans to the back of the property, 3) requested consideration be given to creating an opening at the back of the site to mitigate access issues, 4) potential for increased traffic associated with the proposal; 5) potential for vehicular / pedestrian collisions; and, 6) potential emergency vehicle access issues.

Staff, in response noted that the parking portion of the development along the north side next to 96 Avenue will be accessed through a reciprocal access agreement. Having the driveway access to the southern portion of the property (to the back of the commercial building) will provide additional distance from 96 Avenue.

Staff further clarified there is no requirement for this development to provide a laneway.

The delegation clarified that this property will provide an easement to grant access; however, being the primary entrance to both property lots presents emergency vehicle concerns, particularly if the parkade is not joined up with the southern entrance in order to provide a second point of access if there is ever an emergency situation.

Staff noted that the whole intent for the original reciprocal access agreement was to manage access off of 96 Avenue. As far as connecting the two parking lots north and south of the existing commercial site, there is no opportunity given the current layout of the building that is proposed. In terms of emergency vehicle access, crews could bring vehicles as close to the buildings as possible; however they will most likely park on 159A and respond accordingly.

The delegation requested clarification regarding liability; and if he would be held accountable in terms of snow removal, etc. Staff noted that the reciprocal access agreement would include provisions requiring both properties to share costs and associated liability.

C. COMMITTEE REPORTS

1. Transportation and Infrastructure Committee - November 14, 2016

RES.R17-1458 It was Moved by Councillor Gill  
Seconded by Councillor LeFranc  
That the minutes of the Transportation and  
Infrastructure Committee meeting held on November 14, 2016, be received.  
Carried

2. Transportation and Infrastructure Committee - February 27, 2017

RES.R17-1459 It was Moved by Councillor Gill  
Seconded by Councillor LeFranc  
That the minutes of the Transportation and  
Infrastructure Committee meeting held on February 27, 2017, be received.  
Carried

3. Seniors Advisory and Accessibility Committee - March 1, 2017

RES.R17-1460 It was Moved by Councillor Steele  
Seconded by Councillor Hayne  
That the minutes of the Seniors Advisory and  
Accessibility Committee meeting held on March 1, 2017, be received.  
Carried

4. Environmental Sustainability Advisory Committee - March 29, 2017

RES.R17-1461 (a) It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Environmental  
Sustainability Advisory Committee meeting held on March 29, 2017, be  
received.  
Carried

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

**Special Recognition - Leona Breckenridge**

File: 0920-20- Verbal

It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That Council consider posthumously  
acknowledging Leona Breckenridge's environmental contributions to the  
City of Surrey at a future Council meeting.

RES.R17-1462

Carried

**5. Agriculture and Food Security Advisory Committee - April 6, 2017**

It was Moved by Councillor Starchuk  
Seconded by Councillor Gill  
That the minutes of the Agriculture and Food  
Security Advisory Committee meeting held on April 6, 2017, be received.

RES.R17-1463

Carried

**6. Audit Committee - May 1, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the Audit Committee  
meeting held on May 1, 2017, be received.

RES.R17-1464

Carried

**7. Internal Audit Committee - May 1, 2017**

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the Internal Audit  
Committee meeting held on May 1, 2017, be received.

RES.R17-1465

Carried

**D. BOARD/COMMISSION REPORTS**

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

Mayor Hepner read the following proclamations:

- (a) Emergency Preparedness Week – May 7 – 13, 2017
- (b) Elizabeth Fry Week – May 7 – 13, 2017  
Elizabeth Fry Day – May 12, 2017
- (c) Chronic Fatigue Syndrome and Fibromyalgia International Awareness Day – May 12, 2017
- (d) Neighbourhood House Week – May 7 – 13, 2017
- (e) Tzu Chi Day – May 14, 2017
- (f) Cloverdale Rodeo & Exhibition Week – May 15 – 22, 2017
- (g) National Missing Children's Month – May, 2017  
National Missing Children's Day – May 25, 2017

**F. GOVERNMENTAL REPORTS****Facility Excellence Award - Grandview Heights Aquatic Centre**

File: 0290-20

Councillor Hayne attended the British Columbia Recreation and Parks Association (BCRPA) Symposium in Kelowna and accepted the "Facility Excellence Award" for the Grandview Heights Aquatic Centre project on behalf of the City of Surrey.

The Grandview Heights Aquatic Centre merited this award because it demonstrates accessibility, outstanding innovation, and creativity; the Centre also provides significant benefits and enhancements to community recreation within the City of Surrey.



G. CORPORATE REPORTS

The Corporate Reports, under date of May 8, 2017, were considered and dealt with as follows:

**Item No. Ro82** Designates for Election to the E-Comm Board and Representative for the City Related to the E-Comm Annual General Meeting  
File: 7150-20 (E-Comm)

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

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

1. Approve Terry Waterhouse, Director, Public Safety, as a designate for election to the E-Comm Board;
2. Approve the individual chosen by the City of White Rock Council and the Township of Langley Council as a designate for election to the E-Comm Board;
3. Designate Terry Waterhouse, Director, Public Safety, as the City of Surrey's representative to the 2017 Annual General Meeting of the Shareholders of E Comm; and,
4. Authorize the City Clerk to forward a copy of Council's resolution to the Corporate Secretary of E-Comm and to forward a copy Corporate Report Ro82 and the related Council resolution to the Township of Langley and the City of White Rock as information.

RES.R17-1466 Carried

**Item No. Ro83** Public Safety Strategic Initiatives – Yo Bro Yo Girl Youth Initiative Funding Allocation  
File: 7450-30

The Director, Public Safety submitted a report to request that Mayor and Council support budgeted funding for the Yo Bro Yo Girl Youth Initiative to expand their program as identified in the Public Safety Strategy.

The Director, Public Safety 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 Ro83 for information, and;
2. Approve annual funding in the amount of \$50,000, for a maximum of three consecutive years, 2017, 2018 and 2019, to the Yo Bro Yo Girl Youth Initiative program in Surrey, for total funding of \$150,000.

RES.R17-1467

Carried

**Item No. Ro84** Award of Contract M.S. 4716-054-11: 2016 Sanitary Sewer Upgrade Works Package  
 File: 4716-054/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 4716-054-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Gradex Construction Ltd.	\$1,483,936.13	No Change
2. Pedre Contractors Ltd.	\$1,538,250.00	No Change
3. Sandpiper Contracting LLP	\$1,579,912.95	No Change
4. Targa Contracting (2013) Ltd.	\$1,640,142.00	No Change
5. TAG Construction Ltd.	\$2,703,183.00	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. 4716-054-11 to Gradex Construction Ltd. in the amount of \$1,483,936.13, including GST, for the 2016 sanitary sewer upgrades construction package;
2. Set the expenditure authorization limit for Contract M.S. 4716-054-11 at \$1,650,000.00, including GST and contingency; and
3. Authorize the General Manager, Engineering to execute Contract M.S. 4716-054-11.

RES.R17-1468

Carried

Item No. Ro85 Award of Contract M.S. 1702-053-11: 80 Avenue Arterial Road Widening  
File: 1702-053/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S.1702-053-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Eurovia British Columbia Inc.	\$3,997,253.01	No Change
2. Key-west Asphalt (333) Ltd.	\$4,175,771.39	No Change
3. Mainland Excavation & Shoring Ltd.	\$4,455,885.00	No Change
4. Lafarge Canada Inc.	\$4,553,245.20	No Change
5. B&B Contracting (2012) Ltd.	\$4,814,600.00	No Change
6. Arsalan Construction Ltd.	\$5,458,832.40	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. 1702-053-11 to Eurovia British Columbia Inc. in the amount of \$3,997,253.01, including GST, for the 80 Avenue arterial road widening project;
  2. Set the expenditure authorization limit for Contract M.S. 1702-053-11 at \$4,400,000.00, including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 1702-053-11.
- RES.R17-1469 Carried

**Item No. Ro86** Award of Contract M.S. 4817-002-11: Lower Bon Accord Creek Restoration and Pedestrian Bridge  
File: 4817-002/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 4817-002-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Surespan Construction Ltd.	\$624,815.22	No Change
2. Mission Contractors Ltd.	\$693,051.86	No Change
3. Landmark Solutions Ltd.	\$809,161.50	No Change
4. Drake Excavating (2016) Ltd.	\$842,037.00	No Change
5. Neel-co Builders (2014) Ltd.	\$776,388.90	\$1,001,298.90
6. Western Watershed Design Inc.	\$1,020,645.15	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. 4817-002-11 to Mission Contracting Ltd. in the amount of \$693,051.86, including GST, for the Lower Bon Accord Creek restoration and pedestrian bridge;
  2. Set the expenditure authorization limit for Contract M.S. 4817-002-11 at \$765,000.00, including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 4817-002-11.
- RES.R17-1470 Carried

**Item No. Ro87** Closure of Road Allowance Adjacent to 17710 – 56A Avenue and 17735 – 56 Avenue  
File: 7916-0431-00

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 road of a ±116.8 m<sup>2</sup> (1,257 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 17710 – 56A Avenue and 17735 – 56 Avenue, as generally illustrated in Appendix "I" attached to Corporate Report Ro87, subject to compliance with the notice of provisions of the Community Charter, SBC 2003, C.26.

RES.R17-1471 Carried

**Item No. Ro88** Award of Contract M.S. 1717-007-11: 2017 School Sidewalk and Traffic Calming  
 File: 1717-007/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1717-007-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Jack Cewe Ltd.	\$2,528,400.00	No Change
2. Lafarge Canada Inc.	\$2,541,000.00	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. 1717-007-11 to Jack Cewe Ltd. in the amount of \$2,528,400.00, including GST, for the 2017 School Sidewalk and Traffic Calming project;
2. Set the expenditure authorization limit for Contract M.S. 1717-007-11 at \$2,700,000.00, including GST and contingency; and
3. Authorize the General Manager, Engineering to execute Contract M.S. 1717-007-11.

RES.R17-1472 Carried

**Item No. Ro89** Acquisition of Property at 14082 – 106 Avenue for the 105 Avenue Connector Project and Park Purposes  
 File: 1717-711; R17-0009

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the purchase of the  
property located at 14082 – 106 Street (PID: 010-478-582) for the purposes of accommodating  
a section of the future 105 Avenue alignment and for future park.

RES.R17-1473 Carried

**Item No. Rogo** Late Grant Application – Volunteer Cancer Drivers Society  
File: 1850-20

The Acting 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. Approve additional support of \$3,500 from the Council Initiatives Fund, to the Volunteer Cancer Drivers Society ("Society") to support the provision of free transportation services to cancer patients; and
2. Direct staff to include an On-going Grant to the Volunteer Cancer Drivers Society in the amount of \$5,000 in the 2018 Financial Plan, subject to the conditions identified in Corporate Report Rogo.

RES.R17-1474 Carried

**Item No. Rog1** 2016 Annual Financial Report  
File: 1880-20

The Acting General Manager, Finance and Technology submitted a report to provide Council with information about the results of the audit of the City of Surrey 2016 financial statements, which will then be included in the City's 2016 Annual Financial Report.

The Acting 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 Rog1 as information; and
2. Approve the 2016 Audited Financial Statements as presented in Appendix "I" to the report.

RES.R17-1475 Carried

Council noted that the City of Surrey had another successful audit and that staff has done an exceptional job.



**Item No. R094** Sport Tourism Grants for 2017  
File: 1850-01

The General Manager, Parks, Recreation and Culture and the Acting General Manager, Finance & Technology submitted a report to obtain Council's approval for the issuance of grants under the Sport Tourism Grant Program for the March 2017 intake. The secondary purpose of the report is to seek authorization for staff to approve late grant requests up to \$4,000, when the request is time sensitive and the organization has valid reason for not having submitted the request during the regular adjudication period.

The General Manager, Parks, Recreation and Culture and the Acting General Manager, Finance & Technology 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 R094 as information;
2. Approve staff recommendations for intake one, March 2017 Sport Tourism Grant applications as documented in Appendix "I", in accordance with the City's Sport Tourism Grant Program; and
3. Authorize staff to approve late grant requests up to \$4,000 prior to Council's approval and report back to Council bi-annually in a Corporate Report.

RES.R17-1478

Carried

**Item No. R095** South Campbell Heights Land Use Plan Update  
File: 6520-20 (South Campbell Heights)

The General Manager, Planning and Development submitted a report to update Council on the planning process for the South Campbell Heights Local Area Plan, to present the draft Planning Principles and draft Land Use concept that has been prepared, and to seek Council's authorization to prepare for a public open house in order to receive comment on the process to date.

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 R095 as information; and
2. Direct staff to prepare for a public information meeting in order to receive feedback on the draft Planning Principles as presented in the report and the draft Land use Concept as documented in Appendix "I".

RES.R17-1479 Carried

**Item No. R096** Proposed Text Amendments to Surrey's Official Community Plan  
(Phase 3 Amendments)  
File: 3900-20-18020

The General Manager, Planning and Development submitted a report to seek Council approval of the text and map amendments to Surrey's Official Community Plan as documented in Appendix "I" to the report

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 R096 as information;
2. Amend "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, as documented in Appendix "I" of the report; and
3. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related Public Hearing.

RES.R17-1480 Carried

**H. BY-LAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19235"  
7916-0148-00 - Amninder, Navneet, Dilbagh and Manjeet Randhawa  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
RA to CD - 8656 and 8660 - 164 Street - to subdivide into 4 small suburban lots.

Approved by Council: April 24, 2017



- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19237"  
7916-0369-00 – Pro Ridge Homes Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RF to RF and RF-13 – 6234 – 128 Street - to subdivide into 17 single family lots  
(5 RF and 12 RF-13).

Approved by Council: April 24, 2017

RES.R17-1485

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19237" pass its third reading.  
Carried  
with Councillor Woods opposed

**Development Variance Permit No. 7916-0369-00**

6234 – 128 Street

To reduce the minimum lot width for Lots 1 to 9 and Lot 13 in order to achieve an efficient subdivision layout.

RES.R17-1486

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit No. 7916-  
0369-00 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

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19233"  
7916-0332-00 – B & B Contracting Ltd.  
c/o Aplin & Martin Consultants Ltd (Anya Paskavic)  
A-2 to IB-1 – 18992 – 32 Avenue - to allow for future light industrial or business park  
uses.

Approved by Council: April 24, 2017

RES.R17-1487

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19233" pass its third reading.  
Carried

- 6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19234"  
7916-0161-00 – Petite Girafe Montessori Preschool & Daycare Inc.  
c/o Aplin & Martin Consultants Ltd. (Andy Igel)  
CCR to CD – 15977 – 28 Avenue - to develop a 3-storey building to accommodate a  
childcare facility for up to 66 children.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19234" pass its third reading.

RES.R17-1488

Carried

**Development Variance Permit No. 7916-0161-00**

15977 – 28 Avenue

To reduce the minimum setback requirement from the top-of-bank for a Class A watercourse from 30 metres (100 ft.) to 15 metres (49 ft.) at the closest point in order to accommodate the proposed development.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit No. 7916-  
 0161-00 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.R17-1489

Carried

- 7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19238"  
7916-0312-00 – 1005667 B.C. Ltd. (Director Information: Amrik, Balwinder, Tarsam  
and Sunjeev Bath) and 1010215 B.C. Ltd. (Director Information: Tarsam Bath)  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-13 – 1869 and 1889 – 168 Street - to subdivide into 71 single family lots.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19238" pass its third reading.

RES.R17-1490

Carried  
with Councillors Woods and LeFranc opposed

**Development Variance Permit No. 7916-0312-00**

1869 and 1889 – 168 Street

To reduce the lot depth for all proposed lots, front yard setbacks for proposed Lots 19 and 20 and rear yard setbacks for proposed Lots 10, 19, 20 and 31 in order to achieve functional floor plans. The applicant is also seeking to amend the Zoning By-law definition of front lot line for proposed Lot 19 so that 18B Avenue can be considered the front lot line.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit No. 7916-0312-00 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.R17-1491

Carried

with Councillors Woods and LeFranc opposed

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19239"  
7916-0663-00 – Rajni and Rajinder Vermani  
c/o Mainland Engineering Design Corp. (Avnash Banwait)  
RF to RF-10 – 15378 - 28 Avenue - to subdivide into 2 single family small lots.

Approved by Council: April 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19239" pass its third reading.

RES.R17-1492

Carried

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19240"  
7916-0283-00 – Arthur and Clarice Skidmore  
c/o New Creation Homes Ltd. (Paul Thiessen)  
RF to RF-O – 2189 – 123 Street - to bring the existing dwelling into compliance and allow for an addition to the garage.

Approved by Council: April 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19240" pass its third reading.

RES.R17-1493

Carried

**Development Variance Permit No. 7916-0283-00**

2189 – 123 Street

To reduce the minimum rear yard setback from 10.0 metres (33 ft.) to 8.4 metres (27.5 ft.) in order to bring an existing deck into conformity with the zone.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit No. 7916-0283-00 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.R17-1494

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19241"  
7917-0011-00 – Weststone Properties 104 Ltd. and West Village Parcel 6 Holdings Ltd.  
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)  
RF to CD – 10297 and 10327 – 133A Street - to develop a 44-storey building with  
13-storey podium containing 11 townhouse units, 539 apartment units and ground  
level retail space.

Approved by Council: April 24, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19241" pass its third reading.

RES.R17-1495

Carried

Council noted that the project is significant for City Centre as it is a purpose built rental facility.

The amenity space deficit needs to be addressed; as it is a deficit for the community and the entire City; Council requested clarification as to whether a housing agreement can be put in place to prevent the housing stock to be converted to strata units.

Staff clarified that the rental building could feasibly be stratified and that the apartments can be leased at a later stage; however, if the building is occupied with rental units and tenants, then it must come back to Council for consideration before changing use and becoming a Strata. Staff clarified that a housing agreement would need to be put in place in order to guarantee that the units will remain as rental stock.

Staff noted that direction and a motion from Council would be required pursuant to the legislation; however Council would need to give guidance in terms of the length of time associated with the agreement.

It was Moved by Councillor LeFranc  
 Seconded by Councillor Woods  
 That staff work with the Applicant to draft a  
 housing agreement with the Applicant prior to the final adoption.  
 RES.R17-1496 Carried  
 with Councillors Hayne and Gill opposed

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19232"  
 7915-0222-00 – Chang Shu Wei Enterprises Ltd.  
 c/o Hearth Architectural Inc. (Joe Muego)  
 RF to C-5 – 15936 – 96 Avenue - to develop a 2-storey commercial building  
 containing 2 retail units.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19232" pass its third reading.  
 RES.R17-1497 Carried

**Development Variance Permit No. 7915-0222-00**

15936 – 96 Avenue

To reduce the side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.) on the west side and 3.0 metres (10 ft.) on the east side in order to eliminate a potential undesirable corridor between buildings on the west side and achieve a pedestrian-oriented streetscape along 159A Street

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7915-0222-00 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.R17-1498 Carried

**PERMITS - APPROVALS**

12. **Development Variance Permit No. 7916-0079-00**  
 Narinder Kaur Garcha  
 c/o H.Y. Engineering Ltd. (Kris Patel)  
 13466 – 28 Avenue  
 To reduce the minimum lot widths for proposed Lot 1 and Lot 2 to allow for a proposed subdivision into 2 single family lots and allow retention of the existing house on Lot 1.

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

- (a) In Section K Subdivision (3) of Part 12 One-Acre Residential Zone (RA), the minimum lot width is reduced from 50 metres (164 ft.) to 42.3 metres (139 ft.) for proposed Lot 1; and
- (b) In Section K Subdivision (3) of Part 12 One-Acre Residential Zone (RA), the minimum lot width is reduced from 50 metres (164 ft.) to 45.1 metres (148 ft.) for 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 Hayne  
That Development Variance Permit No. 7916-  
0079-00 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.R17-1499

Carried

**13. Development Variance Permit No. 7916-0498-00**

Melissa and Gregory Frers  
c/o Greg Frers  
15508 - 37A Avenue

To reduce the minimum side yard (flanking) setback for a proposed accessory structure (in-ground pool).

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

- (a) In Part 16, Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Side Yard on a Flanking Street Setback for an Accessory Structure is reduced from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.).

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit No. 7916-  
0498-00 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.R17-1500

Carried



14. **Development Variance Permit No. 7917-0127-00**

Jasdeep and Maninder Khandal

c/o Jasdeep Khandal

13538 - 57 Avenue

To reduce the side yard setbacks for a new single family dwelling.

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

- (a) In Part 14, Section F. Yards and Setbacks of Half-Acre Residential Zone (RH), the minimum East Side Yard Setback for a Principal Building is reduced from 4.5 metres (15 ft.) to 2.5 metres (8.2 ft.); and
- (b) In Part 14, Section F. Yards and Setbacks of Half-Acre Residential Zone (RH), the minimum West Side Yard Setback for a Principal Building is reduced from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit

No. 7917-0127-00 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.R17-1501

Carried

15. **Development Variance Permit No. 7917-0083-00**

Avtar and Paramjit Singh

c/o Sutton Group West Coast Realty (Gary Mand)

12136 - 56 Avenue

To reduce the side yard setback for a new single family dwelling.

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

- (a) In Part 12, Section F. Yards and Setbacks of One-Acre Residential Zone (RA), the minimum Side Yard (West) Setback for the Principal Building is reduced from 4.5 metres (15 ft.) to 3.4 metres (11 ft.).

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

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

No. 7917-0083-00 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.R17-1502

Carried

**16. Development Variance Permit No. 7917-0132-00**

Ryan Jones

2111 - 165 Street and 2112 - 164A Street

To reduce the side yard (south) setbacks for two proposed detached garages.

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

- (a) In Part 17E, Section F. Yards and Setbacks of Single Family Residential (9) Zone (RF-9), the minimum Side Yard Setback for an Accessory Structure is reduced from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.).

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

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

No. 7917-0132-00 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.R17-1503

Carried

**17. Development Variance Permit No. 7917-0076-00**

ITB (BC) Holdings Inc.

c/o ITB (BC) Inc. (Aren Van Dyke)

5285 - 192 Street

To reduce the side yard (north) setback to continue to accommodate large trailers, trucks and vans for maneuvering and parking for a proposed storage building on an existing truck repair facility.

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

- (a) In Part 48 - Light Impact Industrial Zone (IL), Section F. Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.)

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0076-00 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.R17-1504

Carried

**18. Development Variance Permit No. 7917-0018-00**

Sukhpal Brar and Shavinderjit Rai

11425 and 11431 Royal Crescent

To reduce the front yard setback as measured to the building face of an attached garage and the rear yard setback of the principal building. In addition, an increase to the maximum allowable area of a driveway. This can accommodate up to 4 off-street parking spaces, retain shared trees on the adjacent property to the east (11435 Royal Crescent) for construction of a new single family dwelling.

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

- (a) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback, as measured to the front building face of an attached garage, on lots that front onto a cul-de-sac and have a frontage less than 8 metres (26 ft.), as determined by measuring a straight line drawn between the two front corners of the lot, is reduced from 11 metres (36 ft.) to 7.5 metres (25 ft.) for both Lots 1 and 2 (11425 and 11431 - Royal Crescent);
- (b) In Subsection H.3.c.iii of Part 16 "Single Family Residential Zone (RF)", the maximum allowable area of a driveway within the front yard is increased from 53% to 55% of the total area of the front yard for Lot 1 (11431 Royal Crescent) and to 72% of the total area of the front yard for Lot 2 (11425 Royal Crescent); and
- (c) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for 100% of the length of the rear wall of the principal building on both Lots 1 and 2 (11425 and 11431 Royal Crescent).

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

\* **Note:** Memo received from Planning and Development advising that all outstanding conditions have been met, and that the permit is in order for issuance.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0018-00 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.R17-1505

Carried**PERMITS – SUPPORT**

19. **Development Variance Permit No. 7916-0159-01**  
 0907878 BC Ltd. (Director Information: Balbir and Kuldish Chatha)  
 c/o T3 Engineering Ltd. (Sadiq Safar)  
 15490 – 26 Avenue  
 To reduce the minimum lot area for proposed Lot 4 from 363 square metres  
 (3,907 sq. ft.) to 341 square metres (3,670 sq. ft.) in order to permit subdivision into  
 4 single family small lots.

The associated application is at Third Reading and is awaiting final  
 approval. Zoning Text Amendment Bylaw No. 18899, which removed the  
 minimum lot area by up to 10% under small lot single family Zones 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 Hayne  
 That Development Variance Permit No. 7916-  
 0159-01 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.R17-1506

Carried

20. **Development Variance Permit No. 7916-0330-00**  
 1074664 BC Ltd. (Director Information: Dalbir Dhaliwal, Gagandeep Matharu and  
 Sukhwinder Singh)  
 c/o Hub Engineering Inc. (Mike Kompter)  
 5495 – 128 Street  
 To reduce the minimum lot width from 30 metres (100 ft.) to 24.8 metres (81 ft.) and  
 to reduce the side yard (north) flanking street from 7.5 metres (25 ft.) to 4.5 metres  
 (15 ft.) impacted by a proposed multi-use pathway and road allowance requirements  
 for proposed Lot 7. The variances will allow for a proposed 7 lot 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 Hayne  
 That Development Variance Permit No. 7916-0330-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final approval of the Development Permit.

RES.R17-1507 Carried

Staff, in response to a question from Council noted that access to Lot 7 would be located off of 128 Street and the property would not be using the walkway configuration.

**FINAL ADOPTIONS**

- 21. "Surrey Parks, Recreation and Cultural Facilities Regulation Bylaw, 1998, No. 13480, Amendment Bylaw, 2017, No. 19216"  
 3900-20-19216 – Regulatory Text Amendment  
 "Surrey Parks, Recreation and Cultural Facilities Regulation By-law, 1998, No. 13480", as amended, is further amended to expand the definition of "smoking" to include the use of activated e-cigarettes and e-substances to be banned from City parks.

Approved by Council: April 24, 2017  
 Corporate Report Item No: 2017-R080

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Parks, Recreation and Cultural Facilities Regulation Bylaw, 1998, No. 13480, Amendment Bylaw, 2017, No. 19216" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1508 Carried

- 22. "Surrey General Rates Levy Bylaw, 2017, No. 19217"  
 3900-20-19217 – Council Initiative  
 A bylaw to provide for the levying of rates for general city purposes and special services for the year 2017 in the City of Surrey.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey General Rates Levy Bylaw, 2017, No. 19217" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1509 Carried

23. "Surrey Special Rates Levy Bylaw, 2017, No. 19218"  
3900-20-19218 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2017.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Special Rates Levy Bylaw, 2017,  
No. 19218" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal.

RES.R17-1510

Carried

24. "Roads and Traffic Safety Levy Bylaw, 2017, No. 19219"  
3900-20-19219 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for the year 2017.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Roads and Traffic Safety Levy Bylaw,  
2017, No. 19219" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R17-1511

Carried

25. "MVRD Tax Requisition Bylaw, 2017, No. 19220"  
3900-20-19220 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide for the amounts requested by Metro Vancouver Regional District for the year 2017.

Approved by Council: April 24, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "MVRD Tax Requisition Bylaw, 2017, No.  
19220" be finally adopted, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal.

RES.R17-1512

Carried

26. "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

- \* Council is advised that Bylaw 19107 has been approved by the Deputy Inspector of Municipalities of the Province of British Columbia; therefore, Final Adoption of the Bylaw is in order for Council's consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Development Cost Charge Bylaw, 2017, No. 19107" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1513

Carried

27. "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 Nos: 2016-R158; 2016-R236

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1514

Carried

28. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928" 3900-20-18928 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further amended in Figure 3 to change the Land Use Designation for areas shown from Agricultural to Mixed Employment and in Figure 51 to change the Land Use Designation for areas shown from Rural to Mixed Employment and to amend the Regional Growth Strategy Land Use Designation Urban Containment Boundary.

Approved by Council: April 24, 2017  
Corporate Report Item No: 2016-R254

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18928" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R17-1515 Carried

## INTRODUCTIONS

29. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
 2017, No. 18787"  
 3900-20-18787 – Regulatory Text Amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further  
 amended to include housekeeping, text and map amendments associated with the  
 approval of Stage 1 of the Fleetwood Town Centre Plan, new Development Permit  
 Guidelines for energy efficient construction, adjustments to three Land Use  
 Designations, reformatting the Hazard Land and Farm Protection Development  
 Permit Guidelines and an update to the Sustainability Charter reference in order to  
 be consistent with the 2.0 version.

Approved by Council: May 8, 2017  
 Corporate Report Item No: 2017-R096

Earlier in the meeting, Council approved the recommendations of Corporate Report  
 Item No. R096. Bylaw No. 18787 is therefore in order for consideration.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2017, No. 18787" pass its first reading.  
 RES.R17-1516 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2017, No. 18787" pass its second reading.  
 RES.R17-1517 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 18787" be  
 held at the City Hall on May 29, 2017, at 7:00 p.m.  
 RES.R17-1518 Carried



## TO BE FILED

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

Approved by Council: July 11, 2016

**Note:** Planning and Development advise (see memorandum dated May 1, 2017 in back-up) that the Official Community Plan amendment associated with Development Application No. 7916-0052-00 is now being processed under the OCP amending Bylaw No. 18928; therefore, Bylaw No. 18797 is in order to be filed.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2016, No. 18797" be filed.

RES.R17-1519

Carried

## ITEM REFERRED BACK

31. **Development Variance Permit No. 7917-0106-00**  
0949951 BC Ltd. (Director Information: Iqbal Singh Dhaliwal)  
c/o Jagjit Singh Bangar  
Unit 101, 9450 – 120 Street (9486 – 120 Street)  
To vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drugstore and an existing small-scale drug store.

\* At the April 24, 2017 Regular Council – Public Hearing, Council was requested to consider supporting the issuance of the DVP. At the meeting, Council raised questions with respect to opposition from the neighbouring townhouse strata corporation (Red Leaf Crescent), with concerns regarding incomplete landscaping works. Planning and Development advise (see memorandum dated May 3, 2017 in back-up) that the landscape securities, in the amount of \$48,881.03, are still being held to ensure completion of landscaping works required under Development Permit No. 7912-0026-00, previously approved by Council on July 29, 2013.

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

- (a) In Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a small-scale drug store and an existing small-scale drug store is reduced from 400 metres (1,300 ft.) measured lot line to lot line, to 220 metres (722 ft.) measured door to door.

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

- \* **Note:** Memo received from Planning and Development advising that all outstanding conditions have been met, and that the permit is in order for issuance.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit No. 7917-0106-00 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.R17-1520 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 Gill  
 Seconded by Councillor Hayne  
 That Pursuant to the *Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167*, as amended, Ravneet Singh is hereby appointed as a Parking Patroller for the City of Surrey to be effective at the start date of his employment and continuing for the duration of their employment by Concord Security Corporation as a Parking Patroller for the City of Surrey.

RES.R17-1521 Carried

### 2. 2018 Council Meeting Schedule File: 0550-20-01

Memorandum received from the City Clerk recommending that Mayor and Council adopt the proposed 2018 Council Meeting Schedule. The annual Council Meeting Schedule has been developed to accommodate our various statutory obligations and the annual FCM, UBCM and LMLGA Conferences for Council's consideration.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the 2018 Council Meeting Schedule be adopted.

RES.R17-1522 Carried

**3. FCM Board of Director Appointment**

File: 0250-03

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council endorse Councillor Barbara

Steele to stand for election on the Federation of Canadian Municipalities Board of Directors for the period starting in June 2017 and ending June 2018; and that Council will assume all costs associated with Councillor Barbara Steele attending FCM's Board of Directors meetings.

RES.R17-1523

Carried**J. NOTICE OF MOTION****K. OTHER BUSINESS****1. Development Variance Permit No. 7917-0129-00**

Johal Properties Ltd.

c/o Cliff Raps

6235 - 136 Street (6225 and 6245 - 136 Street)

To waive the minimum requirement for distance between a proposed small-scale drug store and existing drug stores for a proposed small-scale drug store to operate in an existing multi-tenant commercial building.

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

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 90 metres (295 ft.) to permit a small-scale drug store at 6235 - 136 Street.

Council noted that Development Variance Permit No. 7917-0129-00 was defeated at the April 24, 2017, Regular Council Public Hearing. Since that time, further information has been provided which clearly illustrated that Application No. 7917-0129-00 had been initially submitted in 2015, and at that time, there were no other drugstores located within the vicinity. Based on the approval received in 2015, the Applicant was granted a business licence and conducted renovations to the site; however, during the renovation period other pharmacies were subsequently approved within the general vicinity which meant they had to apply for the Development Variance Permit (DVP). Council clarified that the purpose of Development Variance Permit No. 7917-0129-00 is to provide support to a home care operation and for an adjacent seniors centre and the application should be brought back for reconsideration.

