

**Present:**Chairperson - Mayor Hepner  
Councillor Gill  
Councillor Hayne  
Councillor Starchuk  
Councillor Steele  
Councillor Woods**Absent:**Councillor LeFranc  
Councillor Martin  
Councillor Villeneuve**Staff Present:**City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
Acting General Manager, Finance and Technology  
General Manager, Parks, Recreation and Culture  
General Manager, Human Resources  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Manager, Land Development, Engineering  
City Solicitor**A. ADOPTION OF MINUTES****1. Special (Regular) Council - May 8, 2017**It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the Special (Regular)  
Council meeting held on May 8, 2017, be adopted.

RES.R17-1714

Carried**2. Council-in-Committee - May 8, 2017**It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the  
Council-in-Committee meeting held on May 8, 2017, be received.

RES.R17-1715

Carried**3. Regular Council - Land Use - May 8, 2017**It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the minutes of the Regular Council -  
Land Use meeting held on May 8, 2017, be adopted.

RES.R17-1716

Carried

4. Regular Council – Public Hearing – May 8, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on May 8, 2017, be adopted.  
 RES.R17-1717 Carried

B. DELEGATIONS – PRESENTATIONS

- 1. Ted de Crom, Society of Municipal Arborists (SMA)  
 File No.: 0290-20

Note: See Corporate Report 2017-R112 under Section G.

The delegation presented Council with a plaque acknowledging that the City received accreditation for the Urban Forestry Program.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the agenda be varied in order to  
 address Corporate Reports R115 and R116 prior to the Public Hearing portion of the  
 meeting.  
 RES.R17-1718 Carried

G. CORPORATE REPORTS

- Item No. R115 Update on Implementation of Community Climate Action Strategy  
 File: 0512-02

The General Manager, Planning & Development and Manager, Sustainability submitted a report to present an update regarding the implementation of the Community Climate Action Strategy (the "Strategy").

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

Council thanked staff for their work on the Community Climate Action Strategy and the Coastal Flood Strategy.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Corporate Report R115 be received for  
 information.  
 RES.R17-1719 Carried

**Item No. R116**                      Climate Action Revenue Incentive Program 2016 Reporting Requirements and 2016 Corporate Greenhouse Gas Emissions Inventory  
File: 0512-02

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

- Fulfil the annual Climate Action Revenue Incentive Program grant requirement to report publicly on the City's plan and progress toward the City's climate action goals; and
- Provide information regarding the City's 2016 corporate greenhouse gas ("GHG") emissions inventory.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Corporate Report R116 be received for

information.

RES.R17-1720

Carried

## B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Official Community Plan Amendment Bylaw No. 19252**  
**Surrey Zoning Amendment Bylaw No. 19253**  
**Application: 7917-0003-00**

CIVIC ADDRESS:            17326 and 17360 – 100 Avenue

APPLICANT:                1097599 B.C. Ltd. (Director Information: John Trainer and Sander Van Der Vorm) and Sander Van Der Vorm  
c/o Citiwest Consulting Services Ltd (Roger Jawanda)

PURPOSE:                 The applicant is seeking to redesignate the site from Suburban to Urban and rezone the site from One-Acre Residential and Single Family Residential. The applicant is proposing to subdivide the site into 9 single family lots.

In addition, a development variance permit is being sought to reduce the lot depth for proposed Lot 1, reduce the front yard setback for proposed Lots 1, 2, 3 and 9, reduce the side yard setback for proposed Lot 2 and increase the total paved driveway area for proposed Lots 2 to 5 in order to achieve functional floor plans and accommodate side-accessed garages so that vehicles don't have to back out onto 100 - Avenue.

D. Jack, President, Surrey Environmental Partners: The delegation expressed concern that 53 of 53 trees will be removed, and that the 41 trees will be protected in a buffer area along the rear of the lots backing on to Highway 1 are located on private property.

In response to questions from the delegation, staff advised that there will be a covenant registered on title, and the City will collect security deposit funds to ensure the protection of the trees. A maintenance review is scheduled one year after the project is completed. If the trees remain in good condition, 90% of the security deposit is released. An additional maintenance review is scheduled one year later, and if the trees are still in good condition, the remaining 10% of the security deposit is relinquished.

Staff further advised that the developer will be required to pay amenity fees in accordance with the Neighbouring Context Plan.

2. **Surrey Zoning Amendment Bylaw No. 19251**  
**Application: 7916-0647-00**

CIVIC ADDRESS: 5989 -- 128 Street

APPLICANT: Harwinder and Sukhvir Cheema  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

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 facing 128 Street. The southern portion of proposed Lot 2 is to remain undeveloped for future consolidation with the adjacent property at 5977 - 128 Street.

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

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

3. **Surrey Zoning Amendment Bylaw No. 19256**  
**Application: 7915-0357-00**

CIVIC ADDRESS: 13935 and 13967 – 60 Avenue

APPLICANT: Paramjit and Jagdish Nijjer and Sarbjit Taggar  
 c/o H.Y. Engineering Ltd. (Lori Joyce)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (10), Single Family Residential (12) and Single Family Residential (13). The

applicant is proposing to subdivide the site into 27 single family lots (20 RF-10, 5 RF-12 and 2 RF-13)

In addition, a development variance permit is being sought to reduce the rear yard setback from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for proposed Lots 1 to 5 in order to allow for functional floor plans.

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

B. and R. Hennessey, 60th Avenue and 140th Street: The delegation expressed the following concerns: 1) A row of their hedging cedars may be damaged during the removal of a cedar tree due to its proximity and shared root zone. The delegation is seeking affirmation that the hedging cedars would be replaced with at least eight to ten foot high Emerald cedars. 2) There is a row of cedars along 60 Avenue that have intrinsic value. Should the cedars be damaged, the delegation is requesting that the developer replace them with at least 10 foot high Emerald cedar trees, and that a wire fence be implemented along the south side of the hedge to provide a barrier for animals and children. 3) 60A Avenue will be retained as a half-road. The delegation is requesting that the City implement no parking signage along 60A Avenue. 4) A road easement required for the project would require the removal of flower planting, which includes Rhododendrons that were planted in honor of the delegation's children and grand-children. The delegation is requesting that a road layout be implemented to retain the flower plantings.

V. and J. Chan, 60th Avenue and 139 Street: The delegation noted that there are Cedar and Douglas Firs under possibility of being removed. The delegation is requesting that the trees be replaced with a six foot cedar fence.

S. Wacker, 60th Avenue and 139 Street: The delegation expressed concern that the proposed layout could impact the subdivision layout and viability of her property. The proposal requires the creation of 139 Street, which could impact the subdivision ability of her property, as the majority of the easement is located on her property. The delegation requested that 139 Street be located further east to allow for lot placements on her property that do not require variances. The City's Riparian Bylaw could further impact lot siting on her property due to the presence of a Class B watercourse located on the property to the west. The delegation expressed concerns regarding the applicant's survey of the river bank, as it is unclear as to where the riparian setback will begin, and what the environmental impacts will be. The delegation advised that she had not been involved in the planning of the subdivision, and requested an opportunity to submit an alternative proposal.

In response to questions from Council, the delegation advised that she has spoken to City staff regarding the project, but was not included in preliminary discussions for the subdivision.

L. Joyce, HY Engineering (agent on behalf of the applicant): The agent noted the following: 1) private agreements regarding tree removal and retention are currently being arranged. The applicant will work with neighbours with respect to privacy if hedge trees are required to be moved. 2) It is not clear if the road easement is required as of yet. The applicant completed preliminary consultation to ensure the neighbours were comfortable should the easement be required. 3) The applicant has discussed an alternative development with Ms. Wacker's mother. 4) A survey has been completed from the top of the riverbank, and has confirmed the riparian setback. 5) The road configuration has been designed so that it aligns with existing roads, and the applicant has tried to ensure that it is as fair as possible. 6) The Land Use, Zoning and overall density is consistent with Neighbourhood Context Plan.

In response to questions from Council, Ms. Joyce discussed impacts of the creek location and road alignment that was being proposed, and advised that the applicant tried to formulate an alignment that would be approved by the Ministry of Transportation. The delegation noted that the applicant has discussed the subdivision with Ms. Wacker's design consultant.

Agent on behalf of Ms. Wacker: The agent advised they have not received alternative layouts or information from the City or the applicant as to how both properties could be developed together. The delegation noted that he has an alternative option that he believes could work for both properties, and is currently submitting that proposal to the City.

In response to a question from Council, the delegation noted that the City recently completed a review of his alternative proposal.

D. Jack, President, Surrey Environmental Partners: The delegation advised that 125 of 127 trees will be removed from the property, including 56 Douglas Firs, and 58 Red Cedars. With each new lot implementing one new tree, that will result in a deficit. The delegation noted that a flat, green roof could have been implemented for the project to reduce heating requirements.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
E. Jones		X	
G. Polisky		X	
E. Neumeyer		X	
B. and R. Hennessey			X
M. Wacker		X	

4. **Surrey Zoning Amendment Bylaw No. 19260**  
**Application: 7916-0214-00**

CIVIC ADDRESS: 14418 and 14462 – 72 Avenue

APPLICANT: Amson Centre 72 Ltd.  
 c/o DF Architecture Inc. (Jessi Arora)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to develop 2 Commercial/Residential buildings with 8 apartment units above 9 commercial retail units in proposed Building 1 and 9 ground level commercial retail units in proposed Building 2.

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

The Agent on behalf of the applicant: The agent provided an on-table letter from a local indicating support for the rezoning of the site, noting that commercial units are needed in the area. In addition, the agenda advised that he had met with representatives from neighbouring properties who expressed the following concerns, which the applicant is working to address: 1) Due to traffic congestion, it was suggested that a left-hand turn lane be implemented for westbound traffic. 2) A solid fence be implemented along the southern boundary of the property. 3) A security gate be implemented for after-hours traffic entering the property from 72 Avenue. 4) That the commercial units do not include a 24 convenience store. 5) That the garbage bin area be implemented on the south east side of the property, as there are no balconies overlooking this area.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the on-table correspondence regarding  
 Surrey Zoning Amendment Bylaw No. 19260 be received for information.  
Carried

RES.R17-1721

D. Jack, President, Surrey Environmental Partners: The delegation suggested that a green roof could have been considered for this project, and expressed concern that 73 of 79 trees are scheduled to be removed.

In response to a question from the delegation, staff advised that a five meter buffer was established after consultation with the neighbouring property owner.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Ochsendorf			X
A. Moore		X	

5. **Surrey Zoning Amendment Bylaw No. 19258**  
**Application: 7916-0494-00**

CIVIC ADDRESS: 5891 – 172A Street

APPLICANT: Piara Homes Ltd.  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential to Single Family Residential (13).  
 The applicant is proposing to subdivide the property into 3 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.

R. Nedila, 51 Avenue and 178 Street: The delegation requested that the new road allowance for 59 Avenue not be connected to 172 Street, and that it be retained as a dead end cul-de-sac. An alternative solution could include implementing a pedestrian path to 172 Street.

In response to questions from Council, staff advised that the property located at 5916 - 172 Street is currently under application. The City has always anticipated that this portion of 59 Avenue would be opened, and the application would open the road, as well as complete the half-cul-de-sac.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Nedila		X	
C. Lewynsky Batcheller		X	

6. **Surrey Zoning Amendment Bylaw No. 19259**  
**Application: 7916-0375-00**

CIVIC ADDRESS: 5940 – 176 Street (5889, 5890, 5893, 5898 and 5901 – 176 Street)

APPLICANT: Annesley (Cloverdale) Holdings Ltd.  
 c/o RDG Management Ltd. (John Rempel)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Multiple Residential (30). The applicant is proposing to develop 59 townhouse units.

In addition, a development variance permit is being sought to reduce the setbacks along the east, west and south property lines in order to achieve a more efficient site layout.



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

B. Delcourt, 59 Avenue and 176th Street: The delegation expressed concerns regarding traffic congestion at 60th Avenue and Highway 15 and suggested that concrete blocks be implemented along the median on 60th Avenue. The delegation further suggested that the remaining portion of the old 176 Street could be connected to the new construction driveway on 176 A Street to provide an additional point of access.

In response to a question from staff advised that the portion of old 176 Street will not be connected to the new construction road. The project would not be a gated community, and access would be provided from 176 A Street.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Lewynsky Batcheller		X	

**7. Surrey Zoning Amendment Bylaw No. 19254**  
**Application: 7916-0640-00**

CIVIC ADDRESS: 15633 and 15673 Mountain View Drive (2988 – 156 Street)

APPLICANT: T.M. Crest Homes (2007) Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential and Comprehensive Development (Bylaw No. 18538) to Comprehensive Development. The applicant is proposing to develop 87 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.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Town			X
T. Mintern			X
M. McIntosh		X	
A. Chan		X	
I. Gustov			X
K. Austin		X	

NAME	FOR	AGAINST	CONCERN
U. Goetzke		X	
F. Bettencourt			X

**8. Surrey Zoning Amendment Bylaw No. 19255**  
**Application: 7916-0706-00**

CIVIC ADDRESS: 16755 – 20 Avenue

APPLICANT: Balandra Development Inc. Les Developpements Balandra Inc.  
c/o WSP Canada Inc. (Dexter Hirabe)

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 10 single family small lots. Proposed Lot 5 will not be developed at this time as it will be used to provide temporary rear lane access from 20 Avenue.

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 Official Community Plan Amendment Bylaw No. 19243**  
**Surrey Zoning Amendment Bylaw No. 19257**  
**Application: 7916-0685-00**

CIVIC ADDRESS: 12661 – 110 Avenue

APPLICANT: Waterstone Holdings No. 2 Ltd.  
c/o WestStone Group (Victor Jeon)

PURPOSE: The applicant is seeking to redesignate the site from Commercial and Mixed Employment to Multiple Residential, insert the subject site into "Table 7a: Land Use Designation Exceptions" and rezone the site from Comprehensive Development (By-law No. 11076) to Comprehensive Development. The applicant is proposing to develop four 6-storey buildings containing 514 rental dwelling units and ground floor retail space. Proposed Buildings A (residential only) and B (mixed-use) will be on proposed Lot 1 and proposed Buildings C (mixed-use) and D (residential only) will be on proposed Lot 2.

Note: Planning and Development (see memorandum dated May 24, 2017 in back-up) have provided additional information regarding the proposed indoor amenity space for the subject development.

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

D. Jack, President, Surrey Environmental Partners: The delegation expressed support that the applicant will be planting larger tree species around the perimeter than was suggested. The delegation noted that the outdoor amenity space included in the proposal is "green" themed, which will be a benefit for residents.

Concerned Resident, 110 Avenue and 29th Street: The delegation expressed concerns for potential increase in crime that the development could bring to the area. The resident suggested that a mixed condo and rental project could be implemented to reduce potential crime increase. The resident also expressed concerns for additional traffic congestion the project could bring to the area.

Staff advised that there is currently preloading along 128th Street, and will be reviewing the road requirements for the proposed ice skating arena on 110 Avenue. It is anticipated that 110 Avenue will be widened at a later date. Additional traffic signals will be implemented at 126 A Street and 110 Street to assist with traffic flow.

Concerned Resident, 110 Avenue and 29th Street: The delegation expressed concerns regarding the rental building proposal, as it is unclear what type of rentals will the project include (i.e. - short term, low income, seniors, etc.) The resident also expressed concerns regarding noise and traffic.

Concerned Resident, 109 Avenue and 128th A Street: The delegation suggested that the roof of the project should be cosmetically acceptable, and that the garbage collection should be located on the west side of the site due to noise concerns.

Council noted that outdoor amenity space will not make up for a lack of indoor amenity space, and that the indoor amenity space of the proposal should be reviewed.

10. **Surrey Official Community Plan Text Amendment Bylaw No. 18787**

PURPOSE: "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 update references to the new Sustainability Charter 2.0, as described in Corporate Report No. 2017-R096.

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

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

**C. COMMITTEE REPORTS**

1. **Social Policy Advisory Committee - March 1, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Social Policy  
 Advisory Committee meeting held on March 1, 2017, be received.  
 RES.R17-1722 Carried

2. **Diversity Advisory Committee - March 7, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That the minutes of the Diversity Advisory  
 Committee meeting held on March 7, 2017, be received.  
 RES.R17-1723 Carried

3. **Culture Development Advisory Committee - April 18, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That the minutes of the Culture  
 Development Advisory Committee meeting held on April 18, 2017, be received.  
 RES.R17-1724 Carried

4. **Parks, Recreation & Sport Tourism Committee - April 19, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Parks, Recreation  
 and Sport Tourism Committee meeting held on April 19, 2017, be received.  
 RES.R17-1725 Carried

**D. BOARD/COMMISSION REPORTS**

1. **Surrey Heritage Advisory Commission - March 22, 2017**

(a) It was Moved by Councillor Hayne  
 Seconded by Councillor Steele

That the minutes of the Surrey Heritage Advisory Commission meeting held on March 22, 2017, be received.

RES.R17-1726

Carried

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

**Hillside Farm - Large Gambrel Barn, 6845 176 Street – Demolition Permit Application**

File: 6800-10

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

1. Receive the "**Hillside Farm - Large Gambrel Barn, 6845 176 Street – Demolition Permit Application**" report as information;
2. Endorse: "**Option 4 - Document and Demolish** the Large Gambrel Barn (with photographs, surveys, aerial photographs, Statement of Significance, etc.) and then issue the demolition permit. The "as found" report and other documentation would be forwarded to the City of Surrey Archives.; and
3. Remove the "**Hillside Farm - Large Gambrel Barn, 6845 176 Street**" from the Heritage Register.

RES.R17-1727

Carried

**Peace Arch Storyboard**

File: 6800-01

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

1. Receive the "**Peace Arch Storyboard**" report as information;
2. Approve up to \$6,800 (including GST), from the Unrestricted Reserve, for research, design, production and installation of a storyboard related to the Peace Arch; and
3. Endorse an unveiling ceremony to be held in September 2017, which would mark the 96th Anniversary of the dedication of the Peace Arch.

RES.R17-1728

Carried

**SHAC Grants & Scholarships Budget Inquiry**

File: 1850-20

It was Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That Council endorse allocating \$4,000 from  
 SHAC Grants & Scholarships account to facilitate the purchase of Legacy  
 books for distribution to members of Council, SHAC, local schools,  
 libraries and other government agencies at the discretion of the  
 Commission.

RES.R17-1729

Carried**2. Board of Variance - April 12, 2017**

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the minutes of the Board of Variance  
 meeting held on April 12, 2017, be received.

RES.R17-1730

Carried**3. Board of Variance - May 10, 2017**

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the minutes of the Board of Variance  
 meeting held on May 10, 2017, be received.

RES.R17-1731

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

Mayor Hepner read the following proclamations:

- (a) Bike to Work Week - May 29 - June 4, 2017
- (b) Intergenerational Day Canada - June 1, 2017
- (c) LGBTQ + Newcomer Day - June 3, 2017
- (d) National Health and Fitness Day - June 3, 2017
- (e) Built Green<sup>®</sup> Day - June 7, 2017
- (f) World Oceans Week - June 1 - 8, 2017  
World Oceans Day - June 8, 2017
- (g) Safe Kids Week - June 5 - 11, 2017

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS (cont'd)**

The Corporate Reports, under date of May 29, 2017, were considered and dealt with as follows:

**Item No. R097** Best Bar None Program  
File: 1850-20

The Director of Public Safety submitted a report concerning a request that has been received from the Surrey Board of Trade (SBOT) and the Best Bar None Program to seek financial assistance for the establishment of the Best Bar None Program in Surrey. Corporate Report R097 addresses that request.

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

1. Receive Corporate Report No. R097 as information; and,
2. Endorse the staff recommendation that the Best Bar None Program pursue funding and authority from the appropriate Provincial Authority and industry associations prior to consideration of their funding request.

RES.R17-1732

Carried

**Item No. R098** Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard (Step 2)  
File: 7915-0390-00

The General Manager of 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 sale of a 53.8 m<sup>2</sup> (579 ft.<sup>2</sup>) area of closed road allowance adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard under previously approved terms for this closure and sale as outlined in Corporate Report No. R016; 2017, a copy of which is attached to Corporate Report R098 as Appendix "I".

RES.R17-1733

Carried

**Item No. R099** Approval of the Sale of Closed Portions of Road Allowance Adjacent to 11348 - 128 Street; 12851 Bridgeview Drive; 12881 - 113B Avenue; and 12848, 12851, 12861 and 12869 - 114 Avenue (Step 2)  
File: 7916-0163-00

The General Manager of 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 sale of an 808.3 m<sup>2</sup> (8,700 ft.<sup>2</sup>) area and a 1,550 m<sup>2</sup> (16,684 ft.<sup>2</sup>) area, based on final survey information, of closed road allowance adjacent to 11348 – 128 Street; 12851 Bridgeview Drive; 12881 – 113B Avenue; and 12848, 12851, 12861 and 12869 – 114 Avenue, under previously approved terms for this closure and sale as outlined in Corporate Report No. R060;2017, a copy of which is attached to Corporate Report R099 as Appendix "I".

RES.R17-1734

Carried

**Item No. R100** Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 15331, 15345, 15355, 15361 and 15371 – 101 Avenue (Step 2)  
File: 7914-0057

The General Manager of 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 sale of a 308.6 m<sup>2</sup> (3,321.7 ft.<sup>2</sup>) area, based on final survey information, of closed road allowance adjacent to 15331, 15345, 15355, 15361 and 15371 -101 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R046;2017, a copy of which is attached to Corporate Report R100 as Appendix "I".

RES.R17-1735

Carried

**Item No. R101** Award of Contract M.S. 1716-063-11: Traffic Signals and Intersection Improvements  
File: 1716-063/11

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1716-063-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Lafarge Canada Inc.	\$2,831,817.45	No Change
2. Crown Contracting Ltd.	\$3,045,587.04	\$3,046,268.39

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. 1716-063-11 to Lafarge Canada Inc. in the amount of \$2,831,817.45, including GST, for traffic and pedestrian signal installations at various locations throughout the City;
  2. Set the expenditure authorization limit for Contract M.S. 1716-063-11 at \$3,271,000.00, including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 1716-063-11.
- RES.R17-1736 Carried

**Item No. R102** Award of Contract M.S. 5515-103: Temporary District Energy Heating Plant at 9639 - 137A Street  
File: 5515-103

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 5515-103. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Quadra Mechanical Ltd.	\$467,025.30	\$478,242.45
2. Division 15 Mechanical Ltd.	\$478,002.00	\$495,016.20
3. Trotter & Morton Building Technologies Inc.	\$498,372.00	No Change
4. All-Pro Services Ltd.	\$509,844.55	No Change
5. PML Professional Mechanical Ltd.	\$524,055.00	No Change
6. Ram Mechanical Ltd.	\$610,260.00	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. 5515-103 to Quadra Mechanical Ltd. in the amount of \$478,242.45, including GST, for the construction of a temporary gas fired boiler heating plant and an energy transfer station in a customer building located at 9639 - 137A Street;
  2. Set the expenditure authorization limit for Contract M.S. 5515-103 at \$527,000.00, including GST and contingency; and
  3. Authorize the General Manager, Engineering to execute Contract M.S. 5515-103.
- RES.R17-1737 Carried

**Item No. R103** Renewal of Lease Agreement with the Surrey Heritage Society of Former Museum Building on the Cloverdale Fairgrounds (Vintage Truck Museum)  
File: 0930-30/370

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the execution by the appropriate City officials of a lease renewal agreement as generally described in Corporate Report R103 with the Surrey Heritage Society (the "SHS") to allow the SHS to occupy 9,500. ft.<sup>2</sup> in the former Museum Building on the Cloverdale Fairgrounds at 6022 - 176 Street (the "Premises"), as generally illustrated in Appendix "I" attached to Corporate Report R103, to allow it to continue to operate as a Vintage Truck Museum for a 2-year period from June 1, 2017 to May 31, 2019.

RES.R17-1738

Carried

**Item No. R104** Acquisition of Property at 10475/10477 - 144 Street for the 105 Avenue for Road and Park Purposes  
File: 1716-7110; R17-0013

The General Manager of Engineering and General Manager of Parks, Recreation & Culture was 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 strata titled property located at 10475/10477 - 144 Street (PID No.'s 003-353-486 and 003-353-508) for the purposes of accommodating a section of the future 105 Avenue alignment, future widening of 144 Street and for future park.

RES.R17-1739

Carried

**Item No. R105** Acquisition of Property at 14391 Crescent Road  
File: 0870-20/497A

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

It was Moved by Councillor Gill  
Seconded by Councillor Steel  
That Council approve the purchase of 14391 Crescent Road (PID No.011-216-808), as illustrated on the attached Appendix "I" for parkland, watercourse and pond protection, and sanitary sewer right-of-way purposes.

RES.R17-1740

Carried

**Item No. R106** Road Closure Adjacent to 16668 – 103 Avenue and Disposition of a Portion of City Parkland located at 16678 – 103 Avenue  
File: 7914-0322-00; 0910-20/529A

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

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

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 142 m<sup>2</sup> (1,529 ft.<sup>2</sup>) portion of unconstructed 103 Avenue adjacent to the north property line of 16668 - 103 Avenue; and
2. Approve the sale of a 403 m<sup>2</sup> (4,338 ft.<sup>2</sup>) portion of City Parkland located at 16678 - 103 Avenue, all as generally illustrated in Appendix "I" attached to Corporate Report R106 and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

RES.R17-1741

Carried

**Item No. R107** Late Grant Application – Progressive Intercultural Community Services Society in partnership with Sher Vancouver  
File: 1850-20

The Acting General Manager of Finance & 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 R107 as information; and
2. Approve a grant of \$1,000 from the 2017 One-Time Grants Budget to the Progressive Intercultural Community Services Society ("PICS") to assist with the launch of a peer support group for Lesbian, Gay, Bisexual and Transgender ("LGBT") South Asian Youth, administered by their partner organization, Sher Vancouver.

RES.R17-1742

Carried

**Item No. R108** Late Grant Application – Sikh Motorcycle Club  
File: 1850-20

The Acting General Manager and Finance & 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 108 as information;
2. Approve a grant of \$500 from the 2017 One-Time Grants Budget to the Sikh Motorcycle Club in support of their Annual Dastaar & Dumaala Competition that will be held on Sunday, May 28, 2017 at the Bollywood Banquet Hall in Surrey; and
3. Transfer the unallocated Dry Grad funding to One-Time Grants funding.

RES.R17-1743

Carried

**Item No. R109** Sponsorship Request – Fraser Region Aboriginal Friendship Centre  
 File: 1850-20

The Acting General Manager of Finance and Technology submitted a report concerning a sponsorship request that has been received from FRAFCA for their annual fundraising gala, which will raise funds to support the Guiding Youth Home project. The event will take place on Saturday, November 18, 2017 at the Aria Banquet & Convention Centre in Surrey. This report addresses that request.

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

1. Receive Corporate Report R109 as information; and
2. Approve a sponsorship contribution of \$3,500 from the Council Initiatives Fund to the Fraser Region Aboriginal Friendship Centre Association ("FRAFCA") for their annual fundraising gala on Saturday, November 18, 2017.

RES.R17-1744

Carried

**Item No. R110** Surrey Homelessness and Housing Society – 2017 Annual General Meeting  
 File: 0360-20-01

The City Solicitor submitted a report concerning the rights of the City of Surrey as a member of the Surrey Homelessness and Housing Society in respect of the Society's 2017 AGM.

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

1. Receive Corporate Report R110 as information;



e. Receive the 2016 Report from the Board of Directors to the Shareholder.

5. Authorize the City Clerk to make Council's resolutions related to Corporate Report R111 available to the public as information.

RES.R17-1746 Carried

**Item No. R112** Surrey's Urban Forestry Program Receives SMA Accreditation  
File: 6300-01

The General Manager, Parks, Recreation & Culture was recommending that the report be received for information.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R112 be received for information.

RES.R17-1747 Carried

**Item No. R113** Award of Contract 1220-030-2017-025: Supply and Installation of Artificial Turf at Cloverdale Athletic Park  
File: 6140-20/C

The General Manager, Parks, Recreation & Culture submitted a report concerning the award of Contract 1220-030-2017-025. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>
1. Astro Turf West Distributors Ltd.	\$1,278,900.00
2. Team Rochon Inc. / GTRTurf	\$1,337,700.00
3. Les Surfaces Securitaires Carpell, Inc.	\$1,412,466.80

The General Manager, Parks, Recreation & Culture 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 1220-030-2017-025 to Astro Turf West Distributors Ltd. in the amount of \$1,278,900.00 including GST, for the supply and installation of artificial turf at Cloverdale Athletic Park;
2. Set the expenditure authorization limit for Contract 1220-030-2017-025 at \$1,410,000.00 including GST and contingency; and
3. Authorize the General Manager, Parks, Recreation & Culture to execute Contract 1220-030-2017-025 to a maximum of \$1,410,000.00, including GST and contingency.

RES.R17-1748 Carried

**Item No. R114** Supplemental Funding Requests – 2017 *Cultural Grants Program*  
File: 7800-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance & Technology submitted a report to obtain approval for the issuance of seven (7) supplemental grants under the *Cultural Grants Program* for 2017, the "Program".

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

1. Receive Corporate Report R114 as information; and
2. Approve under the *Cultural Grants Program*, seven (7) supplemental grants totalling \$32,500, as generally described in Corporate Report R114.

RES.R17-1749

Carried

**Item No. R115** Update on Implementation of Community Climate Action Strategy  
File: 0512-02

Corporate Report R115 was addressed earlier in the meeting.

**Item No. R116** Climate Action Revenue Incentive Program 2016 Reporting Requirements and 2016 Corporate Greenhouse Gas Emissions Inventory  
File: 0512-02

Corporate Report R116 was addressed earlier in the meeting.

**Item No. R117** Text Amendments to *Surrey Zoning By-law, 1993, No. 12000*  
File: 3900-20; 3900-30

The General Manager, Planning & Development and City Solicitor submitted a report summarizing various proposed text amendments to the *Surrey Zoning By-law, 1993, No. 12000* (the "Zoning By-law"). These text amendments include minor "housekeeping," such as correcting references and grammar to clarifications, several new policies to address emerging issues in regulating land use and development, and amendments to further clarify marijuana dispensaries as a permitted use. The policy-related amendments introduced in this report are to permit specific public transit-related uses in all Zones, and clarifying the authority of staff to withhold permits where a building design may facilitate uses that are not permitted in a Zone. As the primary regulatory by-law affecting the use, density, and form of development in the City, clarity and precision in the text of the Zoning By-law is of critical importance.

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

1. Receive Corporate Report R117 as information;
2. Approve the various text amendments to *Surrey Zoning By-law, 1993, No. 12000* as described in this report and as documented in Appendix "I;" and
3. Instruct the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

RES.R17-1750 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. 19252"  
 7917-0003-00 - 1097599 B.C. Ltd. (Director Information: John Trainer and Sander Van Der Vorm) and Sander Van Der Vorm  
 c/o Citiwest Consulting Services Ltd (Roger Jawanda)  
 To redesignate the site at 17326 and 17360 - 100 Avenue from Suburban to Urban.

Approved by Council: May 8, 2017

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19252" pass its third reading.  
 RES.R17-1751 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253"  
 RA to RF - 17326 and 17360 - 100 Avenue - to subdivide into 9 single family lots.

Approved by Council: May 8, 2017

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253" pass its third reading.  
 RES.R17-1752 Carried



**Development Variance Permit No. 7917-0003-00**

17326 and 17360 - 100 Avenue

To reduce the lot depth for proposed Lot 1, reduce the front yard setback for proposed Lots 1, 2, 3 and 9, reduce the side yard setback for proposed Lot 2 and increase the total paved driveway area for proposed Lots 2 to 5 in order to achieve functional floor plans and accommodate side-accessed garages so that vehicles don't have to back out onto 100 Avenue.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit

No. 7917-0003-00 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.R17-1753

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19251"  
7916-0647-00 - Harwinder and Sukhvir Cheema  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RA to RF-10 - 5989 - 128 Street - to subdivide into 2 single family small lots.

Approved by Council: May 8, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19251" pass its third reading.

RES.R17-1754

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19256"  
7915-0357-00 - Paramjit and Jagdish Nijjer and Sarbjit Taggar  
c/o H.Y. Engineering Ltd. (Lori Joyce)  
RA to RF-10, RF-12 and RF-13 - 13935 and 13967 - 60 Avenue - to subdivide into  
27 single family lots (20 RF-10, 5 RF-12 and 2 RF-13).

Council requested that staff address the concerns of the delegations, including retaining the Rhododendrons, and implementing privacy fences and no parking signs on 60A Avenue. In addition, Council requested that neighbouring properties be provided an opportunity to bring forward alternative subdivision proposals for the area.

Approved by Council: May 8, 2017

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That Council refer "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19256" back to staff to allow  
 neighbouring properties an opportunity to bring forward an alternative  
 subdivision proposal.

RES.R17-1755

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19260"  
 7916-0214-00 – Amson Centre 72 Ltd.  
 c/o DF Architecture Inc. (Jessi Arora)  
 RA to CD - 14418 and 14462 – 72 Avenue - to allow 2 Commercial/Residential  
 buildings with 8 apartment units, retail and office space.

Approved by Council: May 8, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19260" pass its third reading.

RES.R17-1756

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19258"  
 7916-0494-00 – Piara Homes Ltd.  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RF to RF-13 - 5891 – 172A Street - to subdivide into 3 single family small lots.

Approved by Council: May 8, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19258" pass its third reading.

RES.R17-1757

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19259"  
 7916-0375-00 – Annesley (Cloverdale) Holdings Ltd.  
 c/o RDG Management Ltd. (John Rempel)  
 RF to RM-30 - 5940 - 176 Street - to develop 59 townhouse units.

Approved by Council: May 8, 2017

Council requested that staff review traffic patterns westbound from 176 A Street as  
 per comments received during the Public Hearing.

RES.R17-1758

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19259" pass its third reading.  
Carried

**Development Variance Permit No. 7916-0375-00**

5940 - 176 Street

To reduce the setbacks along the east, west and south property lines in order to achieve a more efficient site layout.

RES.R17-1759

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit  
No. 7916-0375-00 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, Amendment Bylaw, 2017, No. 19254"  
7916-0640-00 - T.M. Crest Homes (2007) Ltd.  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
RA and CD (By-law No. 18538) to CD - 15633 and 15673 Mountain View Drive  
To develop 87 townhouse units.

Approved by Council: May 8, 2017

RES.R17-1760

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19254" pass its third reading.  
Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19255"  
7916-0706-00 - Balandra Development Inc. Les Developpements Balandra Inc.  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF-10 - 16755 - 20 Avenue - to subdivide into 10 single family small lots.

Approved by Council: May 8, 2017

RES.R17-1761

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19255" pass its third reading.  
Carried  
with Councillor Woods opposed.

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19243"  
7916-0685-00 – Waterstone Holdings No. 2 Ltd.  
c/o WestStone Group (Victor Jeon)  
To redesignate the site at 12661 – 110 Avenue from Commercial and Mixed Employment to Multiple Residential and insert the subject site into "Table 7a: Land Use Designation Exceptions".

Approved by Council: May 8, 2017

Council expressed concern regarding the lack of indoor amenity space, and noted that additional indoor amenity space could assist in alleviating outdoor crime and loitering issues. Council further noted that traffic should not be an issue due to the project's proximity to the Scott Road SkyTrain and the Light Rail Transit.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19243" pass its third reading.  
Carried

RES.R17-1762

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19257"  
CD (By-law No. 11076) to CD – 12661 – 110 Avenue - to develop four 6-storey buildings containing 514 apartment units and ground floor retail space.

Approved by Council: May 8, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19257" pass its third reading.  
Carried

RES.R17-1763

10. "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

**Note:** Memo received from Planning & Development (see memorandum dated May 11, 2017 in bylaw backup) that it is in order for Surrey Official Community Plan Amendment Bylaw No. 18787 to receive Third Reading and Final Adoption.

RES.R17-1764 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 third reading.  
Carried

RES.R17-1765 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" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

**PERMITS - APPROVALS**

11. **Development Variance Permit No. 7917-0145-00**  
Qualico Developments (Vancouver) Inc.  
c/o Streetside Developments (BC) Ltd. (Marc MacCaull)  
2423 - 165 Street  
To increase the floor area for construction of a double-sized detached garage on a double-sized lot that is consistent with the character and form with the rest of the rowhouse complex in the area.

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

- (a) In Section H. Off-Street Parking of Comprehensive Development Zone (By-law No. 18633), the maximum Floor Area of a garage or carport is increased from 22 square metres (240 square feet) to 44.2 square metres (476 square feet).

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

RES.R17-1766 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit No. 7917 - 0145-00 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.  
Carried

**12. Development Variance Permit No. 7917-0125-00**

Pacific Link Industrial Park Ltd.

c/o Priority Permits Ltd. (Jason Noseworthy)

10385 - 120 Street (10355, 10365 and 10377 - 120 Street)

To vary the Sign By-law to increase the sign area for 2 one-sided directional signs and increase the height of the directional signs. This will help direct vehicle traffic within the parking lot and from 120 Street to the drive-through aisle to the south of the retail unit (Starbucks Coffee) of the existing multi-tenant commercial building.

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

- (a) To vary the Sign By-law to increase the maximum sign area for two (2), one-sided directional signs from 0.4 metre (4 sq. ft.) to 0.68 square metre (7.25 sq. ft.); and
- (b) To vary the Sign By-law to increase the maximum height of two (2) directional signs, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 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. 7917-0125-00 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.R17-1767

Carried**13. Development Variance Permit No. 7916-0260-01**

Claire Egan and Kirk Buchanan

c/o Sarah Gallop Design Inc. (Stirling McLeod)

2365 - 124 Street

To reduce the front yard and the side yard (north) setbacks to allow the existing detached garage to come into conformity.

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 for an accessory building is reduced from 18 metres (60 ft.) to 15.9 metres (52 ft.); and
- (b) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum side yard (north) setback for an accessory building is reduced from 1.0 metre (3 ft.) to 0.6 metre (2 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. 7916-0260-01 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.R17-1768

Carried

14. **Development Variance Permit No. 7917-0153-00**

The Board of School Trustees of School District No. 36 (Surrey)  
 c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)  
 8606 - 162 Street

To reduce the off-street parking spaces in order to facilitate the placement of two portable classrooms at the rear of the school building (Frost Elementary School) without compromising any outdoor play areas.

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

- (a) To reduce the parking requirement in Section C of Part 5, Off-Street Parking and Loading/Unloading, from 76 parking spaces to 53 parking spaces.

**Note:** One (1) piece of correspondence received in support of this Development Variance Permit No. 7917-0153-00 at the time the agenda was printed.

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

No. 7917-0153-00 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.R17-1769

Carried

**PERMITS – SUPPORT**

15. **Development Variance Permit No. 7916-0691-00**

Ke Chen  
 c/o Sea Rock Developments Inc. (Kaz Noori)  
 14230 Rio Place

To increase the maximum setback from the side lot line on a flanking street from 50 metres (164 ft.) to 60 metres (197 ft.) and to increase the farm residential footprint from 2,000 square metres (0.5 ac) to 2,607 square metres (0.64 ac).

The variances will allow the construction of a new single family dwelling to come into conformity on an agricultural lot.

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. 7916-0691-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R17-1770

Carried

**16. Development Variance Permit No. 7917-0013-00**

Pacific Link Industrial Park Ltd.  
 c/o Lou Smith of Wesgroup  
 11796 - 103A Avenue

To reduce the minimum setback distance for a "Channelized Class A Stream" from 25 metres (82 ft.) to 6.4 metres (21 ft.) and to reduce the streamside area for "Class A Ditch" from 10 metres (33 ft.) to 7.76 metres (25 ft.) measured from top-of-bank for the proposed development of an industrial building.

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 Hayne  
 That Development Variance Permit

No. 7917-0013-00 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.R17-1771

Carried

**INTRODUCTIONS**

**17. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 12609 - 55 Avenue and 12618 - 55A Avenue Bylaw, 2017, No. 18871" 3900-20-18871 - Council Initiative**

A bylaw to authorize the closure and removal of dedication of highway over 167.0 square metres area of road allowance adjacent to 12609 - 55 Avenue and 12618 - 55A Avenue. The proposed closure area is intended to be consolidated with the adjacent properties for a proposed future subdivision. 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: September 12, 2016  
Corporate Report Item No: 2016-R197

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 12609 – 55 Avenue and  
12618 – 55A Avenue Bylaw, 2017, No. 18871" pass its first reading.

RES.R17-1772

Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 12609 – 55 Avenue and  
12618 – 55A Avenue Bylaw, 2017, No. 18871" pass its second reading.

RES.R17-1773

Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 12609 – 55 Avenue and  
12618 – 55A Avenue Bylaw, 2017, No. 18871" pass its third reading.

RES.R17-1774

Carried

18. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 16156 – 112 Avenue and 16185 – 111A Avenue Bylaw, 2017, No. 19242"  
3900-20-19242 – Council Initiative  
A bylaw to authorize the closure and removal of dedication of highway over 87.5 square metres area of road allowance adjacent to 16156 – 112 Avenue and 16185 – 111A Avenue. The proposed closure area is intended to be consolidated with the adjacent properties for a proposed future subdivision. 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: April 24, 2017  
Corporate Report Item No: 2017-R073

RES.R17-1775

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 16156 – 112 Avenue and  
16185 - 111A Avenue Bylaw, 2017, No. 19242" pass its first reading.  
Carried

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

RES.R17-1776

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 16156 – 112 Avenue and  
16185 - 111A Avenue Bylaw, 2017, No. 19242" pass its second reading.  
Carried

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

RES.R17-1777

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Close and Remove the  
Dedication of Highway of a Portion of Road Adjacent to 16156 – 112 Avenue and  
16185 - 111A Avenue Bylaw, 2017, No. 19242" pass its third reading.  
Carried

19. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19261"  
3900-20-19261 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Part 1:  
Definitions, Part 4: General Provisions, Part 5: Off-Street Parking and  
Loading/Unloading, Part 36: Community Commercial Zone and in certain  
Residential, Commercial and Industrial Zones to incorporate housekeeping  
amendments that correct references and grammar to clarifications, new policies to  
address emerging issues in regulating land use and development and amendments  
to further clarify marijuana dispensaries as a permitted use.

Approved by Council: May 29, 2017  
Corporate Report Item No: 2017-R117

Bylaw No. 19261 is in order for consideration of 1st, 2nd Readings and Public  
Hearing, as Council approved the recommendations of Corporate Report  
No. 2017-R117 earlier in the meeting.

RES.R17-1778

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2017, No. 19261" pass its first reading.  
Carried

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

RES.R17-1779	It was  Text Amendment Bylaw, 2017, No. 19261" pass its second reading.	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Zoning Bylaw, 1993, No. 12000, 19261" pass its second reading. <u>Carried</u>
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RES.R17-1780	It was then  Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19261" be held at the City Hall on June 12, 2017, at 7:00 p.m.	Moved by Councillor Gill Seconded by Councillor Hayne That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19261" be held at the City Hall on June 12, 2017, at 7:00 p.m. <u>Carried</u>
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**I. CLERK'S REPORT**

**1. Delegation Requests**

(a) **Rick Pedersen**  
File: 4020-01; 0550-20-10

Requesting to appear as a delegation to present on the issue of Short Term Rentals within the city.

RES.R17-1781	It was  Pedersen regarding the issue of short term rentals within the city be referred to staff.	Moved by Councillor Gill Seconded by Councillor Steele That the delegation request from Rick Pedersen regarding the issue of short term rentals within the city be referred to staff. <u>Carried</u>
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**J. NOTICE OF MOTION**

**K. OTHER BUSINESS**

**1. Outdoor Amenity Space Bylaw Review**  
File: 3900-01

Council requested that a report evaluating the indoor amenity space requirements in the bylaw be brought forward for discussion.

L. ADJOURNMENT

It was  
  
Public Hearing meeting be adjourned.  
RES.R17-1782

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the May 29, 2017 Regular Council -

Carried

The Regular Council - Public Hearing meeting adjourned at 8:46 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor Linda Heppner