

4. Regular Council - Public Hearing - May 29, 2017

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the minutes of the Regular Council -
Public Hearing meeting held on May 29, 2017, be adopted.
Carried

RES.R17-1865

B. DELEGATIONS - PRESENTATIONS

1. Marilyn Hermann, Executive Director
Surrey Food Bank
File No.: 0220-05

Council recognized Ms. Hermann with a Certificate of Special Recognition for her service to the community working through the Surrey Food Bank and as a Board member for Food Banks Canada and the Surrey Homelessness and Housing Society. Ms. Hermann has served as the Executive Director of the Surrey Food Bank for the past 11 years. As Executive Director, Ms. Hermann has expanded the Food Bank's Tiny Bundles program, as well as added new programs, such as the Seniors Depot and the Toddle Totes program.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Heritage Revitalization Bylaw No. 19279
Application: 7916-0143-00

CIVIC ADDRESS: 18922 - 88 Avenue

APPLICANT: City of Surrey (Ken Woodward)

PURPOSE: The applicant is seeking to enter into a Heritage Revitalization Agreement on the property in order to allow renovations and a 2-storey addition to the Port Kells Fire Hall No. 7 and to allow for additional uses including a heritage museum, union office and event hall.

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.

2. **Surrey Zoning Amendment Bylaw No. 19272****Application: 7916-0477-00**

CIVIC ADDRESS: 5784 – 146A Street

APPLICANT: Jatinder Garcha and Neelum Shahi
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from Half-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 3 single family lots facing 58 Avenue.

In addition, a development variance permit is being sought to reduce the lot width and east side yard setbacks for proposed Lot 2 and reduce the front yard setbacks for proposed Lots 1 to 3 in order to allow for a consistent streetscape along the south side of 58 Avenue.

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

B. Loepky, 58th Avenue and 146th Street: The delegation expressed concerns regarding the removal of trees on the site, the increase waste that the demolition of the existing house and construction of the three new homes will have. This activity would not be in keeping with Surrey's goals of being a green community. The delegation also noted that the proposal does not suit the existing half-acre home lots in the area.

Concerned Resident, 59th Avenue and 146th Street: The delegation expressed support for the project, noting that there are many new homes along 58th Avenue and the proposal could improve the value of existing homes in the area.

Concerned Resident, 57th Avenue and 146th A Street: The delegation expressed concerns, noting that the proposal does not suit the existing streetscape. The delegation noted that the existing home is in good condition, and requested that the hedge trees located between his property and the project site be retained.

In response to questions from Council, the delegation noted that the hedge trees are located on the fence line on the neighbouring property.

Concerned Resident, 57th Avenue and 146th A Street: The delegation expressed concerns regarding traffic and safety.

Agent on behalf of the applicant: The agent noted that the properties from east to west along 58th Avenue are zoned RF-12 (small lots). The applicant has tried to maintain the streetscape by facing the small lots to 58th Avenue to blend well with the existing lot sizes along 58th Avenue, and retain the same look with the side yard facing 146 A Street. The agent advised that the project will incorporate the hedge along the southern portion of the site.

3. **Surrey Zoning Amendment Bylaw No. 19273**
Application: 7915-0363-00

CIVIC ADDRESS: 6625 – 152A Street

APPLICANT: 0720485 B.C. Ltd. (Director Information: Asha Manhas)
c/o Lo Studio Architecture (Marco Ciriello)

PURPOSE: The applicant is seeking to amend Comprehensive Development By-law No. 17404 in order to allow the development of a 2-storey multi-tenant business park building with a small-scale drug store as a permitted use on the site.

In addition, a development variance permit is being sought to reduce the front (west) and side (north) yard setbacks and reduce the minimum separation requirement between the proposed small-scale drug store and existing drug stores from 400 metres (1,300 ft.) to 340 metres (1,115 ft.). These variances would create a pedestrian friendly streetscape and allow a small-scale drug store to complement services offered by proposed medical offices.

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.

4. **Surrey Zoning Amendment Bylaw No. 19274**
Application: 7916-0202-00

CIVIC ADDRESS: 5924 – 147 Street

APPLICANT: 1094175 B.C. Ltd. (Director Information: Parm Garcha and Sukhdev Grewal)
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 6 single family lots with portions of proposed Lot 2 remaining undeveloped until future consolidation with the adjacent property at 5930 – 147 Street.

In addition, a development variance permit is being sought to reduce the lot depth from 24 metres (79 ft.) to 22 metres (72 ft.) for proposed Lot 1 and lot width from 13.4 metres

(44 ft.) to 13.1 metres (43 ft.) for proposed Lots 5 and 6 in order to develop functional 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.

5. Surrey Zoning Amendment Bylaw No. 19275
Application: 7916-0107-00

CIVIC ADDRESS: 5964 – 142 Street

APPLICANT: 1066879 B.C.Ltd. (Director Information: Buta Bains)
c/o Mortise Construction (Baljit Johal)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential (30). The applicant is proposing to develop 18 townhouse units on the site.

In addition, a development variance permit is being sought to reduce the front, rear and side yard setbacks in order to achieve more livable rear yards and a more urban, pedestrian streetscape.

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

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

6. Surrey Zoning Amendment Bylaw No. 19276
Application: 7916-0305-00

CIVIC ADDRESS: 14115 – 59A Avenue

APPLICANT: Rajsandeep and Simrat Virk
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 and 1 park lot to be purchased by the City for future completion of the Panorama Greenway.

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

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

7. Surrey Zoning Amendment Bylaw No. 19277

Application: 7916-0326-00

CIVIC ADDRESS: 6170 - 142 Street

APPLICANT: Ghag Lumber Ltd.
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)

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 38 single family small lots and 1 park lot.

In addition, a development variance permit is being sought to reduce the width of proposed Lots 24 and 25 from 15.4 metres (50 ft.) to 14.8 metres (48 ft.) in order to accommodate the park lot.

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, 65th Avenue and 140th Street: The delegation expressed concerns regarding the impact that construction may have on the ability of children to play in the area, and the capacity of schools in the area to address the increase of families expected due to the proposal.

8. Surrey Zoning Amendment Bylaw No. 19280

Application: 7916-0690-00

CIVIC ADDRESS: 5980 - 146 Street

APPLICANT: Hardial and Karanvir Sandhu
c/o Westridge Engineering & Consulting Ltd. (Dave Kajal)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 2 single family small lots.

In addition, a development variance permit is being sought to allow a double garage and driveway at the front of proposed Lot 2 as rear lane access is not possible for this lot.

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. 19278**
Application: 7916-0158-00

CIVIC ADDRESS: 7145 and 7185 – 194A Street and 19392 – 72 Avenue

APPLICANT: 1042384 B.C. Ltd. (Director Information: Gurdial, Sanjit and
 Amarjit Sandhu) c/o Douglas E Johnson Architect Ltd.
 (Douglas Johnson)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to develop 83 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.

B. Ritchie, 72nd Avenue and 194th Street: The delegation expressed concerns regarding the amount of parking that is included as part of the application. The delegation noted that there are many commercial vehicles parked in the area, and there are four new proposed developments in the area. The delegation requested that 20 additional parking spots be included as part of the development, including ten spots for oversized vehicle, and ten spots for regular vehicles.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That the on-table information from
 B. Ritchie regarding Surrey Zoning Amendment Bylaw No. 19278 be received for
 information.

RES.R17-1866

Carried

Staff advised that the proposal exceeds the residential parking requirements, as it includes three additional visitor parking stalls beyond what is required.

Doug Johnson, Architect for the project: The architect advised that 194 Street will be completed as part of the project, providing additional on-street parking for the neighbourhood. Mr. Johnson noted that the applicant is completing 194 Street in order to provide additional parking for the neighbourhood, as the street is not required for the purpose of the building. In addition, Mr. Johnson noted that the development will attain the high efficiency "Energy Star" green building standard upon its completion.

In response to questions from Council, Mr. Johnson advised that in order for the building to attain the "Energy Star" efficiency rating, the building must improve upon the BC Building Code requirements for reducing energy use by at least 20%. The energy efficiency must be in items that can be physically measured in order to ensure that the building is meeting those standards. The energy efficiency ratings refer to the long-term operating costs of the building.

M. Kompter (agent on behalf of the applicant): The agent advised that the proposal complies with the existing designation in the East Clayton Neighbourhood Context Plan. Furthermore, the proposal has a density of 22 units per acre, while a density of 30 units per acre is permitted as per the zoning. The applicant is also creating additional road network to provide additional on-street parking. It is estimated that the additional road network will provide a total of 20 additional on-street parking spots.

In response to questions from Council, staff advised that a parking study is currently being completed for the area. Staff currently understands that RF9C zoning (Coach Homes) and tandem parking can create parking issues. In general, townhome developments create less parking issues, as basements are not permitted, therefore there is a lack of secondary suites.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Smith			X
T. McHale		X	
H. Grskovich			
B. Ritchie		X	
F. Britch		X	

10. **Surrey Zoning Amendment Bylaw No. 18868**

Application: 7915-0435-00

CIVIC ADDRESS: 16641 – 18 Avenue

APPLICANT: Zhirong Chen and Chao Tang
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 9 single family lots. This application is proceeding with applications at adjacent properties 16655 and 16687 – 18 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.

11. Surrey Zoning Amendment Bylaw No. 18869
Application: 7915-0439-00

CIVIC ADDRESS: 16655 – 18 Avenue

APPLICANT: Rong Sun
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 9 single family lots. This application is proceeding with applications at adjacent properties 16641 and 16687 – 18 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.

12. Surrey Zoning Amendment Bylaw No. 18870
Application: 7915-0440-00

CIVIC ADDRESS: 16687 – 18 Avenue

APPLICANT: Yufan Chen
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the property into 9 single family lots. This application is proceeding with applications at adjacent properties 16641 and 16655 – 18 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.

13. Surrey Zoning Text Amendment Bylaw No. 19261

PURPOSE: "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, as described in Corporate Report No. 2017-R117.

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. Environmental Sustainability Advisory Committee - April 26, 2017

RES.R17-1867 It was Moved by Councillor Starchuk
Seconded by Councillor Gill
That the minutes of the Environmental Sustainability Advisory Committee meeting held on April 26, 2017, be received.
Carried

2. Seniors Advisory and Accessibility Committee - May 2, 2017

RES.R17-1868 It was Moved by Councillor Steele
Seconded by Councillor Gill
That the minutes of the Seniors Advisory and Accessibility Committee meeting held on May 2, 2017, be received.
Carried

3. Agriculture and Food Security Advisory Committee - May 4, 2017

RES.R17-1869 (a) It was Moved by Councillor Starchuk
Seconded by Councillor Gill
That the minutes of the Agriculture and Food Security Advisory Committee meeting held on May 4, 2017, be received.
Carried

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

Road Dedication on 52 Street from 7929 – 152 Street in the ALR File No. 6880-75

RES.R17-1870 It was Moved by Councillor Starchuk
Seconded by Councillor Gill
That Council refer Application No 7914-0011-00 to the Land Commission for approval (See Appendix 1).
Carried

metres (5,319.5 square feet) area of road located adjacent to the property at 12658 - 100 Avenue, as generally illustrated in Appendix "I" attached to Corporate Report R119, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26.

RES.R17-1872

Carried

Item No. R120 Award of Contract M.S. 4717-001-11: 104 Avenue Sewer Upgrade and Pump Station Works
File: 4717-001/01

The General Manager, Engineering submitted a report concerning the award of Contract 4717-001-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Pedre Contractors Ltd.	\$4,131,487.50	\$4,127,287.50
2. Tybo Contracting Ltd.	\$5,622,750.00	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 LeFranc
That Council:

- Award Contract M.S. 4717-001-11 to Pedre Contractors Ltd. in the amount of \$4,127,287.50, including GST, for the 104 Avenue Sewer Upgrade and Pump Station Works;
- Set the expenditure authorization limit for Contract M.S. 4717-001-11 at \$4,600,000.00, including GST and contingency; and
- Authorize the General Manager, Engineering to execute Contract M.S. 4717-001-11.

RES.R17-1873

Carried

Item No. R121 Sponsorship Request – Surrey Hospice Society
File: 1850-20

The Acting General Manager, Finance & Technology submitted a report concerning a request from the Surrey Hospice Society, to sponsor their annual fundraising event, Hop-Spice 2017, which will raise funds to support hospice services and programs. The event will take place on Saturday, September 29, 2017 in the Surrey City Hall Atrium. The report addresses that request.

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council:

1. Receive Corporate Report R121 as information; and
2. Approve a sponsorship contribution of \$2,500 from the Council Initiatives Fund for Hop-Spice 2017, the Surrey Hospice Society's annual fundraising event that will be held on Saturday, September 29, 2017.

RES.R17-1874

Carried

Item No. R122 Sponsorship Request – Annual 100 Year Journey Gala
File: 1850-20

The Acting General Manager, Finance & Technology submitted a report concerning a request that has been received from Mehfil Magazine for a sponsorship in support of their 4th Annual 100 Year Journey Gala that will be held on Saturday, October 28, 2017 at the Fairmont Pacific Rim Hotel in Vancouver. The report addresses that request.

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council:

1. Receive Corporate Report R122 as information; and
2. Approve a sponsorship contribution of \$6,000 from the Council Initiatives Fund to Mehfil Magazine, in support of their 4th Annual 100 Year Journey Gala, to be held on Saturday, October 28, 2017.

RES.R17-1875

Carried

Item No. R123 Funding Request – West Coast Centre for Learning
File: 1850-20

The Acting General Manager, Finance & Technology submitted a report to request that Mayor and Council support a funding request from the Council Initiatives fund to support the West Coast Centre for Learning's, Brain Booster Summer Camp for Children with Learning Disabilities.

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council:

1. Receive Corporate Report R123 as information; and
2. Approve a funding request of \$2,000 from the Council Initiatives Fund to the West Coast Centre for Learning in support of their Brain Booster Summer Camp for Children with Learning Disabilities.

RES.R17-1876

Carried

Item No. R124 Late Grant Application – Surrey Urban Farmers Market
File: 1850-20

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

Council noted that the Surrey Urban Farmers Market is scheduled every Wednesday from 2:00 p.m. - 6:00 p.m. at the North Surrey Recreation Centre Plaza from June 7 until October 4, 2017.

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

1. Receive Corporate Report R124 as information; and
2. Approve a grant of \$2,000 from the 2017 One-Time Grants Budget to the Surrey Urban Farmers Market ("SUFM") that will be located in front of the North Surrey Recreation Centre every Wednesday from June 7 to October 4, 2017.

RES.R17-1877

Carried

Item No. R125 South Surrey Athletic Park, Bayside Rugby Facility – Partnering Agreement
File: 6140-20/S

The General Manager, Parks, Recreation & Culture and the City Solicitor submitted a report to obtain approval to execute a Partnering Agreement in relation to the construction and operation of a rugby related Fieldhouse Facility on City-owned lands in the South Surrey Athletic Park.

In response to questions from Council, staff advised that the Bayside Rugby Club is seeking to grow their club, and have raised funds to add amenities to the project that are specific to their Club needs. The facility will remain an asset of the City.

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

1. Receive Corporate Report R125 as information; and
2. Approve, subject to compliance with the public notice provisions of the Community Charter, the execution by the appropriate City officials of the Partnering Agreement between the City of Surrey and the Bayside Athletic Association as generally described in the report, a copy of which is attached to Corporate Report R125 as Appendix "I".

RES.R17-1878

Carried

The General Manager, Planning & Development was recommending approval of the recommendations outlined in Corporate Report R128.

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

1. Approve the award of Contract 1220-020-2017-002 in the amount of \$2,337,432.00 including GST to Novacom Building Partners;
2. Authorize an expenditure authority for this contract of \$2,750,000.00 including GST; and
3. Authorize the General Manager, Planning & Development to execute Contract 1220-020-2017-002.

RES.R17-1881

Carried

Item No. R129 Sunnyside Heights NCP Build-Out and Elementary School Capacity
File: 6520-20 (Sunnyside Heights)

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

- Provide Council with an update on the build out of the Sunnyside Heights Neighbourhood Context Plan (NCP) and the implications for elementary school capacities within the NCP; and,
- Seek approval from Council on a recommendation to withhold consideration of development applications that require an amendment of the Sunnyside NCP for up to six months while a preferred location for an additional elementary school is identified and incorporate into a revised NCP for Council's approval.

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

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

1. Receive Corporate Report R129 as information; and
2. Withhold consideration of development applications that require an amendment of the Sunnyside Heights Neighbourhood Concept Plan (NCP) for a period of up to six months while a preferred location for an additional elementary school in the NCP area is identified and incorporated into a revised NCP for Council's approval.

RES.R17-1882

Carried

Item No. R131 All Our Relations: A Social Innovation Strategy – Phase 2 of the Surrey Urban Aboriginal Innovation Project
File: 5080-01

The General Manager, Planning & Development and the Acting General Manager, Finance & Technology submitted a report to seek Council's commitment to support the Leadership Committee in implementing the All Our Relations Strategy and, specifically, to support those recommendations for which the City can play a role. In addition, this report serves as a request for a financial contribution of \$25,000.00 from the Council Initiatives Fund to be assigned to support the facilitation of the Leadership Committee.

The General Manager, Planning & Development 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 LeFranc
That Council:

1. Receive Corporate Report R131 as information;
2. Authorize staff to partner with the Surrey Urban Indigenous Leadership Committee on the implementation of All Our Relations: A Social Innovation Strategy - Phase 2 of the Surrey Urban Aboriginal Social Innovation Project, attached as Appendix "I" to Corporate Report R131;
3. Approve City support of the recommendations for which the City can play a role; and,
4. Approve a contribution of \$25,000.00 from the Council Initiatives Fund to support the implementation of the All Our Relations Strategy, attached as Appendix "II."

RES.R17-1884

Carried

Item No. R132 Funding Request – 2017 Pulling Together Canoe Journey
File: 1850-01

The Assistant Commissioner Officer in Charge, Surrey RCMP and the Acting General Manager, Finance & Technology submitted a report to provide background information about the Pulling Together Canoe Journey history and to seek approval for funding support in the amount of \$8,500 for co-hosting a communal dinner to be held at Ambleside Park in West Vancouver on July 12, 2017.

The Assistant Commissioner Officer in Charge, Surrey RCMP and the Acting General Manager, Finance & Technology were recommending approval of the recommendations outlined in the report.

It was
 Council Initiatives Fund to support the 2017 Pulling Together Canoe Journey.
 RES.R17-1885

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council allocate \$8,500 from the
Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Heritage Revitalization Agreement Bylaw, 2017, No. 19279"
 7916-0143-00 – City of Surrey
 c/o City of Surrey (Ken Woodward)
 To enter into a Heritage Revitalization Agreement - 18922 – 88 Avenue - to allow renovations and a 2-storey addition to the Port Kells Fire Hall No. 7 and allow for additional uses including a heritage museum, union office and event hall.

Approved by Council: May 29, 2017

It was
 Agreement Bylaw, 2017, No. 19279" pass its third reading.
 RES.R17-1886

Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Heritage Revitalization
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19272"
 7916-0477-00 – Jatinder Garcha and Neelum Shahi
 c/o Hub Engineering Inc. (Mike Kompter)
 RH to RF – 5784 – 146A Street - to subdivide into 3 single family lots.

Approved by Council: May 29, 2017

Council requested that staff work with the applicant to ensure that the hedges located along the southern portion of the site are retained.

It was
 Amendment Bylaw, 2017, No. 19272" pass its third reading.
 RES.R17-1887

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
 with Councillor Villeneuve opposed

Development Variance Permit No. 7916-0477-00

5784 – 146A Street

To reduce the lot width and east side yard setbacks for proposed Lot 2 and reduce the front yard setbacks for proposed Lots 1 to 3 in order to allow for a consistent streetscape along the south side of 58 Avenue.

It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That Development Variance Permit
 No. 7916-0477-00 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.R17-1888 Carried
 with Councillor Villeneuve opposed

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2011, No. 17404,
 Text Amendment Bylaw, 2017, No. 19273"
 7915-0363-00 – 0720485 B.C. Ltd. (Director Information: Asha Manhas)
 c/o Lo Studio Architecture (Marco Ciriello)
 To amend CD By-law No. 17404 - 6625 – 152A Street - in order to allow the
 development of a 2-storey multi-tenant business park building with a small-scale
 drug store.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw 2011, No. 17404, Text Amendment Bylaw, 2017, No. 19273" pass
 its third reading.

RES.R17-1889 Carried

Development Variance Permit No. 7915-0363-00

6625 – 152A Street

To reduce the front (west) and side (north) yard setbacks and reduce the
 minimum separation requirement between the proposed small-scale drug store
 and existing drug stores from 400 metres (1,300 ft.) to 340 metres (1,115 ft.). These
 variances would create a pedestrian friendly streetscape and allow a small-scale
 drug store to complement services offered by proposed medical offices.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7915-0363-00 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.R17-1890 Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19274"
7916-0202-00 – 1094175 B.C. Ltd. (Director Information: Parm Garcha and
Sukhdev Grewal)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-13 – 5924 – 147 Street - to subdivide into 6 single family small lots.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19274" pass its third reading.

RES.R17-1891

Carried

Development Variance Permit No. 7916-0202-00

5924 – 147 Street
To reduce the lot depth from 24 metres (79 ft.) to 22 metres (72 ft.) for proposed
Lot 1 and lot width from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed
Lots 5 and 6 in order to develop functional lots.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7916-0202-00 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.R17-1892

Carried

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19275"
7916-0107-00 – 1066879 B.C. Ltd. (Director Information: Buta Bains)
c/o Mortise Construction (Baljit Johal)
RA to RM-30 – 5964 – 142 Street - to develop 18 townhouse units.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19275" pass its third reading.

RES.R17-1893

Carried

Development Variance Permit No. 7916-0107-00

5964 – 142 Street
To reduce the front, rear and side yard setbacks in order to achieve more livable
rear yards and a more urban, pedestrian streetscape.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7916-0107-00 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.R17-1894 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19276"
7916-0305-00 – Rajsandeep and Simrat Virk
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-10 – 14115 – 59A Avenue - to subdivide into 2 single family small lots and
1 park lot.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19276" pass its third reading.
RES.R17-1895 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19277"
7916-0326-00 – Ghag Lumber Ltd.
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)
RA to RF-13 – 6170 – 142 Street - to subdivide into 38 single family small lots and
1 park lot.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19277" pass its third reading.
RES.R17-1896 Carried

Development Variance Permit No. 7916-0326-00

6170 – 142 Street

To reduce the width of proposed Lots 24 and 25 from 15.4 metres (50 ft.) to
14.8 metres (48 ft.) in order to accommodate the park lot.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7916-0326-00 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.R17-1897 Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19280"
 7916-0690-00 – Hardial and Karanvir Sandhu
 c/o Westridge Engineering & Consulting Ltd. (Dave Kajal)
 RA to RF-13 – 5980 – 146 Street - to subdivide into 2 single family small lots.

Approved by Council: May 29, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19280" pass its third reading.
 RES.R17-1898 Carried

Development Variance Permit No. 7916-0690-00

5980 – 146 Street

To allow a double garage and driveway at the front of proposed Lot 2 as rear lane
 access is not possible for this lot

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7916-0690-00 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.R17-1899 Carried

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19278"
 7916-0158-00 - 1042384 B.C. Ltd. (Director Information: Gurdial, Sanjit and
 Amarjit Sandhu)
 c/o Douglas E Johnson Architect Ltd. (Douglas Johnson)
 RA to CD – 7145 and 7185 – 194A Street and 19392 – 72 Avenue - to develop
 83 townhouse units.

Approved by Council: May 29, 2017

Council requested that staff provide a report regarding the impacts of zoning types
 on neighbourhood parking requirements.

13. "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

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

RES.R17-1904

PERMITS - APPROVALS

14. **Development Variance Permit No. 7917-0150-00**
 The Board of School Trustees of School District No. 36 (Surrey)
 c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
 6115 - 150 Street
 To reduce the off-street parking spaces from 79 stalls to 60 stalls in order to facilitate the placement of one portable classroom on the site (Cambridge Elementary School).

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

- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces for an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 11 parking spaces per 100 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium associated with an elementary school shall be waived.

Note: One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7917-0150-00 at the time the agenda was printed.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0150-00 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.R17-1905

Carried**15. Development Variance Permit No. 7917-0151-00**

The Board of School Trustees of School District No. 36 (Surrey)
 c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
 6082 - 142 Street
 To reduce the off-street parking spaces from 88 stalls to 78 stalls in order to
 facilitate the placement of six portable classrooms on the site
 (Woodward Hill Elementary School) and a proposed addition to the school
 building.

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

- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5
 Off-Street Parking and Loading/Unloading, the required parking spaces for
 an elementary school shall be increased from 1.0 space per classroom to
 1.75 spaces per classroom; and
- (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5
 Off-Street Parking and Loading/Unloading, the required 11 parking spaces
 per 100 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium
 associated with an elementary school shall be waived.

Note: One (1) piece of correspondence received with concerns of this
 Development Variance Permit No. 7917-0151-00 at the time the agenda was
 printed.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0151-00 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.R17-1906

Carried

16. Development Variance Permit No. 7917-0138-00

The Board of School Trustees of School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Mohan Krishna)
7079 - 148 Street

To reduce the off-street parking spaces from 70 stalls to 51 stalls in order to facilitate the placement of three portable classrooms on the site (T.E. Scott Elementary School).

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

- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces for an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 11 parking spaces per 100 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium associated with an elementary school shall be waived.

Note: One (1) piece of correspondence received with concerns of this Development Variance Permit No. 7917-0138-00 at the time the agenda was printed.

It was

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

No. 7917-0138-00 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.R17-1907

Carried

17. Development Variance Permit No. 7917-0136-00

The Board of School Trustees of School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Mohan Krishna)
16244 - 13 Avenue

To reduce the off-street parking spaces from 65 stalls to 34 stalls in order to facilitate the placement of two portable classrooms on the site (South Meridian Elementary School).

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

- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces for an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and

- (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 11 parking spaces per 100 sq. m. (1,075 sq. ft.) of floor area be provided for a gymnasium associated with an elementary school shall be waived.

Note: One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7917-0136-00 at the time the agenda was printed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit
No. 7917-0136-00 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.R17-1908

Carried

18. Development Variance Permit No. 7917-0152-00

The Board of School Trustees of School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
6887 - 194A Street

To reduce the off-street parking spaces from 96 stalls to 71 stalls in order to facilitate the placement of eight portable classrooms (Katzie Elementary School) on the site without compromising any outdoor play area.

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

- (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated assembly hall/gymnasium is deleted, and the required number of parking spaces for every classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.

Note: One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7917-0152-00 at the time the agenda was printed.

Council noted that the site may require parking monitoring due to the large reduction in parking requested.

In response to questions from Council, staff advised that City transportation staff have been working with the School Board to review specific sites, including 6887-194 A Street to develop parking solutions as required.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0152-00 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.R17-1909

Carried**PERMITS – SUPPORT****19. Development Variance Permit No. 7917-0113-00**

Parvir and Karmjit Sanghera
 c/o Parvir Sanghera
 6596 Swanson Place

To reduce the minimum setback distance for a "Channelized Class B Stream" from
 15 metres (50 ft.) to 4.8 metres (16 ft.) measured from top-of-bank to facilitate the
 construction of a new single family dwelling.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0113-00 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.R17-1910

Carried**FINAL ADOPTIONS**

- 20.** "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

The Mayor called for any persons wishing to make representations on Bylaw 19242.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Close and Remove the
Dedication of Highway of a Portion of Road Adjacent to 16156 – 112 Avenue and
16185 - 111A Avenue Bylaw, 2017, No. 19242" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R17-1911

Carried

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

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2017, No. 18650" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1912

Carried

INTRODUCTIONS

22. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 17710 – 56A Avenue and 17735 – 56 Avenue Bylaw, 2017, No. 19160"
3900-20-19160 – Council Initiative
A bylaw to authorize the closure and removal of dedication of highway over 116.8 square metres area of road allowance adjacent to 17710 – 56A Avenue and 17735 - 56 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: May 8, 2017
Corporate Report Item No: 2017-R087

RES.R17-1913 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 17710 – 56A Avenue and
 17735 – 56 Avenue Bylaw, 2017, No. 19160" pass its first reading.
Carried

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

RES.R17-1914 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 17710 – 56A Avenue and
 17735 – 56 Avenue Bylaw, 2017, No. 19160" pass its second reading.
Carried

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

RES.R17-1915 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 17710 – 56A Avenue and
 17735 – 56 Avenue Bylaw, 2017, No. 19160" pass its third reading.
Carried

23. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2017, No. 19282"
 3900-20-19282 – Regulatory Text Amendment
 "Surrey Fee-Setting By-law, 2001, No. 14577" as amended is further amended in
 Schedule D to include a new fee for the purchase of Rain Barrels.

Approved by Council: June 12, 2017

RES.R17-1916 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Fee-Setting Bylaw, 2001,
 No. 14577, Amendment Bylaw, 2017, No. 19282" pass its first reading.
Carried

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

RES.R17-1917 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Fee-Setting Bylaw, 2001,
 No. 14577, Amendment Bylaw, 2017, No. 19282" pass its second reading.
Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Fee-Setting Bylaw, 2001,
No. 14577, Amendment Bylaw, 2017, No. 19282" pass its third reading.
RES.R17-1918 Carried

I. CLERK'S REPORT

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was Moved by Councillor Hayne
Seconded by Councillor LeFranc
That the June 12, 2017 Regular Council -
Public Hearing meeting be adjourned.
RES.R17-1919 Carried

The Regular Council - Public Hearing meeting adjourned at 8:12 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hecher