

# Regular Council - Public Hearing Minutes

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
MONDAY, JULY 24, 2017  
Time: 7:02 p.m.

**Present:**

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

**Absent:**

Councillor Martin

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation and Culture  
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 - July 10, 2017**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That the minutes of the Special (Regular)  
Council meeting held on July 10, 2017, be adopted.  
RES.R17-2295 Carried

**2. Council-in-Committee - July 10, 2017**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the  
Council-in-Committee meeting held on July 10, 2017, be received.  
RES.R17-2296 Carried

**3. Regular Council - Land Use - July 10, 2017**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That the minutes of the Regular Council -  
Land Use meeting held on July 10, 2017, be adopted.  
RES.R17-2297 Carried

## 4. Regular Council - Public Hearing - July 10, 2017

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hayne  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on July 10, 2017, be adopted.  
 RES.R17-2298 Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the agenda be varied in order to  
 address Corporate Report R161 prior to the Public Hearing portion of the meeting.  
 RES.R17-2299 Carried

The Agenda was varied.

## G. CORPORATE REPORTS

**Item No. R161** Changes to Reserved Parkland in Hawthorne Rotary Park  
 File: 0910-40 BL 5400-80 (10500)

**Note:** See Bylaw No. 19337 under Section H.

The General Manager, Engineering and the City Clerk submitted a report to obtain Council's approval for the Alternative Approval Process in accordance with s. 30, s.84 and s. 86 of the *Community Charter* for the removal of *Portion of Hawthorne Park, Park Reserve By-law, 1979, No. 5812*.

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

Staff summarized Corporate Report R161 and highlighted the following information: provided the following information:

- The proposal includes extending the 105th Avenue corridor from 138th Street to 150th Street, and implementing a two lane road with pedestrian and bicycle pathways.
- The extension of 105th Avenue is required to address traffic circulation, provide better access to Hawthorne Park, and provide better bicycle and pedestrian routes.
- Benefits of the proposal include:
  - Removing the parking lane along 141st Street;
  - Providing a connection to 104th Avenue and 105th Avenue;
  - Providing additional traffic signals;

- Providing increased access to Hawthorne Park;
  - 200 additional trees would be planted;
  - A new salmon rearing habitat would be introduced; and,
  - A new walking trail would be implemented.
- Staff are proposing an Alternate Approval Process (AAP) to approve the proposal. If approved, the first notice for the AAP would be provided August 11, 2017, second notice would be provided August 18, 2017, and the deadline to submit feedback would be scheduled for September 22, 2017.
  - It is anticipated that the Hawthorne Park Masterplan would be completed in Fall 2017.

Council noted the following information:

- The land survey does not indicate what the proposed road profile would be, and how that would impact neighbouring properties.
- The AAP is required to move forward with either installing the utilities or the proposed extension of 105th Avenue.
- The City has completed earlier public consultation with respect to the project, and the proposal has been amended based on feedback received.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:

1. Authorize the City Clerk to bring forward for the required readings the *Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337*;
2. Authorize staff to undertake an Alternative Approval Process as authorized under s. 84 and s. 86 of the *Community Charter, SBC Chap. 26*, as amended;
3. Establish the deadline of September 22, 2017 for receiving elector responses;
4. Approve the elector response form attached as Appendix "I" to Corporate Report R161; and
5. Approve the determination of the total number of electors (303,721) of the area as described in the report.

RES.R17-2300

Carried

## B. DELEGATIONS - PRESENTATIONS

**B. DELEGATIONS - PUBLIC HEARING**

**1. Surrey Zoning Amendment Bylaw No. 19315  
Application: 7917-0107-00**

CIVIC ADDRESS: 5927 and 5957 - 140 Street

APPLICANT: Iqbal, Paramjit and Yuvraj Singhera and Linda Miller  
c/o WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (9), Single Family Residential (13) and Single Family Residential. The applicant is proposing to subdivide the site into 7 single family lots (4 RF-9 and 3 RF-13) and 1 remnant lot (RF) for future consolidation with the property to the north at 13980 - 60 Avenue.

In addition, a development variance permit is being sought to reduce the lot width for proposed Lots 3 and 4 in order to accommodate the layout of proposed 59A Avenue.

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

D. Jacks, President, Surrey Environmental Partners: The delegation noted that of 139 trees on site, 110 trees will be removed, and that the required replacement plantings is 197 trees, of which the applicant is proposing to replant 12 trees, resulting in a deficit of 180 trees on site. The delegation also noted that the applicant will be contributing to the City's Green City Fund on a per acreage basis, and not on a per tree basis, which results in a lower contribution.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
N. Chandi			X

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

NAME	FOR	AGAINST	UNDECIDED
H. Sahota	X		
A. Sahota	X		

2. **Surrey Land Use Contract No. 150 Discharge Bylaw No. 19321  
Surrey Zoning Amendment Bylaw No. 19322  
Application: 7906-0121-00**

CIVIC ADDRESS: 8053 and 8063 – 128 Street, 12697,  
12743 and 12779 - 80 Avenue and 12725 – 80 Avenue (8025 –  
128 Street)

APPLICANT: KB Properties Inc. and All Owners in Strata Plan BCS2004  
c/o Nirbhai Virdi Architect (Nirbhai Virdi)

PURPOSE: The applicant is seeking to discharge Land Use Contract No. 150 from the property in order to allow the underlying Light Impact Industrial Zone to come into effect and rezone the property from Light Impact Industrial and Comprehensive Development (By-law No. 14640) to Comprehensive Development. The applicant is proposing to develop 8 new buildings and retain 1 existing building in phases as part of a retail, office, service and cultural commercial development in the Central Newton Cultural Commercial District.

In addition, a development variance permit is being sought to reduce the minimum number of parking spaces from 2,168 to 1,054 in order to accommodate the site layout.

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

In response to questions from Council, N. Virdi, the architect for the project, advised that the applicant has discussed commercial business hours with Planning staff, and agreed that the commercial businesses will not be in operation during the same hours as the banquet hall in order to avoid parking issues. The office space would be used during daytime hours and the banquet hall would have evening hours. The applicant has advised that they would be willing to place a restricted covenant on each of the business's hours.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
N. Virdi	X		

**3. Surrey Zoning Amendment Bylaw No. 19316**  
**Application: 7916-0713-00**

CIVIC ADDRESS: 18115 Claytonhill Drive

APPLICANT: Syed Naqvi and Mukhar Zamina  
 c/o Mainland Engineering Consultants Corporation  
 (Rajeev Mangla)

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 2 single family lots and dedicate a portion along the west side of proposed Lot 1 to accommodate the existing walkway.

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
B. & D. Obermeyer			X
N. Connor & R. Slett		X	

**4. Surrey Zoning Amendment Bylaw No. 19319**  
**Application: 7916-0174-00**

CIVIC ADDRESS: 19342 and 19372 - 72 Avenue

APPLICANT: Ekam 68 Project Ltd.  
 c/o Douglas R. 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 52 townhouse units.

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

D. Jacks, President, Surrey Environmental Partners: The delegation noted that of 93 trees on the site, 90 trees will be removed. The delegation expressed concerns regarding the long-term survival of newly planted trees on development sites. The delegation advised that instead of \$2000 contributed to the City's Green City Fund as noted in the staff report, only \$800 will be provided.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Ward		X	

5. **Surrey Zoning Amendment Bylaw No. 19323**  
**Application: 7916-0399-00**

CIVIC ADDRESS: 18755 - 54 Avenue

APPLICANT: 1073893 B.C. Ltd. (Director Information: Ravinder Basra  
and Harbhajan Sasan)  
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)

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

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

L. Lobley, 187th Street and 54th Avenue: The delegation noted that the proposal could jeopardize the integrity of the neighbourhood, and suggested that a two-home subdivision would be preferable, and a three-home subdivision would be acceptable. The delegation also expressed concern regarding the proposed trees that are scheduled to be removed between her property and the subject property, and the lack of infrastructure to support new development in the area..

The agent on behalf of the applicant: The agent advised that the trees along the eastern property line, and some trees along the northern property line, would be retained, and that the application has been amended in order to retain an additional seven or eight trees. The agenda also noted that the proposed lot sizes are similar to another application that was approved in the area, and that the proposal provides a transition from larger lots to the west and RF zoned lots to the east.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Raistrick & P. Laing		X	
J. & D. Lobley			X

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

NAME	FOR	AGAINST	UNDECIDED
A. Lobley		X	

6. **Surrey Official Community Plan Amendment Bylaw No. 19328**  
**Surrey Zoning Amendment Bylaw No. 19329**  
**Surrey Zoning Amendment Bylaw No. 19330**  
**Application: 7916-0485-00**

CIVIC ADDRESS: 17015 Fraser Highway

APPLICANT: 1075579 B.C. Ltd. (Director Information: Connie Johl)  
c/o McElhanney Consulting Services Ltd. (James Pernu)

PURPOSE: The applicant is seeking to redesignate a portion of the site from Suburban to Urban and rezone the site from Golf Course to Comprehensive Development and One-Acre Residential. The applicant is proposing to develop 98 townhouse units on the northwest portion and retain a remnant lot on the southeast portion for future consolidation with the property to the southeast at 17071 Fraser Highway.

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

R. Thorpe, 77nd Avenue and 170th Street: The delegation expressed the following concerns: 1) Access to the proposed development, as there is only one in and out road provided from Fraser Highway. 2) Safety issues regarding speed along Fraser Highway in this area. 3) Additional traffic that the proposal could create. 4) The proposed East/West connector road.

D. Jarvos, 78th Avenue and 170th Street: The delegation expressed concerns regarding the proposed East/West connector road.

In response to questions from the delegation, staff advised that access to the development would be restricted to a right-in/right-out turn, and that until Light Rail Transit is implemented along Fraser Highway, there will be a left-hand turn lane into the development from Fraser Highway. During Phase Two of the development, access would be provided from a dedicated road way located between the two phases. The access would be provided from the proposed East/West connector road. It will be determined during Phase Two if traffic signals would be required for the East/West connector road.

B. Markos, 78th Avenue and 170th Street: The delegation expressed the following concerns: 1) The left-hand turn bay into the development located on Fraser Highway, questioning what would happen if Phase Two does not move forward, and Light Rail Transit is implemented earlier than anticipated. 2) The proposal could bring an additional 200 cars to the area, providing an increase in traffic. 3) Issues with respect to safety along Fraser Highway. The delegation suggested that access could be considered from 80th Avenue. 4) The development would not provide pedestrian connectivity from 80th Avenue to Fraser Highway. 5) An amenity such as a playground could be considered due to the proposed number of units.



Concerned Resident, 79th Avenue and 170A Street: The delegation summarized the on-table correspondence that was received from Dr. Christine Dechert.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council receive the on-table  
correspondence from Dr. Christine Dechert dated March 5, 2017 regarding Bylaws  
19328, 19329 and 19330.

RES.R17-2301

Carried

Concerned Resident, 78th Avenue and 170th Street: The delegation expressed the following concerns: 1) The lack of play space included as part of the proposal. 2) The potential stress on local schools. 3) The lack of walkability in the area. 4) The delegation suggested that an age restriction could be considered for the development in order to ensure that young families would not be moving in.

In response to concerns raised by the delegation, staff advised that the 3600 square feet of outdoor amenity space of the proposal is in excess of the 3100 square feet as required by the zoning bylaw. The amenity spaces would include community garden plots, bocce courts and passive green space.

The architect for the project: The architect noted the following information: 1) The amenities would include a children's play space, as it is anticipated that grandchildren would be visiting their grandparents at the development. 2) There is an existing seven metre tall cedar hedge on the west side of the site that will be retained in order to preserve privacy. 3) The proposal meets the setback requirements. 4) The townhomes have been scaled down along the north and west sides of the site to address privacy concerns, and that these units are two storeys instead of three, and taper down towards the rear. 5) Access to the development has been relocated from the southwest corner to the southeast edge of the in order to provide a deceleration lane along Fraser Highway.

In response to questions from Council, the architect provided the following information: 1) It is not yet known when Phase Two will begin, as it is dependent on when the neighbouring property decides to redevelop. 2) The developer would be unable to restrict who buys units in the development; however, it is anticipated that the master bedroom on the main floor design would appeal to older buyers. 3) The proposal conforms with existing density in the area. 4) There are currently 13 trees located onsite, which provided little habitat for wildlife. The development would provide 348 new trees on site. 5) Water run-off towards agricultural lands would be addressed. 6) The townhomes provide adequate parking through double garages. 7) The applicant attempted to acquire additional property in order to provide access from 80th Avenue; however, the current owner of the property does not want to develop at this moment.

In addition, staff advised that the schoolboard was consulted regarding the proposal, and did not express concerns.

Concerned Resident: The delegation expressed concerns regarding safety and potential noise issues associated with the proposed deceleration lane along Fraser Highway. The delegation suggested that the development could be delayed until proper egress access is provided.

Concerned Resident: The delegation expressed the following concerns: 1) The lack of a transportation study included as part of the proposal. 2) A lack of sidewalks in the area. 3) A lack of infrastructure in the area. 4) Potential impacts on agricultural land. 5) The delegation suggested that the speed along Fraser Highway could be reduced through this area.

Concerned Resident: The delegation spoke in opposition to the application, and expressed concerns regarding the potential impact on wildlife in the area.

J. Pernu, McElhanney Consulting Services Ltd., (agent on behalf of the applicant): The agent provided the following information: 1) The proposal includes 98 units and unit per acre of 14.2, which is similar to the development to the south side of Fraser Highway. The proposal is lower density than developments to the west and east. 2) The proposal is compliant with the RF15 zoning. 3) Fraser Highway is designated as frequent transit corridor, with future Light Rail Transit (LRT), which would support higher density developments in the area. 4) The proposal would provide 8.5 metres of road widening, which would be necessary for LRT along Fraser Highway. 5) A cash amenity would be provided to the City to fund other initiatives in the area. 6) The developer would be responsible for designing and constructing a multiuse pathway in the area. 7) It is anticipated that the development would provide 35 additional vehicles in the area during peak p.m. traffic. 8) A certified biologist surveyed the site and did not find any species at risk or watercourses on site. 9) The applicant held a public information meeting in February 2017. Six residents attended and were in favour of the proposal.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. Gill		X	
D. Williams		X	
P. & L. McBeath		X	
S. Ngo			X
D. & P Crawford		X	
B. & C. Thompson		X	
P. & E. Lee		X	
D. & D. Jarvos		X	
M. Wang		X	
D. & S. Savage		X	
T. Grzeskowiak		X	
C. Grzeskowiak		X	
R. & D. Warwicker		X	
F. Crosbie		X	
M. & L. Pimentel		X	
J. Uy			X

NAME	FOR	AGAINST	CONCERN
B. & R. Markos			X
T. Locherer			X
S. Wang		X	
P. & D. Ayres		X	
D. Jiang		X	
D. & M. Cooper			X
J. & R. Tong			X
D. & R. Thorpe		X	
C. Dechert		X	
Residents		X	
Residents		X	

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

NAME	FOR	AGAINST	UNDECIDED
J. Bartram		X	
D. Williams		X	
J. Duk Cho		X	
D. Jarvos		X	
Z. Geu		X	
E. Lee		X	
M. Sibroywaffe		X	
P. Lee		X	
R. Wauebe		X	
E. Camacho		X	
P. Aybes		X	
M. Savage		X	
D. Savage		X	

**7. Surrey Zoning Amendment Bylaw No. 19320  
Application: 7917-0082-00**

**CIVIC ADDRESS:** 15235 - 28 Avenue

**APPLICANT:** DS 28th Avenue Capital Investments Ltd. (Phil Magistrale)

**PURPOSE:** The applicant is seeking to rezone the property from Single Family Residential to Neighbourhood Commercial. The applicant is proposing to develop a single-tenant 2-storey office building with a pool and pool house as a staff amenity at the rear of the property.

In addition, a development variance permit is being sought to reduce the front and side yard setbacks and allow up to 11 stairs within the building setback area in order to create an efficient site plan.

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

T. Webb, 152nd Street and 28th Avenue: The delegation noted the following comments: 1) The development would not benefit 28th Avenue. 2) Commercial development is not needed in an RF-zoned area. A subdivision of the property would be preferable. 3) The development could set a precedent for rezoning RF-zoned properties to commercial use in order to increase profits. 4) Concerns were expressed regarding the potential uses of the building under the C5 zoning. 5) The building is larger than what the zoning would allow. 6) Concerns were expressed regarding safety with respect to the proposed pool.

In response to questions and comments from the delegation, staff provided the following information: 1) The C5 zoning allows individuals businesses to occupy 370 square metres of the building, and multiple businesses were be permitted to occupy the building. The applicant may include unused space as part of the proposal for future tenants. 2) While the applicant would upgrade fronting roads, there are no community benefits or amenities required as the proposal is consistent with the Official Community Plan. 3) The proposal was reviewed and supported by the Advisory Design Panel. 4) The 13 parking stalls provided as part of the application meets the parking requirements as per the zoning bylaw. 5) The project would be required to meet the height requirement of 30 feet.

B. Wilkie, 152nd Street and 28th Avenue: The delegation spoke in favour of the proposal.

Applicant for the project: The applicant provided the following information: 1) The site was selected for the Dawson and Sawyer head office as it is located on frequent transit, its walkability to amenities and proximity to 152nd Street. 2) There is existing C5 zoning to the west of the site. 3) The proposed use complies with the Official Community Plan. 4) Most of Dawson and Sawyer employees live in Surrey, and this location allows them to work, live and play in one neighbourhood. 5) The proposal includes less floor space than what is permitted as per C5 zoning, or if the applicant were to build a single family home on the site. 6) The proposal would retain mature trees, providing a landscape buffer for properties to the east. 7) The proposal provides a larger setback than is required. 8) The building would implement many green features, including solar panels and electrical vehicle charging stations. 9) The applicant is willing to meet with neighbouring residents in order to address concerns, and provide additional landscaping for privacy.

In response to questions from Council, the applicant advised that the property is fenced along the perimeter, and the pool area would be fenced internally. The applicant noted that the property would be the office's long term home. Other office space in the area did not suite Dawson and Sawyer's needs, and would not have been as unique as this proposal.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
B. Kelly	X		
B. Wilkie	X		
C. Davies	X		
Residents	X		
P. Li & J. Zhao		X	
J. Chen		X	
T. Webb & B. Musfelt		X	
L. Coyle		X	
K. Jutla & D. & S. Sanders		X	

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

NAME	FOR	AGAINST	UNDECIDED
L. Dyck	X		
T. Ogibowski	X		
R. Ayers	X		
B. Kelly	X		
Lakewood Sunnyside Developments	X		
DS 28th Capital Investments	X		
M. Morrison	X		
I. Solomon	X		
A. Buksh	X		
R. Poiries	X		
B. Musfelt		X	
E. Delos Santos	X		
M. Delos Santos	X		
W. Ashe	X		
C. Danes	X		
B. Tao-Santos	X		

**8. Surrey Zoning Amendment Bylaw No. 19317  
Application: 7917-0103-00**

**CIVIC ADDRESS:** 10918, 10932, 10944 and 10956 – 132 Street

**APPLICANT:** 1058247 B.C. Ltd. (Director Information: Charles Cantos)  
c/o Ankenman Associates (Mark Ankenman)

**PURPOSE:** The applicant is seeking to rezone the site from Single Family Residential to Comprehensive Development. The applicant is proposing to develop a 5-storey senior's

independent living apartment building with 117 rental and strata units and a child care centre. A Housing Agreement is proposed to limit occupancy to residents 55 years of age or older and their spouses.

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, 109th Avenue and 132nd Street: The delegation spoke in opposition the proposal, expressing concerns regarding the proposed height and traffic impacts.

In response to questions from the delegation, staff provided the following information: 1) The building would be 17.5 metres high. 2) Access to the parkade would be provided from the rear lane. Garbage pick-up and the loading bay would be located in this area. 3) The main entrance to the development would be provided from 132nd Street.

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

NAME	FOR	AGAINST	UNDECIDED
Y. Hsu		X	

- 9. **Surrey Official Community Plan Amendment Bylaw No. 19324  
Surrey Land Use Contract No. 420 Partial Discharge Bylaw No. 19325  
Surrey Zoning Amendment Bylaw No. 19326  
Application: 7916-0183-00**

CIVIC ADDRESS: 13540 and 13586 – 98 Avenue

APPLICANT: Yanna Holdings Inc.  
c/o Vendentec Management Ltd. (Sanjay Chandok)

PURPOSE: The applicant is seeking to redesignate the site from Central Business District 3.5 FAR to Central Business District 5.5 FAR which will increase density on the site, discharge Land Use Contract No. 420 from 13586 - 98 Avenue and rezoned the site from Single Family Residential and Downtown Commercial to Comprehensive Development. The applicant is proposing to develop a 30-storey high rise tower and 6-storey podium consisting of 181 residential units, a 4-storey hotel with 112 hotel rooms, eight 2-storey townhouse units and ground-level retail/commercial space.

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

S. Brown (agent on behalf of the applicant): The agent spoke in favour of the proposal, noting that the development would provide an economical hotel option for downtown, and that the architecture is striking and innovative.

In response to questions from Council, the delegation noted that the hotel's amenities would include conference areas, meeting rooms, a swimming pool and a ball room.

**10. Surrey Zoning Amendment Bylaw No. 19327  
Application: 7916-0668-00**

CIVIC ADDRESS: 11411 Bridgeview Drive

APPLICANT: CCBD Realty Holding Corp.  
c/o Central City Brewing Company Ltd. (Darryll Frost)

PURPOSE: The applicant is seeking to amend Comprehensive Development Bylaw No. 17422 in order to expand existing Central City Brewers and Distillers and develop a second building containing warehouse and office space and a private liquor store as a permitted use.

In addition, a development variance permit is being sought to reduce the number of parking spaces from 75 to 42 as that will exceed the anticipated number of employees and customers at peak times.

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

L. Jones, Pacific Land Group (agent on behalf of Beta Enterprises Ltd): The agent summarized the on-table correspondence dated July 19, 2017.

In response to questions from Council, the agent advised that her clients, Beta Enterprises Ltd., submitted an application in April 2017 to implement a liquor store at 12788 King George Boulevard, and that their application was submitted prior to Central City Brewing Company Ltd. The liquor store of Beta Enterprises Ltd. Would meet the City's Location Guidelines for Private Liquor Stores requirements; however, the application would not meet the provincial requirements for a private liquor store.

Staff advised that it is unclear whether there is discretion provided with respect to the provincial requirements for a private liquor store.

RES.R17-2302 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Council receive the on-table  
 correspondence dated July 19, 2017 from Laura Jones regarding Bylaw No. 19327.  
Carried

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Z. Sharif		X	
L. Jones		X	

**11. Surrey Zoning Amendment Bylaw No. 19314  
 Application: 7916-0287-00**

CIVIC ADDRESS: 11067 – 157 Street

APPLICANT: Garry and Sharon Guze  
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 6 single family lots.

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

In response to questions from G. McKellar, 110th Avenue and 157th Street., staff provided the following information: 1) 156A Street at 111th Avenue is already constructed on the west site, therefore the delegation's property, if and when he decides to develop, would be required to complete the balance of the road. Due to the curvature of the road, the amount of dedication would vary. There will not be any construction on the delegation's property in response to this application. 2) There are applications to the south of the development that will be dedicating road allowances, and constructing new road frontages. It is staff's understanding that the applicant has secured a statutory right-of-way from the properties to the south of the development site in order to provide road access. 3) Basements are proposed for the development and will likely implement gravity sewers; however, details of the project will be reviewed when drawings are received. 4) There are trees along the north lot line that are proposed to be removed; however, there are trees on the neighbouring property that are proposed to be retained.

D. Jacks, Surrey Environmental Partners: The delegation suggested that the City could place a higher value on boulevard trees as opposed to trees located on private property. The delegation noted that all 19 trees onsite will be removed, and seven of 21 off site trees will be removed. The delegation also noted that four of eight boulevard trees will be removed, and it is not clear if the boulevard trees will be replaced.



In response to questions from the delegation, staff advised that they can explore planting additional boulevard trees along the 157th Street frontage.

M. Kompter, Hub Engineering Inc. (agent on behalf of the applicant): The agent provided the following information: 1) The applicant has made arrangements with the owner of the property to the south for a right-of-way. The proposed road is required to meet City standards. 2) Trees onsite are situated in a way where they must be removed regardless of the road configuration. 3) The boulevard trees must be removed for driveways. 4) A temporary turnaround will be provided and allow emergency vehicles to turnaround as necessary. 5) The basements are planned for as they are able to implement gravity sewers.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Ross			X

12. **Surrey Zoning Amendment Bylaw No. 19331**  
**Surrey Zoning Amendment Bylaw No. 19332**  
**Application: 7916-0165-00**

CIVIC ADDRESS: 10863 and 10873 – 160 Street and Portion of Lane

APPLICANT: 1049862 B.C. Ltd. (Director Information: Harold Goodwyn)  
 c/o Abbarch Architecture (Michael Burton Brown)

PURPOSE: The applicant is seeking to rezone the the site from One-Acre Residential to Comprehensive Development and Single Family Residential. The applicant is proposing to develop 2 single family lots and a surface parking lot that will provide parking for existing adjacent commercial developments.

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

D. Jacks, Surrey Environmental Partners: The delegation noted that of 66 trees onsite, 40 trees would be removed. The delegation expressed concerns regarding the replacement trees, and suggested that buffer trees should include deciduous, broad leaf and conifer trees.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
G. & D. Schroeder		X	

**C. COMMITTEE REPORTS**

**1. Transportation and Infrastructure Committee - May 1, 2017**

RES.R17-2303 It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That the minutes of the Transportation and  
 Infrastructure Committee meeting held on May 1, 2017, be received.  
Carried

**2. Public Art Advisory Committee - June 1, 2017**

RES.R17-2304 (a) It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the minutes of the Public Art Advisory  
 Committee meeting held on June 1, 2017, be received.  
Carried

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

**Surrey Central SkyTrain Station Mural**

File: 0350-01

RES.R17-2305 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Council support proceeding with  
 Design #3 for Mural B as presented at the June 1, 2017 Public Art Advisory  
 Committee meeting.  
Carried

**3. Transportation and Infrastructure Committee - June 19, 2017**

RES.R17-2306 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the minutes of the Transportation and  
 Infrastructure Committee meeting held on June 19, 2017, be received.  
Carried

**4. Culture Development Advisory Committee - June 20, 2017**

RES.R17-2307 (a) It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the minutes of the Culture  
 Development Advisory Committee meeting held on June 20, 2017, be  
 received.  
Carried

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

**Naming the Arts Hub at 10660 City Parkway**

File: 7850-01

RES.R17-2308

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Council formally name the Arts Hub at  
 10660 City Parkway as "City Parkway Studio".  
Carried

**Naming of New Clayton Community Centre**

File: 8000-30

RES.R17-2309

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Council formally name the new  
 community centre at 18680 and 18714 - 72 Avenue as "Clayton Community  
 Centre".  
Carried

**5. Parks, Recreation & Sport Tourism Committee - June 21, 2017**

- (a) It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Parks, Recreation  
 and Sport Tourism Committee meeting held on June 21, 2017, be received.  
Carried

RES.R17-2310

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

**Naming of New Clayton Community Centre**

File No. 8000-30

RES.R17-2311

- It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That
1. Council receive the report from the Manager, Community and Recreation Services, dated June 12, 2017, entitled "Naming of New Clayton Community Centre" as information; and
  2. Council approve the new community centre at 18680 and 18714 72 Avenue to be named "Clayton Community Centre".  
Carried

6. **Audit Committee - July 17, 2017**

(a) It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the minutes of the Audit Committee  
 meeting held on July 17, 2017, be received.  
 RES.R17-2312 Carried

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

**Item No. A001 Appointment of External Financial Auditor**  
 File: 1680-01

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

1. Appoint BDO Canada LLP as the external financial auditor for the City of Surrey for a five-year period beginning with the 2017 fiscal year that ends on December 31, 2017 through to the 2021 fiscal year that ends on December 31, 2021; and
2. Approve the appropriate officials of the City to execute a contract with BDO Canada LLP based on the terms and conditions as generally outlined Corporate Report No. A001.

RES.R17-2313 Carried

**D. BOARD/COMMISSION REPORTS**

1. **Board of Variance - June 14, 2017**

It was Moved by Councillor Hayne  
 Seconded by Councillor Gill  
 That the minutes of the Board of Variance  
 meeting held on June 14, 2017, be received.  
 RES.R17-2314 Carried

2. **Surrey Heritage Advisory Commission - June 28, 2017**

It was Moved by Councillor Woods  
 Seconded by Councillor Gill  
 That the minutes of the Surrey Heritage  
 Advisory Commission meeting held on June 28, 2017, be received.  
 RES.R17-2315 Carried

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

File: 0630-02

Mayor Hepner read the following proclamations:

- (a) World Hepatitis Day – July 28, 2017
- (b) CIBC Run for the Cure Paint Canada Pink Week – August 14 – 20, 2017

**F. GOVERNMENTAL REPORTS****G. CORPORATE REPORTS (continued)**

The Corporate Reports, under the date of July 24, 2017, were considered and dealt with as follows:

**Item No. R153**            Amendments to Surrey Secondhand Dealers and Pawnbrokers  
By-law, 1997, No. 13183  
File: 3900-20-13183

**Note:** See Bylaw Nos. 19335 & 19336 under Section H.

The Manager, Public Safety Operations submitted a report to gain Council approval for amendments that will strengthen the oversight of Secondhand Dealers and Pawnbrokers business operations' in the City of Surrey.

The Manager, Public Safety Operations was recommending approval of the recommendations outlined in the report.

In response to questions from Council, staff advised the next steps after multiple incidents of non-compliance to Surrey Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183 would be legal action, including court ordered compliance or the removal of the business licence. Staff also advised that annual review of businesses would be included as part of the business licence renewal process.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:

- 1. Receive Corporate Report R153 as information;
- 2. Approve amendments to the Surrey Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183, as documented in Appendix "I" of the report;

3. Approve amendments to Surrey Municipal Ticketing Information and Utilization By-law, 1194, No. 12508", as documented in Appendix "II" of the report; and
4. Authorize the City Clerk to bring forward the amending by-laws for the required readings by Council.

RES.R17-2316

Carried

**Item No. R154**      Increase of Taxi Licenses  
File: 4320-60; 3900-20-13610

**Note:** See Bylaw No. 19313 under Section H.

The Manager, Public Safety Operations submitted a report to request that Council approve the addition of 15 taxicab licenses to the City of Surrey Vehicle for Hire Bylaw.

The Manager, Public Safety Operations was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council:

1. Receive Corporate Report R154 as information;
2. Approve an amendment to the City of Surrey Vehicle for Hire By-law, 1999, No. 13610, to authorize the one time increase of 15 taxicab licenses from 388 to 403, as documented in Appendix "I" of the report; and
3. Authorize the City Clerk to bring forward the related Bylaw amendment as described in the report for the required readings and adoption.

RES.R17-2317

Carried

**Item No. R155**      City Actions to Address Parking Concerns in East Clayton  
File: 5480-01

The Manager, Public Safety Operations and General Manager, Engineering submitted a report to update Council on the actions taken by City staff to address the parking concerns in the East Clayton area and confirm corresponding follow-up action.

The Manager, Public Safety Operations and General Manager, Engineering were recommending approval of the recommendations outlined in the report.

Council noted that Corporate Report R155 is a comprehensive plan to ensure that the City can solve the issue of parking concerns in East Clayton. The report also addresses tenant's rights if their landlord is not complaint with existing regulations.

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

1. Bylaw Enforcement undertake a review of illegal/multiple suites in locations where parking issues have been documented by the Engineering Department; and
2. Enforcement proceed to eliminate illegal/multiple suites with sufficient notice for residents to make relocation arrangements.

RES.R17-2318 Carried

**Item No. R156** Award of Contract M.S. 1717-072-11: Civic Plaza Lane and 103 Avenue Resurfacing  
 File: 1717-072/01

The General Manager, Engineering submitted a report concerning the award of Contract 1717-072-11. Tenders were received as follows:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. Lafarge Canada Inc.	\$474,023.55	No Change
2. Winvan Paving Ltd.	\$554,827.14	No Change
3. Tybo Contracting Ltd.	\$784,759.50	No Change

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

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

1. Award Contract M.S. 1717-072-11 to Lafarge Canada Inc. in the amount of \$474,023.55, including GST, for resurfacing of the Civic Plaza Lane and 103 Avenue adjacent to the City Hall Plaza;
2. Set the expenditure authorization limit for Contract M.S. 1717-072-11 at \$525,000.00, including GST and contingency; and
3. Authorize the General Manager, Engineering to execute Contract M.S. 1717-072-11.

RES.R17-2319 Carried

**Item No. R157** Surrey Newton Guildford Light Rail Transit Early Work Agreements  
 File: 8740-01

The General Manager, Engineering submitted a report to present the content of the Early Work Agreements for the SNG-LRT project, as developed by TransLink and City of Surrey staff, and to recommend that Council approve the Agreements.

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. That Council approve entering into the two Early Works Agreements with TransLink, for the advancement of the Surrey-Newton-Guildford Light Rail Transit project; and
2. That the Mayor and City Clerk be authorized to execute the Early Work Agreements.

RES.R17-2320

Carried

**Item No. R158** Servicing Agreements with the Semiahmoo First Nation  
File: 0440-20 (Semiahmoo)

The General Manager, Engineering submitted a report to provide an overview to Council and obtain approval for the development of municipal type servicing agreements with the Semiahmoo First Nation for various municipal services.

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. Authorize staff to prepare municipal type servicing agreements for the provision of sanitary sewer and water to support the existing residents on the Semiahmoo First Nation lands;
2. Authorize staff to prepare a municipal type servicing agreement and a statutory right-of-way, or its equivalent, to allow for stormwater runoff to be discharged through various watercourses on the Semiahmoo First Nation lands;
3. Instruct staff to only bring forward the municipal type servicing agreements for the provision of sanitary sewer and water to support the existing residents on the Semiahmoo First Nation lands and the municipal type servicing agreement and a statutory right-of-way, or its equivalent, to allow stormwater runoff to be discharged through various watercourses on the Semiahmoo First Nation lands to Council for consideration at the same time; and
4. Authorize staff to develop other municipal type servicing agreements, as described within Corporate Report R158, to support the existing and future residents of the Semiahmoo First Nation following consideration of the municipal type servicing agreements described above.



RES.R17-2321

Carried

**Item No. R159** Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16156 – 112 Avenue (Step 2)  
File: 7906-0212-00

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council authorize the sale of an  
87.5 m. sq. (941.8 ft. sq.) area of closed road allowance adjacent to 16156 – 112 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R073; 2017, a copy of which is attached to Corporate Report R159 as Appendix "I".

RES.R17-2322

Carried

**Item No. R160** Extension of Soil Deposition Permit for the Property at 14933 Colebrook Road  
File: 4520-80 (14933 – 80303)

The General Manager, Engineering submitted a report to seek an extension of the original large scale Soil Deposition Permit granted in 2013 for 14933 Colebrook Road.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive Corporate Report R160 as information; and
2. Authorize the extension of the Soil Deposition Permit to allow the deposition of up to 180,000 cubic metres of soil on the lot at 14933 Colebrook Road, subject to the conditions outlined in Appendix "II" attached to the report.

RES.R17-2323

Carried

**Item No. R161** Changes to Reserved Parkland in Hawthorne Rotary Park  
File: 0910-40 BL 5400-80 (10500)

**Note:** See Bylaw No. 19337 under Section H.

This item was addressed earlier in the meeting.

**Item No. R162** Acquisition of Portions of Properties at 7414 – 194 Street and  
7405 - 196 Street  
File: 0870-20/514A&B

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That approve the purchase of a portion of  
the properties at 7414 – 194 Street (PID: 002-406-306) and 7405 –196 Street  
(PID: 003-568-954) for park/linear pathway purposes, as illustrated on the attached  
Appendix "I" in Corporate Report R162.

RES.R17-2324

Carried

**Item No. R163** Quarterly Financial Report – Second Quarter - 2017  
File: 1880-20

The General Manager, Finance submitted a report to provide Council with an update on the City's financial activity for the second quarter of 2017 and to compare this activity with the 2017 Financial Plan and the same period in 2016.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R163 be received for  
information.

RES.R17-2325

Carried

**Item No. R164** Sponsorship Request – Crescent Beach Concours d'Elegance 2017  
File: 1850-20

The General Manager, Finance submitted a report in response to a request that has been received from the Crescent Beach Concours d'Elegance organizing committee for a sponsorship in support of their 7th Annual Concours d'Elegance automobile show that will be held on Saturday, September 2, 2017 at Blackie Spit Park in Crescent Beach. This report addresses that request.

The General Manager, Finance 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 R164 as information; and



**Item No. R167** Community Grant Funding – Additional Grant – Surrey Urban Farmers Market  
File: 8200-01

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

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

1. Receive Corporate Report R167 as information; and
2. Approve a second Community Grant of \$2,000 from the 2017 One-Time Grants Budget to the Surrey Urban Farmers Market (SUFM) that is located in front of the North Surrey Recreation Centre every Wednesday from June 7 to October 4, 2017.

RES.R17-2329

Carried

**Item No. R168** Supplemental Funding Requests – 2017 *Cultural Grants Program*  
File: 7800-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to obtain approval for the issuance of four (4) additional supplemental grants under the *Cultural Grants Program* for 2017.

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

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

1. Receive Corporate Report R168 as information; and
2. Approve under the *Cultural Grants Program* four (4) supplemental grants totalling \$14,549, as generally described in the report.

RES.R17-2330

Carried

**Item No. R169** Community Enhancement Partnership (CEP) Program Grant Applications – Gratitude Garden Project  
File: 1850-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to recommend Council award a CEP grant to support the Gratitude Garden Project.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council approve a grant under the CEP

Program of up to \$3,000 to the Gratitude Garden Project.  
 RES.R17-2331 Carried

**Item No. R170** Community Enhancement Partnership (CEP) Program Grant  
 Application – Spirit Garden Irrigation Project  
 File: 1850-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to recommend Council award a CEP grant in support of the Spirit Garden Project.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve a grant under the

CEP Program of up to \$2,900 for the Spirit Garden Irrigation Project.  
 RES.R17-2332 Carried

**Item No. R171** South Campbell Heights Land Use Plan  
 File: 6520-20 (South Campbell Heights)

The General Manager, Planning & Development submitted a report to seek Council approval for the South Campbell Heights Land Use Concept as the basis for a proposed amendment to the Official Community Plan (OCP) General Land Use Designations map (Figure 3 in the OCP).

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

Council expressed appreciation for the volunteers, stakeholders and staff who participated in the South Campbell Heights Land Use Plan.

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

1. Receive Corporate Report R171 as information;
2. Approve the South Campbell Heights Land Use Plan as described in the report and as shown in Appendix "I;"
3. Approve an amendment to the Campbell Heights Local Area Plan for those lands shown in Appendix "II;"

4. Direct staff to prepare a bylaw to amend Figure 3 (General Land Use Designations map) in the *Official Community Plan Bylaw, 2013, No. 18020*, to be consistent with the land uses shown in Appendix "I;" and
5. Direct the City Clerk to bring the Official Community Plan amendment bylaw forward for the required readings and to set a date for the associated public hearing.

RES.R17-2333

Carried

**Item No. R172**      Application for Funding from the Federation of Canadian Municipalities Towards Clayton Community Centre  
File: 1855-03

The General Manager, Planning & Development submitted a report to seek Council approval for staff to submit an application to the Federation of Canadian Municipalities (FCM) for funding towards Clayton Community Centre.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:

1. Receive Corporate Report R172 as information; and
2. Authorize staff to submit an application to the Federation of Canadian Municipalities on behalf of the City seeking funding towards Clayton Community Centre.

RES.R17-2334

Carried

**Item No. R173**      Delegation of Authority for the Award of Construction Contract for the Surrey Museum Expansion Project  
File: 0760-20 (Surrey Museum Expansion)

The General Manager, Planning & Development submitted a report to have Council delegate authority to the City Manager to award a contract for the construction of the Surrey Museum Expansion project (the "Project"), with a view to allowing such works to proceed as soon as possible.

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council:

1. Receive Corporate R173 for information; and

2. Delegate authority to the City Manager until September 10, 2017 to award the contract for the construction of the Surrey Museum Expansion project, subject to the following conditions being fully met:
  - (a) The contract being awarded to the proponent who submits the lowest quotation that fully satisfies the specifications for the related work;
  - (b) The amount of the contract being within the approved Capital Budget; and
  - (c) Council being informed in a timely manner of the quotations received, the results of the evaluation of the quotations, and the proponent to which the contract is awarded.

RES.R17-2335

Carried

**Item No. R174** Update on the Surrey Local Immigration Partnership: 2016-2017  
File: 5080-01

The General Manager, Planning & Development submitted a report to: provide Council with an update on the activities of the Surrey Local Immigration Partnership (LIP) over the past year; inform Council of the City of Surrey's new three-year Contribution Agreement with Immigration Refugees and Citizenship Canada to support the LIP; and, recommend that Council adopt the Refugee Strategy.

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

Council expressed appreciation for the work completed by staff and volunteers on the "Surrey Refugee Integration Strategy 2017- 2020. Surrey: Our New Home" strategy.

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council:

1. Receive Corporate Report R174 as information; and
2. Adopt the "Surrey Refugee Integration Strategy 2017-2020. Surrey: Our New Home", attached as Appendix "I."

RES.R17-2336

Carried

**Item No. R175** Cloverdale Slope – Request for Zoning Changes  
File: 6520-20 (Cloverdale Slope)

The General Manager, Planning & Development submitted a report to inform Council of the results of the consultation process that was undertaken to determine the support of owners of 95 RF lots in the Cloverdale Slope Neighbourhood, with regard to a neighbourhood initiated proposal to rezone the subject lots from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone. This rezoning would

have the effect of reducing the maximum size and height of houses and lot coverage permitted on these lots in comparison to the provisions of the current RF Zone that covers these lots.

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

Council expressed concerns regarding the lack of a level of support required for moving forward with rezoning applications, as each application is reviewed on its own merit. Council further expressed concerns regarding defining boundaries, and the process Council would like staff to follow to engage the community.

In response to a question from Council, staff advised that if Corporate Report R175 is approved, the request for zoning changes in Cloverdale Slope would be required to complete a public hearing process.

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council:

1. Receive Corporate Report R175 as information; and
2. Authorize staff to inform the representatives of the Cloverdale Slope Neighbourhood that the City is not prepared to proceed with an area-wide rezoning of the neighbourhood as illustrated on the map attached as Appendix "I" from Single Family Residential Zone to Comprehensive Development Zone due to insufficient support from the property owners in the neighbourhood for such a rezoning, based on the results of a neighbourhood survey that was undertaken.

RES.R17-2337

Defeated.  
With Councillor Gill in favour.

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council direct staff to:

1. Provide a summary of similar neighbourhood rezoning applications, include:
  - a. the number of applications previously received;
  - b. the history and context of the applications;
  - c. the percentage of owners in support of the applications; and
  - d. the manner in which boundaries were defined for the applications.
2. Provide a draft process for a neighbourhood rezoning process for Council's discussion.

RES.R17-2338

Carried



**Item No. R176** Updates and Minor Amendment to the City Centre Plan  
File: 6520-20 (City Centre); 5220-02

The General Manager, Planning & Development and General Manager, Engineering submitted a report to provide Council with an update on: housekeeping amendments to the City Centre Plan; application of the density bonus in City Centre; and, new City Centre Standard Drawings that will form a part of the City's Engineering Design Criteria Manual and Standard Construction Documents.

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

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

1. Approve the proposed housekeeping amendments to correct typographical errors in the City Centre Plan;
2. Approve the insertion of the density bonus policy clause into the City Centre Plan as shown in Appendix "I" of Corporate Report R176;
3. Approve the City Centre Supplementary Standard Drawings as the Standard Construction documents for City Centre; and
4. Authorize the City Clerk to introduce the necessary by-laws and required readings to amend Schedule A of the *Subdivision & Development By-law, 1986; No. 8830* to introduce the City Centre Supplementary Standard Drawings as revisions to the Supplementary Master Municipal Construction Documents as documented in Appendix "II" of the report

RES.R17-2339

Carried

**Item No. R177** Funding Request: Ag Week – Pie in the Plaza  
File: 0540-20 (AAC)

The General Manager, Planning & Development, General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to seek funding approval in support of Pie in the Plaza, proposed to be held as a component of Surrey's Ag Week in September 2017.

The General Manager, Planning & Development, General Manager, Parks, Recreation & Culture and General Manager, Finance were recommending approval of the recommendations outlined in the report.

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

1. Receive Corporate Report R177 as information; and
2. Approve a grant of \$30,000 from the Council Initiatives Fund in support of the 2017 Pie in the Plaza.

RES.R17-2340 Carried

**H. BY-LAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19315"  
7917-0107-00 – Iqbal, Paramjit and Yuvraj Singhera and Linda Miller  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF-9, RF-13 and RF – 5957 – 140 Street - to subdivide into 6 single family lots  
and 1 remnant lot.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19315" pass its third reading.

RES.R17-2341 Carried  
With Councillor Woods opposed.

**Development Variance Permit No. 7917-0107-00**

5957 – 140 Street  
To reduce the lot width for proposed Lots 3 and 4 in order to accommodate the  
layout of proposed 59A Avenue.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit  
No. 7917-0107-00 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.R17-2342 Carried  
With Councillor Woods opposed.

2. "Surrey Land Use Contract Discharge No. 150, Authorization Bylaw, 1976, No. 4728,  
Discharge Bylaw, 2017, No. 19321"  
7906-0121-00 - KB Properties Inc. and All Owners in Strata Plan BCS2004  
c/o Nirbhai Viridi Architect (Nirbhai Viridi)  
Discharge LUC Contract No. 150 - 8053 and 8063 – 128 Street - to allow the  
underlying IL Zone come into effect.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract Discharge  
 No. 150, Authorization Bylaw, 1976, No. 4728, Discharge Bylaw, 2017, No. 19321"  
 pass its third reading.

RES.R17-2343 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19322"  
 IL and CD (By-law No. 14640) to CD - 8053 and 8063 - 128 Street and 12697, 12725,  
 12743 and 12779 - 80 Avenue - to allow the development of multiple buildings as  
 part of a retail, office, service and cultural commercial site in the Central Newton  
 Cultural Commercial District.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19322" pass its third reading.

RES.R17-2344 Carried

**Development Variance Permit No. 7906-0121-00**

8053 and 8063 - 128 Street, 12697, 12743 and 12779 - 80 Avenue and  
 12725-80 Avenue (8025 - 128 Street)

To reduce the minimum number of parking spaces from 2,168 to 1,054 in order to  
 accommodate the site layout.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7906-0121-00 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.R17-2345 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19316"  
 7916-0713-00 - Syed Naqvi and Mukhar Zamina  
 c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)  
 RH to RF - 18115 Claytonhill Drive - to subdivide into 2 single family lots.

Approved by Council: July 10, 2017

RES.R17-2346

It was	Moved by Councillor Gill
	Seconded by Councillor Hayne
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19316" pass its third reading.
	<u>Carried</u>

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19319" 7916-0174-00 – Ekam 68 Project Ltd. c/o Douglas R. Johnson Architect Ltd. (Douglas Johnson) RA to CD – 19342 and 19372 – 72 Avenue - to develop 52 townhouse units.

Approved by Council: July 10, 2017

RES.R17-2347

It was	Moved by Councillor Gill
	Seconded by Councillor Hayne
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19319" pass its third reading.
	<u>Carried</u>
	With Councillor Woods opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19323" 7916-0399-00 – 1073893 B.C. Ltd. (Director Information: Ravinder Basra and Harbhajan Sasan) c/o Citiwest Consulting Ltd. (Natasha Hargreaves) RA to CD – 18755 – 54 Avenue - to subdivide into 4 small suburban lots.

Approved by Council: July 10, 2017

RES.R17-2348

It was	Moved by Councillor Gill
	Seconded by Councillor Hayne
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19323" pass its third reading.
	<u>Carried</u>

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19328" 7916-0485-00 – 1075579 B.C. Ltd. (Director Information: Connie Johl) c/o McElhanney Consulting Services Ltd. (James Pernu) To redesignate a portion of the property at 17015 Fraser Highway from Suburban to Urban.

Approved by Council: July 10, 2017

Council requested that prior to final adoption of Bylaw No. 19328, Engineering staff review the estimated vehicle traffic for the development, and the safest access option. Council noted that the densification of the site is appropriate due to the proposed future Light Rail Transit in the area. Council also requested that staff review the necessity of providing a road connection through the Agricultural Land Reserve.

RES.R17-2349 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19328" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19329"  
CPG to CD – Portion of 17015 Fraser Highway - to develop 98 townhouse units.

Approved by Council: July 10, 2017

RES.R17-2350 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19329" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19330"  
CPG to RA – Portion of 17015 Fraser Highway - to create a remnant parcel for  
future consolidation with 17071 Fraser Highway.

Approved by Council: July 10, 2017

RES.R17-2351 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19330" pass its third reading.  
Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320"  
7917-0082-00 – DS 28th Avenue Capital Investments Ltd.  
c/o (Phil Magistrale)  
RF to C-5 – 15235 – 28 Avenue - to develop a 2-storey office building.

Approved by Council: July 10, 2017

Council requested that the applicant amend the landscaping to address the  
concerns expressed by the neighbouring resident during the public hearing.

RES.R17-2352 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19320" pass its third reading.  
Carried

**Development Variance Permit No. 7917-0082-00**

15235 – 28 Avenue

To reduce the front and side yard setbacks and allow up to 11 stairs within the  
building setback area in order to create an efficient site plan.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0082-00 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.R17-2353 Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317"  
 7917-0103-00 – 1058247 B.C. Ltd. (Director Information: Charles Cantos)  
 c/o Ankenman Associates (Mark Ankenman)  
 RF to CD – 10918, 10932, 10944 and 10956 – 132 Street - to develop a 5-storey  
 senior's independent living apartment building with 117 units and a child care  
 centre.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19317" pass its third reading.

RES.R17-2354 Carried

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,  
 No. 19324"  
 7916-0183-00 – Yanna Holdings Inc.  
 c/o Vendentec Management Ltd. (Sanjay Chandok)  
 To redesignate the site 13540 and 13586 – 98 Avenue from Central Business District  
 3.5 FAR to Central Business District 5.5 FAR.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2017, No. 19324" pass its third reading.

RES.R17-2355 Carried

"Surrey Land Use Contract No. 420 Authorization Bylaw 1977, No. 5367, Partial  
 Discharge Bylaw, 2017, No. 19325"  
 Discharge LUC Contract No. 420 - 13586 – 98 Avenue - to allow the underlying  
 C-35 Zone to come into effect.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 420  
 Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw, 2017, No. 19325" pass  
 its third reading.

RES.R17-2356

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19326"  
 RF and C-35 to CD - 13540 and 13586 - 98 Avenue - to develop a 30-storey high-rise  
 mixed-use development and podium containing 181 residential units, 112 hotel  
 rooms, eight 2-storey townhouse units and ground-level retail/commercial space.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19326" pass its third reading.

RES.R17-2357

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17422,  
 Amendment Bylaw, 2014, No. 18337, Amendment Bylaw, 2017, No. 19327"  
 7916-0668-00 - CCBBD Realty Holding Corp.  
 c/o Central City Brewing Company Ltd. (Darryll Frost)  
 To amend CD Bylaw No. 17422 - 11411 Bridgeview Drive - in order to expand the  
 existing brewery/distillery and add a private liquor store as a permitted use.

Approved by Council: July 10, 2017

In response to questions from Council, staff advised there was a previous parking  
 variance provided for the existing brewery building; however, the current variance  
 requested would not affect the parking requirements. In addition, staff advised  
 that this application would not preclude other applications for liquor stores in the  
 area; however, it is not clear if the Liquor Board of British Columbia would  
 approve applications in proximity to the proposal.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2011, No. 17422, Amendment Bylaw, 2014, No. 18337,  
 Amendment Bylaw, 2017, No. 19327" pass its third reading.

RES.R17-2358

Carried

With Councillors LeFranc and Villeneuve  
 opposed.

**Development Variance Permit No. 7916-0668-00**

11411 Bridgeview Drive

To reduce the number of parking spaces from 75 to 42 as that will exceed the  
 anticipated number of employees and customers at peak times.

RES.R17-2359

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit  
No. 7916-0668-00 be supported and that staff be authorized to bring the Permit  
forward for issuance and execution by the Mayor and City Clerk in conjunction  
with final adoption of the related rezoning bylaw.  
Carried  
With Councillors LeFranc, Villeneuve and  
Woods opposed.

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19314"  
7916-0287-00 – Garry and Sharon Guze  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF – 11067 – 157 Street - to subdivide into 6 single family lots.

Approved by Council: July 10, 2017

RES.R17-2360

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19314" pass its third reading.  
Carried

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19331"  
7916-0165-00 – 1049862 B.C. Ltd. (Director Information: Harold Goodwyn)  
c/o Abbarch Architecture (Michael Burton Brown)  
RA to CD – 10873 and Portion of 10863 – 160 Street and Portion of Lane  
To develop a surface parking lot that will provide parking for existing adjacent  
commercial developments.

Approved by Council: July 10, 2017

RES.R17-2361

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19331" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19332"  
RA to RF – Portion of 10863 – 160 Street - to subdivide into 2 single family lots.

Approved by Council: July 10, 2017



It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19332" pass its third reading.  
 RES.R17-2362 Carried

### PERMITS - APPROVALS

#### 13. Development Variance Permit No. 7913-0213-01

Robert and Teresa Freeman

c/o Ecora (Kelly Mercer)

9386 - 156 Street

To reduce the lot widths in order to allow for the proposed subdivision into 3 single family lots.

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

- (a) In Section K of Part 16 Single Family Residential Zone (RF), the minimum lot width is reduce from 15 metres (50 ft.) to 14.3 metres (47 ft.) for proposed Lots 1, 2 and 3.

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. 7913-0213-01 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.R17-2363 Carried

#### 14. Development Variance Permit No. 7917-0275-00

Pacific Link Industrial Park Ltd.

c/o Wesgroup Properties Ltd. (Lou Smith)

11850 - 103A Avenue

To relax the special regulations of the CD zone to increase the maximum height to permit the double stacking of storage containers (PODS) in the rear yard of an industrial warehouse.

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009", as amended, as follows:

- (a) Section J, Special Regulations, Sub-section 2(c), is varied to permit storage containers stored outdoors in the rear yard of the lot to be stacked to a height of 5.0 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. 7917-0275-00 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.R17-2364

Carried**15. Development Variance Permit No. 7917-0269-00**

164 Development Inc.  
 c/o Jerrod Hendry  
 16448 - 26B Avenue  
 To reduce the rear yard setback of an accessory structure.

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

- (a) In Section F of Setbacks of "Comprehensive Development Zone (CD)" (By-law No. 18206) to vary the rear yard setback from 12.5 metres (41 ft.) to 3.7 metres (12 ft.) to permit an in-ground swimming pool.

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. 7917-0269-00 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.R17-2365

Carried**16. Development Variance Permit No. 7917-0114-00**

Daljit Sanghera  
 c/o Toora Home Plans (Raj Toora)  
 8735 Tulsey Crescent  
 To reduce the rear yard setback due to impact of a gas pipeline right-of-way to permit construction of a new single family dwelling.

To vary "Surrey By-law, 1974, No. 4165 Land Use Contract No. 26", as amended, as follows:

- (a) In Schedule "B" Siting, the minimum setback from a gas pipeline right-of-way is reduced from 3 metres (10 ft.) to 1.9 metres (6 ft. 3 in.) for a basement access well only.

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. 7917-0114-00 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.R17-2366

Carried

17. **Development Variance Permit No. 7917-0217-00**  
 o829526 B.C. Ltd. (Director Information: Prabjot Kaur Randhawa)  
 c/o Amar Randhawa  
 19431, 19437, 19445, 19449 – 72 Avenue and 19450 – 72A Avenue  
 To reduce the front yard and side yard setbacks to achieve a consistent streetscape  
 for 5 single family small lots with the existing homes along 72 Avenue.

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

- (a) In Section F of Part 17H "Semi-Detached Residential Zone (RF-SD)", the  
 minimum front yard setback for the principal building is reduced from  
 3.5 metres (11 ft.) to 2.5 metres (8 ft.), and for the porch or veranda from  
 2.0 metres (6 ft. 6 in.) to 1.0 metre (3 ft. 3 in.) for Lots 1 to 4 located at  
 19449, 19445, 19437 and 19431 – 72 Avenue respectively.
- (b) In Section F of "Part 17H Semi-Detached Residential Zone (RF-SD)", the  
 minimum side yard on a flanking street setback for the principle building is  
 reduced from 2.7 metres (9 ft.) to 1.7 metres (5 ft. 6 in.), and for the porch  
 or veranda from 1.2 metres (4 ft.) to 0.2 metre (0.66 ft.) on Lot 1 located at  
 19449 – 72 Avenue and Lot 8 located at 19450 – 72A Avenue.

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. 7917-0217-00 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.R17-2367

Carried

**18. Development Variance Permit No. 7917-0204-00**

0973237 B.C. Ltd. (Director Information: John Devries, Michel Lalonde and David Wayne Moe)

c/o Teck Construction LLP (Ryan Yapyuco)

18960 - 34A Avenue

To vary the CD Zone in order to increase the allowable maximum permitted outdoor storage for various landscaping materials and equipment related to the business (Blue Pine Enterprises Ltd.) to be stored in the rear yard.

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

- (a) In Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law 17146, as amended by By-law No. 17934)" in Area B, outdoor display and storage of any containers, goods, materials or supplies shall not exceed a total area greater than 1.6 times the lot area covered by the principal building up to a maximum of 40% lot coverage of the 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. 7917-0204-00 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.R17-2368

Carried

**19. Development Variance Permit No. 7917-0233-00**

84th and Scott Road Plaza Holdings Ltd.

c/o 84th and Scott Road Plaza Holdings Ltd. (Nav Bains)

8386 - 120 Street

To waive the minimum 400-metre requirement for the distance between a proposed small-scale drug store and existing drug stores. The proposed small scale drug store will be operating in conjunction with a new medical clinic in an existing multi-tenant building.

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

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 50 metres (164 ft.) to permit a small-scale drug store on the Land.

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

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0233-00 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.R17-2369

Carried

**20. Development Variance Permit No. 7917-0270-00**

Earth King Forest Plaza Ltd.  
 c/o Earth King Forest Plaza Ltd. (Bobby Pawar)  
 8318 - 120 Street

To waive the minimum 400-metre requirement for the distance between a proposed small-scale drug store and existing drug stores. The proposed small-scale drug store will be operating in conjunction with a proposed new medical clinic within a new office building.

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

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store on the Land.

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

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7917-0270-00 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.R17-2370

Carried

- 21. **Temporary Use Permit No. 7917-0173-00**  
 0939090 BC Ltd. (Director Information: Bhupinder Singh Ajula, Malkiat Sandhu and Nirmal Takhar  
 13479 and 13535 - 77 Avenue  
 To allow the continued operation of a private elementary school (The Guru Angad Dev) in order to accommodate the increase of students from 450 to 550 for a period not to exceed one year as the associated rezoning application is in process.

The temporary use shall be carried out according to the following conditions:

- (a) The school gymnasium space shall not be used as an assembly hall as defined in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, or for other assembly purposes, except for assemblies of students and staff only, for school related activities.

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 the Mayor and Clerk be authorized to  
 execute Temporary Use Permit No. 7917-0173-00.

RES.R17-2371

Carried

- 22. **Liquor License Amendment No. 7916-0645-00**  
 Hazelmere Golf and Tennis Club Ltd.  
 c/o SCS Consulting Corp. (Steven Stew)  
 18150 - 8 Avenue  
 To allow patron participation entertainment, including singing and dancing, at private functions.

Approval to proceed: June 26, 2017

At the Regular Council - Land Use dated June 26, 2017 Council authorized the proposed Liquor License Amendment to proceed to Public Notification to solicit neighborhood feedback.

**Note:** Two (2) pieces of correspondence received one in opposition and one with concerns of this Liquor Primary License Amendment No. 7916-0645-00 at the time the agenda was printed.

- \* Planning and Development advise (see memorandum dated July 18, 2017 in back-up) that the execution of a Good Neighbour Agreement to deal with any issues associated with noise, disorder and other behavioral issues associated directly or indirectly with the business and patrons of the business was required as a condition of approval for the subject application. The applicant has now entered into this agreement with the City.

If, after consideration of the information received through the Public Notification process, Council determines that there is merit in supporting the proposed Liquor

License Amendment application, it would now be in order to issue the proposed Liquor License Amendment.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Mayor and Clerk be authorized to  
issue Liquor License Amendment No. 7916-0645-00.

RES.R17-2372

Carried**PERMITS – SUPPORT**

23. **Development Variance Permit No. 7916-0644-00**  
0784903 BC Ltd. (Director Information: Sukhwinder Sanghe)  
c/o Ankenman Associates Architects Inc. (Mark Lesack)  
5760 King George Boulevard  
To reduce the front (west) setback from 7.5 metres (25 ft.) to 4 metres (13 ft.) due to impact of road right-of-way along King George Boulevard.

In addition, the applicant is seeking to reduce the side (north) yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to accommodate a double garage for a caretaker's suite. The variances will permit a proposed two-storey commercial building.

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Development Variance Permit  
No. 7916-0644-00 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.R17-2373

Carried

24. **Development Variance Permit No. 7916-0362-00**  
Trojan Holdings Ltd.  
c/o Pacific Land Group Ltd. (Laura Jones)  
3023 – 188 Street  
To permit the number of parking spaces for trucks and trailers to exceed the number of loading spaces and shipping/receiving doors in the IB Zone by 32 additional parking spaces. The variance will provide a temporary waiting area for goods distribution trucks for the existing cold storage building and to alleviate truck staging on 188 Street.

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. 7916-0362-00 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.R17-2374

Carried

**FINAL ADOPTIONS**

25. "Surrey Officer and Indemnification Bylaw, 2006, No. 15912, Amendment Bylaw, 2017, No. 19309"  
3900-20-19309 – Regulatory Text Amendment  
"Surrey Officer and Indemnification Bylaw, 2006, No. 15912" as amended is further amended to reflect the deletion of the officer positions of Deputy City Manager and General Manager of Human Resources and to recognize the transfer of the Information Technology Division from the Finance Department to the newly created Corporate Services Department by deleting the "Technology" function from the General Manager of Finance position.

Approved by Council: July 10, 2017  
Corporate Report Item No: 2017-R146

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Officer and Indemnification  
Bylaw, 2006, No. 15912, Amendment Bylaw, 2017, No. 19309" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2375

Carried

26. "Delegation Bylaw, 2006, No. 15913, Amendment Bylaw, 2017, No. 19310"  
3900-20-19310 – Regulatory Text Amendment  
"Delegation Bylaw, 2006, No. 15913" as amended is further amended to reflect the deletion of the officer positions of Deputy City Manager and General Manager of Human Resources and to recognize the transfer of the Information Technology Division from the Finance Department to the newly created Corporate Services Department by deleting the "Technology" function from the General Manager of Finance position.

Approved by Council: July 10, 2017  
Corporate Report Item No: 2017-R146

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Delegation Bylaw, 2006, No. 15913,  
Amendment Bylaw, 2017, No. 19310" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-2376

Carried



- 27. "Purchase and Expenditure Bylaw, 2006, No. 16535, Amendment Bylaw, 2017, No. 19311"  
3900-20-19311 – Regulatory Text Amendment  
"Purchase and Expenditure Bylaw, 2006, No. 16535" as amended is further amended to recognize the transfer of the Information Technology Division from the Finance Department to the newly created Corporate Services Department by deleting the "Technology" function from the General Manager of Finance position and to delete the reference to "General Manager of Human Resource" in the bylaw.

Approved by Council: July 10, 2017  
Corporate Report Item No: 2017-R146

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Purchase and Expenditure Bylaw, 2006, No. 16535, Amendment Bylaw, 2017, No. 19311" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2377

Carried

**INTRODUCTIONS**

- 28. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 12642 and 12658 - 100 Avenue Bylaw, 2017, No. 19302"  
3900-20-19302 – Council Initiative  
A bylaw to authorize the closure and removal of dedication of highway over 494.2 square metres area of road allowance adjacent to 12642 and 12658 - 100 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: June 12, 2017  
Corporate Report Item No: 2017-R119

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 12642 and 12658 - 100 Avenue Bylaw, 2017, No. 19302" pass its first reading.

RES.R17-2378

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 12642 and 12658 - 100  
Avenue Bylaw, 2017, No. 19302" pass its second reading.

RES.R17-2379 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 12642 and 12658 - 100  
Avenue Bylaw, 2017, No. 19302" pass its third reading.

RES.R17-2380 Carried

29. "Local Area Service Road Opening [Project # 5013-1010-00] Bylaw, 2013, No. 18028, Amendment Bylaw, 2017, No. 19312"  
3900-20-19312 – Council Initiative  
To amend "Local Area Service Road Opening [Project # 5013-1010-00] Bylaw, 2013, No. 18028" by deleting the existing Schedule B and inserting a revised Schedule B to include the address 5053 – 188 Street in the Cost Distribution.

Approved by Council: July 22, 2013  
Corporate Report Item No: 2013-R135

**Note:** Memo received from General Manager, Engineering, advising that the owners of property 5053 – 188 Street submitted a preliminary petition requesting to be included in the existing Local Area Service. The City Clerk has provided a Certificate of Sufficiency and the final cost apportionment Bylaw will be presented to Council once the project is complete.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Local Area Service Road Opening  
[Project # 5013-1010-00] Bylaw, 2013, No. 18028, Amendment Bylaw, 2017, No. 19312"  
pass its first reading.

RES.R17-2381 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Local Area Service Road Opening  
[Project # 5013-1010-00] Bylaw, 2013, No. 18028, Amendment Bylaw, 2017, No. 19312"  
pass its second reading.

RES.R17-2382 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Local Area Service Road Opening  
[Project # 5013-1010-00] Bylaw, 2013, No. 18028, Amendment Bylaw, 2017, No. 19312"  
pass its third reading.  
RES.R17-2383 Carried

30. "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2017, No. 19313"  
3900-20-19313 – Regulatory Text Amendment  
"City of Surrey Vehicle for Hire By-law, 1999, No. 13610", as amended, is further amended in Part 2 Section 6 to increase the total of taxicab licenses from 388 to 403 based on the approval of licenses by the Passenger Transportation Board.

Approved by Council: July 24, 2017  
Corporate Report Item No: 2017-R154

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R154. Bylaw No. 19313 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2017, No. 19313" pass its first reading.  
RES.R17-2384 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2017, No. 19313" pass its second reading.  
RES.R17-2385 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2017, No. 19313" pass its third reading.  
RES.R17-2386 Carried

- 31. "Surrey Secondhand Dealers and Pawnbrokers Bylaw, 1997, No. 13183, Amendment Bylaw, 2017, No. 19335"  
3900-20-19335 – Regulatory Text Amendment  
"Surrey Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183", as amended, is further amended in Sections 2, 6, 12, 13, 14, 19, 21, 22, 24, 25, 26, 29 and 30 to improve clarity and enforceability with record keeping and reporting requirements.

Approved by Council: July 24, 2017  
Corporate Report Item No: 2017-R153

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R153. Bylaw No. 19335 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Secondhand Dealers and Pawnbrokers Bylaw, 1997, No. 13183, Amendment Bylaw, 2017, No. 19335" pass its first reading.

RES.R17-2387

Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Secondhand Dealers and Pawnbrokers Bylaw, 1997, No. 13183, Amendment Bylaw, 2017, No. 19335" pass its second reading.

RES.R17-2388

Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Secondhand Dealers and Pawnbrokers Bylaw, 1997, No. 13183, Amendment Bylaw, 2017, No. 19335" pass its third reading.

RES.R17-2389

Carried

- 32. "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19336"  
3900-20-19336 – Regulatory Text Amendment  
"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508", as amended, is further amended by replacing Schedule 17 to reflect amendments to the Secondhand Dealers and Pawnbrokers By-law, 1997, No. 13183 as outlined in Bylaw No. 19335 with respect to consistent record keeping and reporting requirements.

Approved by Council: July 24, 2017  
Corporate Report Item No: 2017-R153

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R153. Bylaw No. 19336 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19336" pass its first reading.

RES.R17-2390 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19336" pass its second reading.

RES.R17-2391 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508, Amendment Bylaw, 2017, No. 19336" pass its third reading.

RES.R17-2392 Carried

33. "Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337"  
3900-20-19337 - Council Initiative  
A Bylaw to remove the park reservation of a portion of Hawthorne Park in the City of Surrey.

Approved by Council: July 24, 2017  
Corporate Report Item No. 2017 - R161

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R161. Bylaw No. 19337 is therefore in order for consideration.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337" pass its first reading.

RES.R17-2393 Carried

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

RES.R17-2394 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Removal of Reservation of a  
Portion of Hawthorne Park Bylaw, 2017, No. 19337" pass its second reading.  
Carried

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

RES.R17-2395 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Removal of Reservation of a  
Portion of Hawthorne Park Bylaw, 2017, No. 19337" pass its third reading.  
Carried

**I. CLERK'S REPORT**

**1. Delegation Requests**

(a) Kathy Powelson, Executive Director  
Paws for Hope Animal Foundation  
File: 0250-20; 0550-20-10

Requesting to appear as a delegation to present on the topic of banning the retail sale of cats, dogs and rabbits.

RES.R17-2396 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Kathy Powelson, Executive Director,  
Paws for Hope Animal Foundation be heard as a delegation at Council-in-  
Committee.  
Carried

(b) Bill Farrand and Nadine Hope  
File: 6800-20; 0550-20-10

Requesting to appear as a delegation to present on the issue of selling Feedham House, a registered Heritage house.

RES.R17-2397 It was Moved by Councillor Woods  
Seconded by Councillor Steele  
That Bill Farrand and Nadine Hope be heard  
as a delegation at September 20, 2017 Surrey Heritage Advisory  
Commission.  
Carried

2. Conferences/Conventions/Meetings

- (a) **Montréal, Metropolis of Reconciliation: Celebration for the 10<sup>th</sup> Anniversary of the United Nations Declaration on the Rights of Indigenous Peoples – September 12 & 13, 2017**

File: 0390-20

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hayne  
 That Council approve Councillor LeFranc's attendance at Montréal, Metropolis of Reconciliation: Celebration for the 10th Anniversary of the United Nations Declaration on the Rights of Indigenous Peoples, being held in Montréal, QC, September 12 – 13, 2017, in accordance with Council Policy.

RES.R17-2398

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT


It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the July 24, 2017 Regular Council - Public Hearing meeting be adjourned.

RES.R17-2399

Carried

The Regular Council - Public Hearing meeting adjourned at 10:21 p.m.

Certified correct:

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

  
 \_\_\_\_\_  
 Mayor Linda Hepner