

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, OCTOBER 23, 2017
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Starchuk

Staff Present:

City Manager
City Clerk
Deputy City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF MINUTES**1. Special (Regular) Council - October 2, 2017**

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Special (Regular)

Council meeting held on October 2, 2017, be adopted.

RES.R17-2867

Carried

2. Council-in-Committee - October 2, 2017

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the

Council-in-Committee meeting held on October 2, 2017, be received.

RES.R17-2868

Carried

3. Regular Council - Land Use - October 2, 2017

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council -

Land Use meeting held on October 2, 2017, be adopted.

RES.R17-2869

Carried

4. Regular Council - Public Hearing - October 2, 2017

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the minutes of the Regular Council -
Public Hearing meeting held on October 2, 2017, be adopted.
RES.R17-2870 Carried

B. PRESENTATIONS**Georgia Springate, Kate Hunter and Lily Cox**

File: 0220-05

Mayor and Council recognized Georgia Springate, Kate Hunter and Lily Cox of the Crescent Beach Swim Club for their brave efforts at rescuing two swimmers at Crescent Beach this past summer.

Mayor Hepner awarded the delegation with a certificate of recognition for their bravery.

Mayor Hepner requested that the agenda be varied to address Corporate Reports R204 and R216 before the start of the Public Hearing portion of the meeting.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the agenda be varied to address
Corporate Reports R204 and R216 prior to the start of the Public Hearing portion of the
meeting.
RES.R17-2871 Carried

G. CORPORATE REPORTS

Item No. R204 Conclusion of Alternate Approval Process for Hawthorne Park
File: 0910-40/5400-80 (10500)

The City Clerk submitted a report to confirm approval of the Alternative Approval Process in accordance with section 30, section 84 and section 86 of the *Community Charter* for the removal of a portion of park reserve that was enacted through "*Portion of Hawthorne Park, Park Reserve By-law, 1979, No. 5812*" (*By-law 5812*).

The City Clerk was recommending that the report be received for information.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Corporate Report R204 be received for
information.
RES.R17-2872 Carried

Item No. R216 Purchase of Fire Service Equipment
File: 1280-01

The Fire Chief submitted a report concerning the award of Contract 1220-040-2016-060. Tenders were received as follows:

Supplier	Tendered Amount with Taxes & Levies	Corrected Amount
Safetek Emergency Vehicles Ltd.	\$4,590,320.00	\$ 4,564,420.00
Fort Gary Fire Trucks Ltd	\$ 4,636,598.40	No change
Associated Fire	\$ 4,790,934.65	No change
Rocky Mountain Phoenix Inc	\$ 4,771,015.20	No change
WFR Wholesale Fire & Rescue Ltd.	\$ 5,258,120.00	No change

The Fire Chief was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council:

1. Award contract 1220-040-2016-060 to Safetek Emergency Vehicles Ltd. to provide five (5) Pumper Fire Apparatus as reflected in this report at a cost of \$4,590,320.00, including GST, levies and performance bond;
2. Set the expenditure authorization limit for Contract 1220-040-2016-060 at \$4,800,000.00, including contingencies and GST; and
3. Authorize the Fire Chief to execute Contract 1220-040-2016-060.

RES.R17-2873

Carried

B. DELEGATIONS

1. **Surrey Zoning Amendment Bylaw No. 19381**
Application: 7916-0313-00

CIVIC ADDRESS: 14253, 14263 and 14273 Grosvenor Road

APPLICANT: 1065207 B.C. Ltd. (Director Information: Pawan Grover,
Rampal Sangha and Gurcharan Singh)
c/o Hub Engineering Inc. (Mike Kompter)

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

In addition, a development variance permit is being sought to reduce side yard setbacks on proposed Lot 1 and rear yard

setbacks on proposed Lots 4, 5 and 6 in order to achieve functional floor plans. An increase in total paved driveway area is proposed for proposed Lots 4, 6, 7, 8 and 9, providing for on-site vehicle turn around and eliminating the need to back out onto Grosvenor Road.

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

R. Landale, 149 Street and 95A Avenue: The delegation expressed concerns regarding the amount of trees scheduled to be removed from the property. The delegation questioned the public consultation process for the proposal, and the size of replacement trees that will be planted onsite. The delegation noted that the land use does not seem consistent with the neighbourhood.

In response to questions, staff provided the following information: 1. As the application is in compliance with the current land use, therefore a traffic study is not required. Grosvenor Road currently handles about 4000 cars per day, which is easily handled by the current road conditions. 2. There were four responses received in response to the proposal. The respondents may have identified multiple issues. 3. There is a \$5000 contribution that is allocated park improvements, and a separate contribution is made to the City's Green Fund. 4. The size of the replacement trees depends on the type of the tree that is being replaced. Deciduous trees are 8cm caliper and coniferous trees are 3m heights.

L. Talbot, 113 Avenue and 142 Street: The delegation summarized the correspondence dated October 16, 2017 that was submitted regarding the application.

It was	Moved by Councillor Villeneuve
	Seconded by Councillor Steele
	That the petition dated October 13, 2017 in
RES.R17-2874	opposition to Application 7916-0313-00 be received for information.
	<u>Carried</u>

It was	Moved by Councillor Villeneuve
	Seconded by Councillor Steele
	That the on-table correspondence regarding
RES.R17-2875	Application 7916-0313-00 be received for information.
	<u>Carried</u>

In response to concerns raised by the delegation, staff advised that the petition submitted on-table was included in the correspondence package that was distributed to Council; however, the petition was listed under the incorrect Public Hearing Item.

In response to questions from Council, the delegation advised that they are opposed to the variances that are being sought for the property. The delegation

noted that the developer did not consult directly with the community regarding the proposal.

In response to questions from Council, staff provided the following information

1. The development to the north of the proposal was developed under Design Guidelines that expired in 2004.
2. The applicant conducted a character study of the neighbourhood, and designed the project based on the character study.
3. A standard pre-notification process was completed, and standard rezoning signs were implemented on the proposed site. There were no open houses or specific community consultation was completed.
4. The variances requested are to accommodate driveway space for vehicles to reorient towards Grosvenor Road for safe access and egress.

M. Kompter, Hub Engineering Inc. (agent on behalf of the applicant): The agent provided the following information: 1. The design consultant for the project has reviewed the comments provided from the community, and submitted a revised design proposal to the City. The revised proposal is currently being reviewed. 2. The requested variances are to allow for driveway egress from Grosvenor Road. 3. A traffic consultant completed a study of Grosvenor Road and recommended that vehicles be provided with the ability to turn around in their driveway in order to avoid backing out onto Grosvenor Road. 4. None of variances requested affect existing neighbouring properties. The requested variances will only affect properties in the development. 5. The requested variances will assist with tree retention. 6. The applicant is seeking to rezone to RF Zoning. The proposed lot sizes are large, and in excess of 700 square metres. 6. Grosvenor Road will be widened and developed to the City's road standards as part of the application. 7. While the property located at 11390 142 Street is not included as part of this application, the application will complete fencing along the western portion of that property.

Resident, 113 Avenue and 142 Street: The delegation questioned the need for the variances requested, as the lots are larger than the zoning requires. The delegation expressed concerns regarding public notification process, the vacant lot located at 11390 142 Street, and the proposal's design concept. The delegation requested that the project integrate a West Coast/Heritage design style.

In response to questions from Council, the delegation explained that they were notified of the project via the Public Hearing notification card that was distributed by the City.

Resident, Currie Drive and 142 Street: The delegation expressed concerns regarding the requested variances and potential impact the proposed large driveways may have on local traffic and parking. The delegation requested that character of the neighbourhood be retained, and that larger square footage homes not be implemented.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
*L. Talbot			X

***Note:** This piece of correspondence was incorrectly listed under Item B.4 in the correspondence package.

**2. Surrey Official Community Plan Amendment Bylaw No. 19388
Surrey Zoning Amendment Bylaw No. 19389
Application: 7917-0159-00**

CIVIC ADDRESS: 10240 City Parkway

APPLICANT: Weststone Parkway Property Inc.
c/o Weststone Group (Victor Jeon)

PURPOSE: The applicant is seeking to redesignate the site from Central Business District 7.5 FAR to Central Business District 12.25 FAR which will increase density on the site and rezone the site from Community Commercial to Comprehensive Development. The applicant is proposing to develop an education-focused mixed-use 55-storey tower on the site. The proposed development will contain ground-level commercial retail space, 5 floors of college/academic space, 33 floors of furnished student accommodation, 12 floors of hotel accommodation and 4 floors of amenity space. The development will be oriented onto a street-level outdoor plaza.

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

R. Landale, 149 Street and 95A Avenue: The delegation expressed concerns regarding the proposed height of the development, and the amenity contribution. The delegation noted that the 12 floors of hotel space is not protected as hotel space use and may be amended to residential in the future.

**3. Surrey Zoning Amendment Bylaw No. 19380
Application: 7917-0218-00**

CIVIC ADDRESS: 16219 – 80 Avenue

APPLICANT: S. and M. Tomasello
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the site 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.

R. Landale, 149 Street and 95A Avenue: The delegation expressed concerns regarding the 59 trees scheduled to be removed from the property. The delegation suggested that the proposal could be reduced by two homes developed, and the homes be repositioned in order to reduce the amount of trees removed.

G. Loos, 161 Street and 80A Avenue: The delegation expressed concerns regarding 80A Avenue, and requested that the road be developed with double lanes and parking provisions located near the park. The delegation noted that there has been an increase in neighbourhood crime due to recent residential developments.

In response to concerns raised by the delegation, staff advised that the south side of 80A Avenue will be constructed by the developer to City standards. The City will also work with the developer to complete the north side of 80A Avenue fronting onto the park.

M. Helle, Coastland Engineering & Surveying Ltd. (agent on behalf of the applicant): The agent advised that a development sign has been on site for three months, and that no comments have been received to date. Of the 51 trees to be removed onsite, 36 are old cedar hedges that have been topped, and could become hazardous in the future. The remaining 15 trees are either in the middle of the property, and must be removed for construction, or are located on 80A Avenue.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
K. Boriboune			X

4. Surrey Zoning Amendment Bylaw No. 19382
Application: 7916-0113-00

CIVIC ADDRESS: 19306 – 71 Avenue

APPLICANT: M. and C. Wilmot
 c/o Citiwest Consulting Ltd. (Natalie Pullman)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential (13). The applicant is proposing to subdivide the site into 9 single family small lots.

In addition, a development variance permit is being sought to reduce lot width on proposed Lots 1 and 5, reduce rear yard setbacks on proposed Lots 1 to 7 and allow front accessed double garages on proposed Lots 2 to 4 and 6 to 9

in order to achieve an efficient site layout, ensure tree retention and provide for adequate on-site parking.

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

R. Landale, 149 Street and 95A Avenue: The delegation questioned how the trees to be retained will be protected.

In response to questions from the delegation, staff advised that the trees that to be retained during construction will be protected during construction and onwards. Following the completion of construction, if the protected trees are unhealthy or hazardous, the owner can apply for a removal permit.

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

NAME	FOR	AGAINST	UNDECIDED
M. Lidder	X		
H. Matt	X		

5. **Surrey Official Community Plan Amendment Bylaw No. 19383**
Surrey Zoning Amendment Bylaw No. 19384
Application: 7916-0623-00

CIVIC ADDRESS: 2315, 2323 and 2331 – 168 Street

APPLICANT: City of Surrey and Royale Properties (Grandview) Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)

PURPOSE: The applicant is seeking to redesignate the site from Commercial to Urban and rezone the site from One-Acre Residential to Comprehensive Development. The applicant is proposing to develop 40 three-storey townhouse units, including
12 live-work units facing 23 Avenue and containing commercial space on the main floor.

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

S. Carswell, 22 Avenue and 168 Street: The delegation noted that live/work units have not been successful in the area when implemented in the past. The delegation expressed concerns regarding parking, and traffic congestion.

S. Scott, 23 Avenue and 167 Street: The delegation expressed concerns regarding parking, traffic congestion and traffic safety. The delegation suggested that live/work units are not appropriate for the area.

In response to questions from Council, the delegation advised that a townhome development without the work component would be acceptable to keep the area residential

In response to questions from Council, staff advised that the live/work units would be restricted to units fronting onto 23 Avenue.

P. Rosella, 23 Avenue and 167 Street: The delegation suggested that live/work units are not appropriate for the area, and that a townhome development without the work component would be acceptable to keep the area residential. The delegation concerns regarding parking and traffic congestion.

T. Bate, 22nd Avenue and 168th Street: The delegation suggested that live/work units are not appropriate for the area and that a townhome development without the work component would be acceptable to keep the area residential.

D. Jack, Surrey Environmental Partners: The delegation noted that of 114 trees onsite, 107 trees will be removed, and 116 replacement trees will be replanted. The delegation commended the City for requiring the project to be redesigned in order to retain additional trees, and for the project's handling of water run-off. Will there be attachment to the properties identifying the swales in the area?

In response to questions from Council, staff advised that the bio-swales are located on City property in order to better protect the bio-swales.

C. Hogan, Focus Architecture Incorporated (Architect on behalf of the application): The Architect advised that the neighbourhood plan encourages live/work units in this area; however, the applicant would agree to move forward without the work component of the project. The proposed work portion of the units is approximately 170 square feet.

In response to a question from Council, the agent advised that the lower level, where the work portion of the unit is currently proposed to be implemented, could become a bonus area for the unit owner. As the area is only 170 square feet, it is too small to implement a secondary suite.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Scott		X	

6. **Surrey Official Community Plan Amendment Bylaw No. 19385**
Surrey Zoning Amendment Bylaw No. 19386
Surrey Zoning Amendment Bylaw No. 19387
Application: 7916-0118-00

CIVIC ADDRESS: 919, 1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway
and 16620 – 12 Avenue

- APPLICANT: J. Davies, Fergus Creek Homes Ltd. and N. Chauhan
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
- PURPOSE: The applicant is seeking to redesignate a portion of the site from Mixed Employment to Multiple Residential and rezone the site from One-Acre Residential to Multiple Residential (30) and Comprehensive Development. The applicant is proposing to develop approximately 391 townhouse units with a park and riparian area to be conveyed to the City on the northern portion of the site. The applicant is also proposing to develop a 3-storey private school and convey riparian area to the City for conservation purposes on the southern portion of the site.
- In addition, a development variance permit is being sought to reduce various setbacks for the townhouse portion of the site in order to achieve a more urban, pedestrian streetscape.

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

In response to a question from Council, staff advised the rezoning bylaw which would have permitted casino operations on site was defeated by Council, and is therefore no longer applicable. The site is currently regulated under the "One Acre Residential" (RA) Zone.

A. Swab, 26 Avenue and 156 Street: The delegation spoke in favour of the proposed private school included as part of the application.

G. Schoberg, White Rock: The delegation spoke in favour of the proposal, noting that it would minimize traffic impacts on local streets due to its proximity to Highway 99. The delegation suggested that the site is an ideal location for a private school due to its proximity to Highway 99, and the residential component is complementary to the surrounding neighbourhood.

A. Huberman, Surrey Board of Trade: The delegation spoke in favour of the proposal, and spoke to the benefits Fraser Academy could provide to the community. The delegation noted that Fraser Academy has entered into an educational agreement with Semiahmoo First Nations, as well as a partnership with Innovation Boulevard, and that the proposal includes the provision of childcare. Fraser Academy would provide approximately 180 long term, high value jobs for the city.

In response to questions from Council, the delegation advised that the first campus for Fraser Academy is located in Vancouver, and that 24 students in Surrey currently attend the Vancouver campus. The partnership with the Semiahmoo First Nations is intended to provide educational assistance to the Semiahmoo First Nations. The Surrey Board of Trade is supportive of the proposal as it is a holistic approach to housing, education and employment.

S. Brown, 17 Avenue and 140A Street: The delegation spoke in favour of the proposal, noting that the initial phase of townhomes will be targeted to empty nesters, and therefore will not impact existing schools. The delegation provided a report indicating that in 95% of sales, "master on the main" floorplans are purchased by individuals without young children. Typically, young families prefer to have bedrooms located on the same floor for safety and security reasons.

In response to questions from Council, the delegation advised that there would be no barriers or restrictions preventing young families from purchasing townhomes included in Phase 1 of the development.

It was
Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the on-table information regarding

Application 7916-0118-00 be received for information.

RES.R17-2876

Carried

K. Dhillon, 24 Avenue and 141 Street: The delegation spoke in favour of the proposal, noting that it provides affordable housing options and employment.

J. McLennan, 83 Avenue and 168 Street: The delegation spoke in favour of the proposal. The delegation noted that the proposed land use is appropriate, and Fraser Academy would benefit Surrey children. The delegation requested that local residents be permitted to connect to the water utility services that will be implemented as part of the proposal. The delegation commended the application for the improvements made to the Fergus Watershed Biodiversity Preserve.

C. Sharp, 105 Avenue and 168 Street: The delegation commended the application for providing water utility service for the area, the creation of new walkways and park area, and for the protection of the Fergus Watershed Biodiversity Preserve. The delegation noted Fraser Academy is an appropriate employment opportunity for the site.

R. Landale, 95 Avenue and 149 Street: The delegation questioned the number of trees expected to be removed from the site. The delegation commended the applicant for the preservation of the Fergus Watershed Biodiversity Preserve.

In response to questions from Council, staff advised that lot 16620 is part of the application.

E. Yakemchuk, 116 Avenue and 168 Street: The delegation expressed support for the proposal, and commended the applicant for the creation of new park space and the protection of the Fergus Watershed Biodiversity Preserve. The delegation noted that the proposed land use is appropriate for the site.

It was
Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the on-table petition dated October 11,
2017 in support of Application 7916-0118-00 be received for information

RES.R17-2877

Carried

D. Bhandall, 16 Avenue and 167 Street: The delegation expressed support for the proposal.

R. Runka, 159 Street and Mountain View Drive: The delegation spoke in favour of the proposal and noted the following comments: 1. The proposed land use is appropriate for the site due to its proximity to the Fergus Watershed Biodiversity Preserve. 2. The site's proximity to Highway 99 is appropriate for traffic flow. 3. Schools for students with special learning requirements are needed in the community. 4. The development will provide housing options. 5. Proper berming and sound proofing will be required for the development.

L. Olsen, 19A Avenue and 126 Street : The delegation spoke in favour of the proposal, noting the positive aspects of Fraser Academy's curriculum.

D. Riley, Little Campbell Watershed Society: The delegation requested that the City adhere to the original Local Area Plan (LAP) that was developed for the area. The delegation noted that if the residential development is implemented at the top of the site, it will not allow future expansion of the habitat area southwards. This will not allow the City to achieve its goal of having 25% of land in the area be dedicated to habitat mitigation. The delegation expressed concerns that the Fergus Watershed Biodiversity Preserve could be used as a multi-use park by the community.

In response to questions from Council, the delegation clarified that the original LAP indicated that 104 acres of land was to be dedicated to a habitat preservation area; however, the LAP did not specify that the habitat had to be owned by the City. If the application is approved as proposed, there will not be an opportunity to preserve land south of the site as a habitat preservation area. In addition, the delegation advised that a commercial development may have less impact on the habitat preserve due to the singular water filtration system required by a commercial development, rather than a residential development, which can have multiple water filtration systems.

In response to questions from Council, staff advised that proposal would provide three park lots: 1. A one acre Park lot; 2. A 2.9 acre riparian lot in the northwest corner; and 3. A .63 riparian lot created in the southern corner. The riparian lots would be protected by fencing.

B. Scholz, 26 Avenue and 180 Street: The delegation spoke in favour of the proposal, noting that it will provide appropriate housing and employment opportunities for the site.

J. Allpress, Vancouver: The delegation advised that it is anticipated that there will be sufficient retail to support the density of the proposal, and that the proposal will increase employment and walkability of the area.

Z. Al, Surrey: The delegation spoke in favor of the proposal, noting that the units will be accessible for residents.

T. Donald, Surrey: The delegation spoke in favour of the proposal, noting the positive aspects of Fraser Academy's curriculum.

L. Nunes, 64 Avenue and 184A Avenue: The delegation spoke in favour of the proposal, noting the positive aspects of Fraser Academy's curriculum.

S. Donald, Surrey: The delegation spoke in favour of the proposal, noting the positive aspects of Fraser Academy's curriculum.

M. Steltman, Executive Director, Fraser Academy: The delegation spoke in favour of the proposal, noting the positive aspects of Fraser Academy's curriculum. The delegation noted that Fraser Academy would provide 180 employment opportunities and education services for 400 families, reducing the impact on local public schools.

In response to questions from Council, the delegation provided the following information: 1. There is currently no construction agreement between the developer and Fraser Academy; however, there is a signed letter of intent dated October 28, 2016. 2. The Fraser Academy campus located in Vancouver will remain in operation if the Surrey campus is approved. Priority registration will be provided to Surrey residents for positions at the Surrey campus. 3. The Vancouver campus has a capacity of 250 students, and there is currently a waiting list of 12-18 students. The Surrey campus would provide 400 new positions if it is approved. 4. Market research indicates the Surrey campus will achieve complete capacity. 5. The school would provide a bus service for students. The bus service would also be available to teachers. 6. It is anticipated that the Surrey campus would open for the 2021 school year if it is approved. 7. The proposal also includes a day care facility.

It was

Moved by Councillor Villeneuve

Seconded by Councillor LeFranc

That the on-table copy of Letter of Intent

between Fraser Academy Association and Fergus Creek Homes Ltd. dated October 28, 2016 be received for information.

RES.R17-2878

Carried

In response to questions from Council, staff advised that parking requirements have not yet been reviewed for the project.

K. Bahi, 35 Avenue and 140 Street: The delegation spoke in favour of the proposal, and noted that there is a need to provide a variety of housing for seniors, young families and couples. The delegation suggested that the proposal would meet the evolving needs of the business community and residents.

W. Cook, 14 Avenue and 176 Street: The delegation spoke in favour of the proposal and provided the following information: The Semiahmoo First Nations (SFN) and Fergus Creek Homes have signed a mutual benefit agreement. 2. The Semiahmoo Development Corporation and SFN have indicated conditional support of the application, and have requested the opportunity to review design drawings as the

project progresses. 3. The application will benefit the SFN and its people in numerous ways. 4. The inclusion of Fraser Academy as part of the application will provide positive education opportunities for SFN and Surrey residents. 5. The application will include civil works that will be negotiated for the joint partnership of SFN and Tybo Contracting to undertake, which will provide significant economic growth opportunities for SFN. 6. The proposed land use follows environmental awareness practices. 7. The developer will provide signage acknowledging SFN's traditional territory and culture. 8. The developer will commit to \$10,000 for emergency response and \$7500 for future tuitions for the SFN.

In response to questions from Council, the delegation clarified that SFN has a joint venture with Tybo Construction. Should the joint venture be successful during the bidding process, the venture would undertake the civil works included as part of the application.

D. Jack, Surrey Environmental Partners: The delegation summarized the letter included in the agenda package dated October 23, 2017, in opposition to the proposal. The delegation requested that a city-wide assessment of Green Infrastructure Network lands and lands that are available for compensation lands be completed.

In response to questions from Council, staff advised that there is approximately \$750,000 - \$800,000 in the BCS Land Acquisition Fund.

Resident, 127 Street and 14B Avenue: The delegation spoke in favour of the proposal.

L. Garner, Surrey DPAC: The delegation spoke in favour of the proposal, noting that the private school could reduce the impact on local public schools.

Resident, 174 Street and 32 Avenue: The delegation spoke in favour of the proposal.

Resident: The delegation spoke in favour of the proposal.

Resident, 155 Street and Rosemary Crescent: The delegation commended the applicant for the inclusion of Fraser Academy as part of the application. The delegation suggested that the residential portion of the application could be relocated on the site in order to provide additional room for the expansion of the Fergus Watershed Biodiversity Preserve.

Agent on behalf the applicant: The agent provided the following information:
1. The site will contribute to a walkable community providing a mix of housing types, onsite amenities and a private school. The development is also within a ten minute walk to transit. In addition, lands located on 16 Avenue have been designated for commercial use. 2. Through consultation with the community, it was determined that residential zoning is the preferred land use. 3. The impact on the biodiversity would be greater with industrial land use. 4. The school will provide 180 employment opportunities to the area. 5. The proposal aims to have a net positive impact on local schools. 6. The applicant has agreed to enter into a

moratorium on developing Phases 3 -5 until the construction of the school is completed. 7. Fraser Academy will provide an alternative education opportunity for special needs students, alleviating the burden on the public school system.

In response to questions from Council, the agent provided the following information: 1. The applicant will develop a multi-use pathway through the project property. 2. Access to the local bus stop is via 168th Avenue and the 8th Avenue overpass. 3. Fraser Academy will be responsible for the maintenance of the school. Fraser Academy will pay to be accommodated in the school, and will have the option to purchase the school at construction cost.

In addition, O. Verbenkov, Pacific Land Resource Group Inc. (agent on behalf of the application) advised that the City would be responsible for developing the multi-use pathway in front of the Fergus Watershed Biodiversity Preserve

Environmental Agent: The Environmental Agent summarized the environmental conditions of the site and construction plan.

O. Verbenkov, Pacific Land Resource Group Inc. (agent on behalf of the application): The agent summarized the application proposal and provided the following information: 1. The proposal provides Surrey residents with a special education needs school. 2. Approving the proposal will provide residents with certainty regarding the use of the site. 3. The proposal will conserve the Fergus Watershed Biodiversity Preserve. 4. The proposal would provide residents with affordable housing options. 5. The applicant has completed the recommendations that were made by Council at the June 2016 meeting. 6. Fraser Academy would provide approximately eight jobs per acre, which is similar to warehouse employment land use. 7. Fraser Academy will provide support and training for Semiahmoo First Nations teachers. 8. The proposal does not include any industrial land use, as the community indicated that this would not be appropriate for the site. 9. Various environmental consultants and stakeholders have provided feedback regarding the proposal. 10. The multi-phased approach would reduce impacts on local public schools.

In response to questions from Council, the agent clarified that the developer has committed to constructing Fraser Academy upon completion of Phase 2 of the residential development.

Resident, 22 Avenue and 158 Street: The delegation expressed support regarding the proposed setbacks with respect to protection of Fergus Watershed Biodiversity Preserve.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
E. Yakemchuk	X		
L. Chase	X		
V. Reinheimer-Lapointe	X		
K. Dhillon	X		

NAME	FOR	AGAINST	CONCERN
D. Gautam	X		
D. Gautam	X		
R. Johal	X		
H. Lit	X		
W. Downes	X		
C. Rockwell	X		
J. Bains	X		
G. Singh	X		
B. Grewal	X		
H. Sanghera	X		
K. Sidhu	X		
P. Dhaliwal	X		
P. Dhaliwal	X		
P. Pawar	X		
A. Dhaliwal	X		
K. Dhaliwal	X		
H. Brar	X		
A. Pawar	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
D. Jones			X
J. Li			X
D. & W Andermatt			X
Friends of Semiahmoo Bay Society		X	
C. Latzen		X	
D. Jack		X	
K. Iqbal	X		
R. Wood	X		
I. Ali Shah	X		
V. Rai	X		
A. Iqbal	X		
I. Hussain	X		
K. Wang	X		
P. Aylett	X		
K. Jagpal	X		
H. Jagpal	X		
R. Buckley	X		
C. VanKoughnett	X		
A. & V Ullrich	X		
S. Sharma	X		
N. Sharma	X		

NAME	FOR	AGAINST	CONCERN
S. & C. Ridley-Thomas	X		
J. & P. Blackwell	X		
P. Bal	X		
M. Bal	X		
S. Sandhu	X		
E. Yakemchuk	X		
C. Sharp	X		
J. Girn	X		
H. Jagpal	X		
S. Minhas	X		
C. Moorhead	X		
D. Gagnon	X		
J. & L. McLennan	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	X		
Residents	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
S. Gill	X		
A. Rai	X		
R. Bhanmal	X		
H. Como	X		
J. Lijt	X		
S. Jagpal	X		
H. Lohchan	X		
K. Bahi	X		
N. Aulakh	X		
H. Purewal	X		
D. Out	X		
S. Olson	X		
L. Sally	X		
D. Gautam	X		
A. Naeem	X		
N. Svab	X		
E. Svab	X		
T. Cox	X		

NAME	FOR	AGAINST	UNDECIDED
C. Rossi	X		
D. Williams	X		
I. Dhillon	X		
C. Toor	X		
H. Bata	X		
P. Jhaut	X		
J. Nissar	X		
P. Dhaliwal	X		
A. Bahga	X		
R. Johal	X		
G. Bedi	X		
S. Mann	X		
J. Uppal	X		
M. Lit	X		
P. Sanghera	X		
P. Agoowal	X		
R. Bassi	X		
A. Lit	X		
G. Tung	X		
V. Sol	X		
P. Thind	X		
S. Sharma	X		
G. Singh	X		
P. Sanghera	X		
S. Uppal	X		
J. Singh	X		
K. Minhas	X		
H. Uppal	X		
L. Neufeld	X		
J. Stewart	X		
D. Hartley	X		

7. Surrey Official Community Plan Text Amendment Bylaw No. 19362

PURPOSE: "Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in Figures 3, 4, 17, 42, 43, 51 and 63 to ensure consistency in land uses between the Stage 1 Land Use Plan for South Campbell Heights and the Official Community Plan and the Regional Growth Strategy as described in Corporate Report No. 2017-R201.

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

K. Stevenson, 13 Avenue and 194 Street: The delegation expressed concerns that areas designated "Special Commercial" may turn into "Light Industrial" land uses. The delegation requested confirmation that development in South Campbell Heights would be completed with respect to aquifer recharge and wildlife habitat.

Council confirmed that future development in South Campbell Heights would be completed with respect to aquifer recharge and wildlife habitat.

In response to questions from the delegation, staff advised that the Land Use Plan had previously been approved by Council. Special Commercial has been included as a land use to ensure that there can be other uses in area four, such as recreation services. No industrial land uses will be included as part of Special Commercial.

S. Stevenson, 14 Avenue and 194 Street: The delegation expressed concerns regarding changes in permitted land uses in the different zones of the text amendment that were presented at a public forum. The delegation noted that the proposal should remain somewhat consistent, and the various layers of planning details should be better clarified.

In response to questions from Council, staff clarified that the Official Community Plan (OCP) provides designations that reflect those designated in the Local Area Plan (LAP). The LAP outlines the permitted uses that were outlined during the public consultation process.

D. Morrison, 27A Avenue and 127 Street: The delegation spoke in opposition to the proposal.

G. Rice 10 Avenue and 125A Street: The delegation spoke in opposition to the proposal due to the lack of maintaining agricultural and environmental land, and the lack of support for the various zones as outlined in the feedback received. The delegation noted that the area lacks in transit services, therefore there is potential for traffic congestion and parking issues.

S. Rush, 8 Avenue and 195 Street: The delegation expressed concerns regarding the approval process for the proposed text amendment. The delegation requested that the draft LAP be re-presented to stakeholders in order to provide additional time for comment. The delegation requested that the proposal adhere to Planning principles and seek an alternate location for the proposed land uses.

In response to questions from the delegation, staff advised that the proper approval process has been followed, and includes the following steps: The OCP must be amended up to third reading in order to proceed to Metro Vancouver to finalize the special study area. Then the process can move forward to the second phase, which addresses servicing. Following phase two, the special study area will be finalized.

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the proposal and noted the following comments: 1. There is no need to plan for future expansion in the proposed area. 2. The delegation expressed concerns regarding the permitted time to provide feedback. 3. The proposal is in contradiction to the

Sustainability Charter. 4. There should be an environmental assessment for the site. 5. An alternative, less environmentally sensitive site should be selected for the proposed land uses. 6. The site meets the requirements for a regional park.

Resident: The delegation spoke in opposition to the proposal, and expressed concerns regarding the approval process.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hayne

That the on-table letter in opposition to

Surrey Official Community Plan Text Amendment Bylaw No. 19362 be received for information.

RES.R17-2879

Carried

Resident: The delegation requested that Council defer the approval of the proposal due to concerns regarding the process.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
C. Bishop			X
L. Putman		X	
C. Feldinger		X	
K. Ross		X	
D. Rush		X	
B. Pawar	X		

8. **Liquor Primary License** **Application: 7917-0144-00**

CIVIC ADDRESS: 8593—132 Street

APPLICANT: S. Singh
c/o Hook & Ladder Bar Ltd. (Ravinder Singh)

PROPOSAL: The applicant is seeking a Liquor Primary License to allow continued liquor service at the Hook & Ladder Pub. The previous liquor primary license expired when the new owner purchased the pub in July 2016 and since that time the pub has been operating with a food primary liquor license. The applicant would like to resume operating the pub with a liquor primary license.

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.

C. COMMITTEE REPORTS

Items C.1 - C.6 were deferred to the November 6, 2017 Regular Council - Public Hearing meeting:

1. **Public Art Advisory Committee - July 6, 2017**
2. **Culture Development Advisory Committee - July 18, 2017**
3. **Seniors Advisory and Accessibility Committee - September 5, 2017**
4. **Agriculture and Food Security Advisory Committee - September 7, 2017**
5. **Transportation and Infrastructure Committee - September 18, 2017**
6. **Parks, Recreation & Sport Tourism Committee - September 20, 2017**

D. BOARD/COMMISSION REPORTS

Items D.1 and D.2 were deferred to the November 6, 2017 Regular Council - Public Hearing meeting:

1. **Board of Variance - September 13, 2017**
2. **Surrey Heritage Advisory Commission - September 20, 2017**

E. MAYOR'S REPORT

1. **Proclamations**
File: 0630-02

The following proclamations were deferred to the November 6, 2017 Regular Council - Public Hearing meeting:

- (a) **Surrey Newcomer Employment Week – October 21 – 27, 2017**
- (b) **Adoption Awareness – November, 2017**
- (c) **Complex Regional Pain Syndrome Day – November 6, 2017**

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS (Cont.)

The following Corporate Reports, under date of October 23, 2017, were deferred to the November 6, 2017, Regular Council – Public Hearing Meeting:

- | | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. R203 | Appointment of Chief Election Officer and Deputy Chief Election Officer
File: 4200-01 |
| Item No. R210 | National Energy Board – Damage Prevention Guidance for Municipal Operations and Maintenance Activities
File: 5500-16 |
| Item No. R213 | Lease of Portions of 8599 and 8613 – 132 Street to Hook and Ladder Bar Ltd. and Kerala Christian Fellowship Society
File: 0930-30/063 |
| Item No. R217 | Surrey Poet Laureate – Program Highlights & the Legacy Project
File: 8145-20 |
| Item No. R218 | Recommendation for Fraser Heights Recreation Centre Public Art Project
File: 8000-30 |
| Item No. R219 | Declaration – Provincial Summit on Aging
File: 01-2017 |
| Item No. R221 | City of Surrey Official Community Plan 2016 Performance Review
File: 3900-20-18020; 6440-20 (2016) |

The agenda was varied to deal with Items H.9 to H.22, and Item I.1(a) prior to consideration of the remaining Corporate Reports.

H. BY-LAWS AND PERMITS**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

Items H.1 to H.8 were deferred to the November 6, 2017 Regular Council – Public Hearing Meeting.

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19381"
7916-0313-00 – 1065207 B.C. Ltd. (Director Information: Pawan Grover,
Rampal Sangha and Gurcharan Singh)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF – 14253, 14263 and 14273 Grosvenor Road - to subdivide into 9 single
family lots.

Approved by Council: October 2, 2017

Development Variance Permit No. 7916-0313-00

14253, 14263 and 14273 Grosvenor Road

To reduce side yard setbacks on proposed Lot 1 and rear yard setbacks on proposed Lots 4, 5 and 6 in order to achieve functional floor plans. An increase in total paved driveway area is proposed for proposed Lots 4, 6, 7, 8 and 9, providing for on-site vehicle turn around and eliminating the need to back out onto Grosvenor Road.

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19388"

7917-0159-00 – Weststone Parkway Property Inc.

c/o Weststone Group (Victor Jeon)

To redesignate the site at 10240 City Parkway from Central Business District 7.5 FAR to Central Business District 12.25 FAR

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19389"
C-8 to CD – 10240 City Parkway - to develop an education-focused mixed-use 55-storey tower with retail, academic, student accommodation and hotel space.

Approved by Council: October 2, 2017

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19380"

7917-0218-00 – S. and M. Tomasello

c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to RF - 16219 – 80 Avenue - to subdivide into 6 single family lots.

Approved by Council: October 2, 2017

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19382"

7916-0113-00 – M. and C. Wilmot

c/o Citiwest Consulting Ltd. (Natalie Pullman)

RA to RF-13 – 19306 – 71 Avenue - to subdivide into 9 single family small lots.

Approved by Council: October 2, 2017

Development Variance Permit No. 7916-0113-00

19306 – 71 Avenue

To reduce lot width on proposed Lots 1 and 5, reduce rear yard setbacks on proposed Lots 1 to 7 and allow front accessed double garages on proposed Lots 2 to 4 and 6 to 9 in order to achieve an efficient site layout, ensure tree retention and provide for adequate on-site parking.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19383"
7916-0623-00 – City of Surrey and Royale Properties (Grandview) Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
To redesignate the site at 2315, 2323 and 2331 – 168 Street from Commercial to Urban.

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19384"
RA to CD – 2315, 2323 and 2331 – 168 Street - to develop 40 three-storey townhouse units, including 12 live-work units.

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19385"
7916-0118-00 – J. Davies, Fergus Creek Homes Ltd. and N. Chauhan
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
To redesignate the site at 1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway and 16620 – 12 Avenue from Mixed Employment to Multiple Residential.

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19386"
RA to RM-30 – 1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway and 16620-12 Avenue - to develop approximately 391 townhouse units.

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19387"
RA to CD – 919 – 168 Street - to develop a private school.

Approved by Council: October 2, 2017

Development Variance Permit No. 7916-0118-00

1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway and
16620 – 12 Avenue

To reduce various setbacks for the townhouse portion of the site in order to achieve a more urban, pedestrian streetscape.

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19362"
3900-20-19362 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in Figures 3, 4, 17, 42, 43, 51 and 63 to ensure consistency in land uses between the Stage 1 Land Use Plan for South Campbell Heights and the Official Community Plan and the Regional Growth Strategy.

Approved by Council: July 24, 2017; October 2, 2017
Corporate Report Item No. 2017-R171; 2017-R201

8. **Liquor Primary License**
7917-0144-00 – S Singh
c/o Hook & Ladder Bar Ltd. (Ravinder Singh)
8593 – 132 Street
To allow continued liquor service at the Hook & Ladder Pub. The previous liquor primary license expired when the new owner purchased the pub in July 2016 and since that time the pub has been operating with a food primary liquor license. The applicant would like to resume operating the pub with a liquor primary license.

PERMITS – APPROVALS

9. **Development Variance Permit No. 7917-0358-00**
Board of School Trustees, School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
1880 Laronde Drive
To reduce the off-street parking spaces from 70 stalls to 46 stalls in order to facilitate the placement of one portable classroom at Laronde Elementary School.
- To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:
- (a) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required parking spaces for an elementary school shall be increased from 1.0 space per classroom to 1.75 spaces per classroom; and
 - (b) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium associated with an elementary school shall be waived.

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. 7917-0358-00 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.R17-2880

Carried

10. Development Variance Permit No. 7917-0322-00

The Board of Education of School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
1739 – 148 Street (1785 – 148 Street)
To reduce the off-street parking spaces from 63 stalls to 32 stalls in order to facilitate the placement of two portable classrooms at H.T. Thrift Elementary School.

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

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

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

It was

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

No. 7917-0322-00 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.R17-2881

Carried

11. Development Variance Permit No. 7917-0359-00

The Board of School Trustees of School District No. 36 (Surrey)
c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)
8222 – 168A Street

To reduce the off-street parking spaces from 64 spaces to 34 spaces in order to facilitate the placement of three portable classrooms at Coast Meridian Elementary School.

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

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

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7917-0359-00 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.R17-2882

Carried

12. Development Variance Permit No. 7916-0267-01

N. and M. Stephens
6316 Sorrel Place

To reduce the front and rear yard setbacks in order to retain the existing detached garage on the lot.

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

- (a) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback for an accessory building (detached garage) is reduced from 18 metres (60 ft.) to 16.7 metres (55 ft.); and
- (b) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum rear yard setback for an accessory building (detached garage) is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7916-0267-01 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.R17-2883

Carried

13. Development Variance Permit No. 7917-0258-00

City of Surrey

c/o Ken Woodward

10681 – 135A Street

To reduce the minimum side yard setback (north) from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for a temporary portable building operated by the RCMP.

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

- (a) In Part 36 – "Community Commercial Zone (C-8)", Section F. Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for a portable 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 Martin

That Development Variance Permit

No. 7917-0258-00 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.R17-2884

Carried

PERMITS – SUPPORT

14. Temporary Use Permit No. 7917-0366-00

Quadra Holdings 2007 Ltd.

c/o Quadra Homes (Shawn Bouchard)

3488 King George Boulevard

To allow for the construction of a temporary sales centre for three proposed 5-storey apartment buildings for a period not to exceed three years.

No concerns had been expressed by abutting property owners.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Temporary Use Permit

No. 7917-0366--00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R17-2885

Carried

FINAL ADOPTIONS

15. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2017, No. 19346"
3900-20-19346 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the *Community Charter*.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R178

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 220 and 224(2)(f) and (h) Tax
Exemption Bylaw, 2017, No. 19346" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2886

Carried

16. "Section 224 Tax Exemption Bylaw, 2017, No. 19347"
3900-20-19347 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R179

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 224 Tax Exemption Bylaw,
2017, No. 19347" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2887

Carried

17. "Section 224 (2) (g) Tax Exemption Bylaw, 2017, No. 19348"
3900-20-19348 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 (2) (g) of the *Community Charter*.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R180

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 224 (2) (g) Tax Exemption
Bylaw, 2017, No. 19348" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.

RES.R17-2888

Carried

18. "Section 225 Tax Exemption Bylaw, 2017, No. 19349"
3900-20-19349 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R181

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 225 Tax Exemption Bylaw,
2017, No. 19349" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R17-2889

Carried

19. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2017, No. 19363"
3900-20-19363 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further
amended in the Implementation Section, under II(d) Implementation Instruments,
Development Permits, DP1: Form and Character to indicate that truck parking
facilities may be issued by delegated authority. This amendment will streamline
applications for truck parking facilities.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R192

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19363" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2890 Carried

20. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366"
3900-20-19366 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the areas shown on Schedule "A" from "Suburban" and/or "Suburban-Urban Reserve" to "Rural" in order to prevent further subdivision of properties within the Country Woods Subdivision and prevent lots from being serviced by sanitary sewers in the foreseeable future.

Approved by Council: September 11, 2017
Corporate Report Item No. 2017-R191

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19366" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2891 Carried

INTRODUCTIONS

21. "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601, Amendment Bylaw, 2017, No. 19390"
3900-20-19390 – Council Initiative
To amend "Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-0453] Bylaw, 2016, No. 18601" by deleting the existing Appendix II and inserting a revised Appendix II to reflect the final costs and apportionment.

Approved by Council: October 23, 2017
Corporate Report Item No. 2017-R211

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R211. Bylaw No. 19390 is therefore in order for consideration.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Local Area Service Fergus Sanitary
Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601,
Amendment Bylaw, 2017, No. 19390" pass its first reading.
RES.R17-2892 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Local Area Service Fergus Sanitary
Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601,
Amendment Bylaw, 2017, No. 19390" pass its second reading.
RES.R17-2893 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Local Area Service Fergus Sanitary
Pump Station and Forcemain [Project # 4706 453] Bylaw, 2016, No. 18601,
Amendment Bylaw, 2017, No. 19390" pass its third reading.
RES.R17-2894 Carried

MISCELLANEOUS

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17931"
7912-0180-00 - 0728106 BC Ltd. (Director Information: Gurdip Grewal),
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA to RH - 12725 - 56 Avenue - to permit subdivision into three (3) half-acre
residential lots and one (1) future park lot.

Note: Change of Ownership and Agent

Approved by Council: May 6, 2013

Prior to the start of the meeting, the Planning and Development Department
advised that this application has not met all conditions for final approval.

This item was out of order.

I. CLERK'S REPORT**1. Delegation Requests**

- (a) **Sheldon Tetreault**
The Surrey Urban Indigenous Leadership Committee
 File: 0630-02; 0550-20-10

Requesting to appear before Council to highlight the Metis community in Surrey in honour of Louis Riel Day (November 16).

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Sheldon Tetreault from the Surrey
 Urban Indigenous Leadership Committee be heard as a delegation at
 Council-in-Committee.

RES.R17-2895

Carried**G. CORPORATE REPORTS (Cont.)**

The remaining Corporate Reports, under date of October 23, 2017, were considered and dealt with as follows:

- Item No. R205** Award of Contract 1220-040-2017-119 for Annual Traffic Control Services
 File: 2320-20 (Flagging)

The General Manager, Engineering submitted a report concerning the award of Contract 1220-040-2017-119. Tenders were received as follows:

Contractor	Tendered Amount with GST	Corrected Amount
1. DL Safety Consulting Ltd.	\$1,771,217.00	No Change
2. Ansan Industries Ltd.	\$1,778,931.00	No Change
3. Go Traffic Management Inc.	\$1,827,945.00	No Change
4. Canuck Flagging Group Inc.	\$1,882,755.00	No Change
5. Valley Traffic Systems Inc.	\$1,990,170.00	No Change

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

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

1. Award Contract 1220-040-2017-119 to DL Safety Consulting Ltd. for annual traffic control services for a three-year term, with two additional one-year terms at the City's option, at an annual cost of \$1,771,217.00, including GST;

2. Set the annual expenditure authorization limit for Contract 1220-040-2017-119 at \$1,948,400.00, including contingency and GST; and
3. Authorize the General Manager, Engineering to execute Contract 1220-040-2017-119.
RES.R17-2896 Carried

Item No. R207 Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16668 – 103 Avenue (Step 2)
File: 0910-20/529A; 7914-0322-00

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council authorize the sale of a
142.1 square meters (1,529.5 square feet) area, based on final survey information, of closed road allowance adjacent to 16668 – 103 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R106; 2017, a copy of which is attached to Corporate Report R207.

RES.R17-2897 Carried

Item No. R208 Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 12658 – 100 Avenue (Step 2)
File: 7913-0228-00

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council authorize the sale of a
494.2 square meters (5,319.5 square feet) area of closed road allowance adjacent to 12658 - 100 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R119; 2017, a copy of which is attached to Corporate Report R208.

RES.R17-2898 Carried

Item No. R209 Development Cost Charge Front-Ending Agreement and Development Works Agreement for Sanitary Sewer Works that Support Development in the Abbey Ridge Local Area Plan – Canadian Horizons (Abbey Ridge) Development Corp.
File: 7816-0032-00; 7816-0032-01; 8216-0032-00-1; 8516-0032-00-1

The General Manager, Engineering submitted a report to obtain approval for a Development Cost Charge Front-Ending Agreement and a Development Works Agreement ("DWA") as means by which to reimburse Canadian Horizons (Abbey Ridge)

Development Corp. with Sewer Development Cost Charge and DWA Specified Charge from development on the benefiting properties, as illustrated in Appendix "I", for some of the costs that the Front-Ending Developer will incur in constructing the sanitary mains to serve the Abbey Ridge Local Area Plan.

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 the execution of a Development Cost Charge Front-Ending Agreement to an upset limit of \$255,580.00 (including applicable taxes) with Canadian Horizons (Abbey Ridge) Development Corp. in relation to the construction of sanitary mains for the Abbey Ridge Local Area Plan, as generally described in Corporate Report R209 and shown in Appendix "I"; and
2. Authorize the execution of a Development Works Agreement to an upset limit of \$572,870.14 (including applicable taxes) with Canadian Horizons (Abbey Ridge) Development Corp. in relation to the construction of sanitary mains for the Abbey Ridge Local Area Plan, as generally described in the report and shown in Appendix "I".

RES.R17-2899

Carried

Item No. R211 Local Area Service – Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601 – Final Costs and Apportionment
File: 6520-20 (Hwy99); 6520-20 (GH2)

Note: See Bylaw No. 19390 under Section H.

The General Manager, Engineering and General Manager, Finance submitted a report to provide information about the final project costs related to *Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601* and to obtain approval to bring forward an amendment Bylaw to ensure the cost apportionment across the benefiting properties reflects the final costs of construction of the project.

The General Manager, Engineering 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:

1. Approve amendments to *Local Area Service Fergus Sanitary Pump Station and Forcemain [Project # 4706-453] Bylaw, 2016, No. 18601* to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the

benefitting properties all as detailed in Appendix "I" attached to Corporate Report R211; and

2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, a copy of which is attached as Appendix "II" to the report, for the required readings and final adoption.

RES.R17-2900

Carried

Item No. R212 Acquisition of Property at 12725 – 56 Avenue
File: 0870-20/399A

Note: See Bylaw No. 17931 under Section H.

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 Council authorize:

1. The purchase of a portion of the property at 12725 - 56 Avenue (PID No. 011-412-402) for park/linear pathway purposes, as illustrated in Appendix "I" to Corporate Report R212; and
2. The transfer of appropriate costs from the Park Acquisition Program to the Engineering Department's Future Works Account for the Parks, Recreation & Culture Department portion of the future road construction of 127 Street and 56 Avenue fronting the proposed parkland.

RES.R17-2901

Carried

Item No. R214 Sponsorship Request – Vancouver International South Asian Film Festival
File: 1850-20

The General Manager, Finance submitted a report to address received a request that was received from VISAFF for a sponsorship in support of their Annual Film Festival that will be held from November 16 to November 19, 2017 at Surrey City Hall Centre Stage.

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 R214 as information; and

2. Approve a sponsorship contribution of \$10,000 to the 7th Annual Vancouver International South Asian Film Festival which will be held November 16 to 19, 2017 at Surrey City Hall Centre Stage.

RES.R17-2902

Carried

Item No. R215 Sponsorship Request – New Hope Community Services Gala
File: 1850-20

The General Manager, Finance submitted a report concerning a request that has been received from New Hope Community Services for a sponsorship in support of their annual fund-raising gala that will be held on Monday, November 6, 2017 at the Bombay Banquet Hall.

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 R215 as information; and
2. Approve a gold level sponsorship contribution of \$1,500 to New Hope Community Services in support of their annual fundraising gala, "Telling the New Hope Story", which will be held on Monday, November 6, 2017 at the Bombay Banquet Hall.

RES.R17-2903

Carried

Item No. R220 Surrey School District Eligible School Sites Proposal: 2018-2022
Capital Plan
File: 0510-02 (School District No. 36 [Surrey])

The General Manager, Planning & Development submitted a report to provide information to Council on the Surrey School District's Eligible School Sites Proposal for their 2018-2022 Capital Plan.

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 R220 as information;
2. Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2018-2022 Capital Plan, attached as Appendix "I"; and

3. Instruct the City Clerk to forward a copy of the report and related Council resolution to the Surrey School District.

RES.R17-2904

Carried

Item No. R206 Award of Contract M.S. 1220-030-2017-037 for the Maintenance of Roadway Electrical Systems
File: 3807-001/12

The General Manager, Engineering submitted a report concerning the award of Contract 1220-030-2017-037. Tenders were received from Cobra Electric Ltd. And Crown Contracting Limited.

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

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That Council:

1. Award Contract M.S. 1220-030-2017-037 to Cobra Electric Ltd. related to the maintenance of roadway electrical systems for a three-year term from January 1, 2018 to December 31, 2020 in the amount of \$11,165,420.79, including GST;
2. Set the expenditure authorization limit for Contract M.S. 1220-030-2017-037 as follows:
 - i) At \$4,100,000.00 (including applicable taxes) for the year from January 1, 2018 to December 31, 2018;
 - ii) At \$4,300,000.00 (including applicable taxes) for the year from January 1, 2019 to December 31, 2019;
 - iii) At \$4,500,000.00 (including applicable taxes) for the year from January 1, 2020 to December 31, 2020.

These expenditure authorization limits provide a contingency and annual infrastructure inventory increase for Contract M.S. 1220-030-2017-037; and

3. Authorize the General Manager, Engineering to execute Contract M.S. 1220-030-2017-037.

RES.R17-2905

Carried

J. NOTICE OF MOTION


K. OTHER BUSINESS

L. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the October 23, 2017 Regular Council -
Public Hearing meeting be adjourned and that deferred agenda items be brought forward
to the November 6, 2017 Regular Council- Public Hearing Meeting.
RES.R17-2906 Carried

The Regular Council - Public Hearing meeting adjourned at 1:38 a.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner