

Present:

Chairperson - Councillor Villeneuve
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Woods

Absent:

Mayor Hepner

Staff Present:

City Manager
City Clerk
Deputy City Clerk
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 - November 6, 2017

It was Moved by Councillor Martin
Seconded by Councillor Woods
That the minutes of the Special (Regular)
Council meeting held on November 6, 2017, be adopted.

RES.R17-3091

Carried

2. Council-in-Committee - November 6, 2017

It was Moved by Councillor Martin
Seconded by Councillor Woods
That the minutes of the
Council-in-Committee meeting held on November 6, 2017, be received.

RES.R17-3092

Carried

3. Regular Council - Land Use - November 6, 2017

It was Moved by Councillor Martin
Seconded by Councillor Woods
That the minutes of the Regular Council -
Land Use meeting held on November 6, 2017, be adopted.

RES.R17-3093

Carried

4. **Regular Council - Public Hearing - November 6, 2017**

It was Moved by Councillor Martin
 Seconded by Councillor Woods
 That the minutes of the Regular Council -
 Public Hearing meeting held on November 6, 2017, be adopted.
 RES.R17-3094 Carried

B. DELEGATIONS

1. **Surrey Zoning Amendment Bylaw No. 19445**
Application: 7916-0070-00

CIVIC ADDRESS: 9698 and 9714 – 160 Street and 9695 – 160A Street

APPLICANT: P. and B. Chan, H. Tran, L. Heng and Pragati Holdings Ltd.
 c/o Pragati Holdings Ltd. (Jugraj Bains)

PURPOSE: The applicant is seeking to rezone a portion of the site from Single Family Residential (12) and One-Acre Residential to Single Family Residential (10) and Single Family Residential (13). The applicant is proposing to subdivide the site into 10 single family small lots (2 RF-12, 4 RF-10 and 4 RF-13) with the existing dwellings to be retained on proposed Lots 5 and 10.

In addition, a development variance permit is being sought to reduce the minimum width of proposed Lot 9 from 12 metres (40 ft.) to 11.5 metres (38 ft.).

The public notification for Bylaw No. 19445 contained an error and there was insufficient time to correct and reissue. At the Regular Council – Land Use meeting held earlier this evening, Council cancelled tonight’s Public Hearing on this item, and set a new Public Hearing to be held on December 4, 2017 at 7:00 p.m.

C. COMMITTEE REPORTS

1. **Environmental Sustainability Advisory Committee - September 20, 2017**

It was Moved by Councillor Starchuk
 Seconded by Councillor Woods
 That the minutes of the Environmental
 Sustainability Advisory Committee meeting held on September 20, 2017, be
 received.
 RES.R17-3095 Carried

2. **Seniors Advisory and Accessibility Committee - October 3, 2017**

RES.R17-3096 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That the minutes of the Seniors Advisory and
Accessibility Committee meeting held on October 3, 2017, be received.
Carried

3. **Parks, Recreation & Sport Tourism Committee - October 18, 2017**

RES.R17-3097 (a) It was Moved by Councillor Hayne
Seconded by Councillor Woods
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting held on October 18, 2017, be
received.
Carried

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

Fraser View Park Concept Plan

File No. 6140-20/F

It was Moved by Councillor Hayne
Seconded by Councillor Woods
That:

1. Council receive the report from the Parks Planner, dated October 12, 2017, entitled "Fraser View Park Concept Plan" (attached as **Appendix 1**), as information; and
2. Council endorse the Concept Plan for Fraser View Park attached as Appendix "I" to the report.

RES.R17-3098 Carried

D. BOARD/COMMISSION REPORTS

1. **Board of Variance - October 16, 2017**

RES.R17-3099 It was Moved by Councillor Gill
Seconded by Councillor Woods
That the minutes of the Board of Variance
meeting held on October 16, 2017, be received.
Carried

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

File: 0630-02

Acting Mayor Villeneuve read the following proclamations:

- (a) Buy Local Week – November 27 to December 3, 2017
- (b) Red Ribbon Week – November 27 to December 4, 2017

F. GOVERNMENTAL REPORTS**G. CORPORATE REPORTS**

The Corporate Reports, under date of November 20, 2017, were considered and dealt with as follows:

Item No. R230 Increase of Taxi Licenses
File: 4320-60; 3900-20-13610

Note: See Bylaw No. 19451 under Section H.

The Manager, Public Safety Operations submitted a report to request that Council approve the addition of 11 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 Woods
That Council:

1. Receive Corporate Report R230 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 11 taxicab licenses from 403 to 414, 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.R17-3100

Carried

Item No. R231 Surrey City Energy Update – Expert External Rate Review Panel
File: 5514-102

The General Manager, Engineering submitted a report to provide an update on the financial performance of Surrey City Energy and the City's District Energy utility, as well as to present the proposed utility rates for 2018.

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

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That Corporate Report R231 be received for

information.

RES.R17-3101

Carried

Item No. R232 Acquisition of a Portion of Privately-Owned Property at
15405 - 88 Avenue and Closure and Disposition of a Portion of Lane
Adjacent to 15405 – 88 Avenue
File: 0910-30/211

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

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That Council:

1. Approve the acquisition of a 578.4 square metres (6,225 square feet) portion of the privately-owned property located at 15405 – 88 Avenue (PID: 001-382-608) for municipal road purposes; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 612.3 square metres (6,590 square feet) portion of lane for consolidation with the eastern adjacent property at 15405 – 88 Avenue, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, chap 26, both as generally described in Corporate Report R232, and as illustrated in Appendix "I" attached to the report.

RES.R17-3102

Carried

Item No. R233 Proposed Amendments to *Cemetery Management By-law, 2007*,
No. 16174
File: 4100-01

Note: See Bylaw No. 19452 under Section H.

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's approval to amend the *Cemetery Management By-law, 2007, No. 16174* to: Improve the

definition of terms contained within the By-law; and regulate new interment and memorialization services that will be offered through the current development projects at Surrey Centre Cemetery and Sunnyside Lawn Cemetery.

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

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

1. Receive Corporate Report R233 as information;
2. Amend *Cemetery Management By-law, 2007, No. 16174* (the "Bylaw") as shown in Appendix "I"; and
3. Authorize the City Clerk to bring forward the related Bylaw amendments as described in the report for the required readings and adoption.

RES.R17-3103

Carried

H. BYLAWS AND PERMITS

PERMITS - APPROVALS

1. **Development Variance Permit No. 7917-0282-00**
T. Hussain and S. Mohammad
c/o H.Y. Engineering Ltd. (Fahad Abrahani)
13105 – 56 Avenue
To reduce the lot width for both lots in a proposed 2-lot subdivision.

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

- (a) In Section K.3. of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30 metres (100 ft.) to 25.6 metres (84 ft.) for Lots 1 and 2.

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

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

No. 7917-0282-00 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.R17-3104

Carried

2. Development Variance Permit No. 7917-0421-00

A. Sandhu

1133 King George Boulevard

To permit the construction of a basement access well from the front lot line for a proposed single family dwelling.

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

- (a) In Subsection J.2 Special Regulations of Part 16 Single Family Residential Zone (RF), the requirement that basement access and basement wells are permitted only between the principal building and the rear lot line is waived for the Land.

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

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Development Variance Permit

No. 7917-0421-00 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.R17-3105

Carried**3. Development Variance Permit No. 7917-0447-00**

The Board of School Trustees of School District No. 36 (Surrey)

c/o Thinkspace Architecture Planning Interior Design (Henk Kampman)

1730 - 142 Street

To vary the off-street parking spaces in order to facilitate the placement of one portable classroom at Bayridge 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 Woods
 That Development Variance Permit
 No. 7917-0447-00 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.R17-3106

Carried

4. **Development Variance Permit No. 7917-0472-00**

S., M., J., and C. Rickerby
 c/o Pro West Pools (Ken Tetz)
 3872 - 159A Street

To reduce the front yard (west) setback for an accessory building (shed) and an in-ground pool. The proposed shed and in-ground pool will be located in the side yard close to the proposed house.

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

- (a) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (shed) is reduced from 18 metres (59 ft.) to 10.6 metres (35 ft.); and
- (b) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (pool) is reduced from 18 metres (59 ft.) to 14.0 metres (46 ft.), as shown on Schedule A.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit
 No. 7917-0472-00 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.R17-3107

Carried

5. **Development Variance Permit No. 7917-0408-00**

CP Reit BC Properties Limited
 c/o PC Urban Properties Corp. (Robert Spencer)
 2332 - 160 Street (2220 - 160 Street, 16010, 16030, 16050, 16070, 16090, 16120 and 16140 - 24 Avenue)

To calculate the parking rate from 11 parking spaces per 100 square metres (1,075 sq. ft.) to 6 spaces for a total of 895 stalls on site for a proposed fitness centre, Club 16/She's Fit.

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, the number of required off-street parking spaces for a gymnasium shall be calculated at a rate of 6 parking spaces per 100 square metres (1,075 sq. ft.), rather than at 11 parking spaces per 100 square metres (1,075 sq. ft.).

Note: One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7917-0408-00 at the time the agenda was printed.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Development Variance Permit

No. 7917-0408-00 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.R17-3108

Carried

6. Liquor Primary License No. 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.

Supported by Council: November 6, 2017

At the Regular Council – Land Use meeting dated October 2, 2017 Council authorized the proposed Liquor License to proceed to Public Notification to solicit neighborhood feedback.

- * Planning and Development advise (see memorandum dated November 15, 2017 in back-up) that the execution of a lease agreement with the City and a Good Neighbour Agreement have now been completed by the applicant. All outstanding conditions have now been met.

PERMITS – SUPPORT

7. Development Variance Permit No. 7917-0239-00

S. Dhanda and D. Hair
 c/o Southridge Ventures Inc. (Parmjit Paul)
 2950 – 160 Street

To reduce the minimum setback distance for a "Natural Class B Stream" from 15 metres (50 ft.) measured from top-of-bank to 13.5 metres (44.5 ft.); and reduce the floor area of the second storey to be offset from the main floor level from either the front, side or rear walls; and allow 52% of the length of the rear building face to be setback at a distance of 6.0 metres (20 ft.) from the rear lot line. This variance will allow for the construction of a new single family dwelling.

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

It was

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

No. 7917-0239-00 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.R17-3111

Carried

8. Development Variance Permit No. 7917-0481-00

Kweku Brothers Holdings Ltd.
 c/o I. Horvath
 9655 – 137 Street

To waive the minimum 400-metre requirement for the distance between a proposed small-scale drug store and existing drug stores. The proposed pharmacy will be operating with a joint medical clinic in the existing two-storey commercial building already housing the Grace Medical Clinic and Health Care Facility.

Note: Two (2) pieces of correspondence received in opposition of this Development Variance Permit No. 7917-0481-00 at the time the agenda was printed.

Council noted that staff are currently reviewing the necessity of the bylaw, as there have been numerous Development Variance Permit applications this year to waive the minimum distance requirement between proposed and existing drug stores. Council further noted that the original intent of the bylaw was to address methadone clinics and that the service model of drug stores has changed since the bylaw was adopted.

In response to a question from Council, staff advised the bylaw was created to provide Council with the authority to review the appropriateness of small-scale pharmacies.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0481-00 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.R17-3112

Carried

With Councillor Woods opposed.

9. Development Variance Permit No. 7917-0165-00

R. Maclean

12698 – 115B Avenue

To increase the lot coverage from 40% to 47% for a lot with an area of 560 square
 metres (6000 sq. ft.) and allow an attached garage to extend towards the highway
 (115B Avenue) for 100% of the depth of the garage. This variance will allow for the
 construction of an addition to an existing single family dwelling.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7917-0165-00 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.R17-3113

Carried**10. Temporary Use Permit No. 7915-0198-00**

1034125 B.C. Ltd. (Director Information: Gary Grant)

11014 Olsen Road and 12010 Old Yale Road

To allow a temporary single-storey modular office building with equipment
 storage and truck parking on the site for a period not to exceed three years.

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 Temporary Use Permit No. 7915 0198 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.R17-3114

Carried

International Association of Sports and Leisure Facilities Conference

File: 0290-20

Council noted that Surrey received an award from the International Association of Sports and Leisure Facilities in association with the International Paralympic Committee for the design, architecture and inclusiveness of the Grandview Aquatic Centre.

The award was presented to Laurie Cavan, General Manager of Parks, Recreation and Culture.

Funeral for Constable John Davidson

File: 0330-30

Council expressed appreciation to Surrey's First Responders for representing Surrey at the funeral for Constable John Davidson.

United Nations Secretary General's Campaign to End Violence Against Women

File: 0630-20

Council advised that the lights in City Hall Plaza will be orange from November 20 and 23, and November 26 to December 3, 2017, to support the United Nations Secretary General's Campaign to End Violence Against Women.

Transgender Day of Remembrance

File: 0630-20

Council advised that today is Transgender Day of Remembrance, to remember transgendered people who have been affected by violence.

L. ADJOURNMENT

It was

Moved by Councillor LeFranc
Seconded by Councillor Gill
That the November 20, 2017


Regular Council - Public Hearing meeting be adjourned.

RES.R17-3121


Carried

The Regular Council - Public Hearing meeting adjourned at 7:21 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Heppner