

**Present:**

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

**Absent:**

Councillor Martin  
Councillor Villeneuve

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
Acting General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Deputy 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 - April 9, 2018**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Special (Regular)  
Council meeting held on April 9, 2018, be adopted.

RES.R18-815

Carried**2. Council-in-Committee - April 9, 2018**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the  
Council-in-Committee meeting held on April 9, 2018, be received.

RES.R18-816

Carried**3. Regular Council - Land Use - April 9, 2018**

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Regular Council -  
Land Use meeting held on April 9, 2018, be adopted.

RES.R18-817

Carried

4. **Regular Council - Public Hearing - April 9, 2018**

RES.R18-818 It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That the minutes of the Regular Council -  
Public Hearing meeting held on April 9, 2018, be adopted.  
Carried

**B. DELEGATIONS – PRESENTATIONS**

1. **Jennifer Rae Pierce, Green Score Canada Ltd.**  
File: 0290-20

The delegation was deferred to a future Council meeting.

2. **Renée Sarojini Saklikar, Poet Laureate for the City of Surrey**  
File: 0220-05; 0550-20-10

Note: See Proclamation Item E.1(a)

Ms. Saklikar spoke relative to her time as Surrey's Poet Laurate.

Council thanked Ms. Saklikar for all of her work as Surrey's Poet Laureate.

**B. DELEGATIONS**

1. **Surrey Zoning Amendment Bylaw No. 19567**  
**Application: 7917-0494-00**

CIVIC ADDRESS: 3831 – 156 Street

APPLICANT: C. Bachman  
c/o Platinum Projects Ltd. (Harp Hoonjan)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Quarter Acre Residential. The applicant is proposing to subdivide the site into 9 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. Pol, 155 Street and 37B Avenue: The delegation spoke in opposition and noted: concerns regarding density; and the implementation of the roadway west bound from the site. The delegation suggested that the project should create six lots instead of nine and that access points from 156 Street and that 40th Avenue should be considered as a dead end road.

D. Jack, Surrey Environmental Partners: The delegation questioned why more trees are being removed from the site when the development is providing large back yards and gardens.

Agent on behalf of the Applicant: The agent noted that there is a buffer of 20-25 metres between the rear of the subject site and neighbours to the south.

In response to a question from Council, the agent provided the following information: 1. The properties to the south are zoned RF-12 while the applicant is seeking RFQ zoning to permit approximately 10,000 square foot lots. 2. The greenbelt to the rear of the subject site is a greenbelt that was created by a previous development and is maintained by the City. 3. The applicant was able to retain additional trees in the north half of the subdivision; however, the majority of trees in the south half are Alderwoods and Cottonwoods that the applicant's arborist recommended removing.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
B. Kovach			X
L. Antunes			X
R. Landale		X	

2. **Surrey Official Community Plan Amendment Bylaw No. 19568  
Surrey Zoning Amendment Bylaw No. 19569  
Application: 7917-0284-00**

CIVIC ADDRESS: 1635 – 168 Street

APPLICANT: Canadian Horizons (18th Avenue) Land Corp.  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is seeking to redesignate the property from Suburban to Urban and rezone the property from One-Acre Residential to Single Family Residential (10). The applicant is proposing to subdivide the property into 19 single family small lots.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

3. **Surrey Zoning Amendment Bylaw No. 19562**  
**Application: 7918-0039-00**

CIVIC ADDRESS: 9635 – 137 Street

APPLICANT: A. Bagry, H. Uppal and R. Dosangh  
 c/o Cityquest Developments Ltd. (Harminder Uppal)

PURPOSE: The applicant is seeking to rezone the property from Neighbourhood Commercial to Comprehensive Development. The applicant is proposing to develop a care facility containing 8 sleeping units within a 2-storey medical office building that is currently under construction on the property.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

4. **Surrey Zoning Amendment Bylaw No. 19570**  
**Application: 7916-0448-00**

CIVIC ADDRESS: 13665 – 102 Avenue (13645 – 102 Avenue and 10312 King George Boulevard)

APPLICANT: Anthem KS Surrey Holdings Ltd.  
 c/o Anthem Properties (Nicholas Kasidoulis)

PURPOSE: The applicant is seeking to rezone a portion of the site from Comprehensive Development By-law No. 14109 to Comprehensive Development.

The applicant is proposing to develop Phase 1 of the multi-phased Georgetown mixed-use commercial and residential high rise development. Phase 1 will be on the southern portion of the site and will be comprised of a 30-storey residential high rise containing 342 apartment units and a single-storey podium containing ground floor commercial space with 9 two-storey townhouse units above. Existing Save-On Foods and Canadian Tire will continue to operate on the northern portion of the site where future phases are proposed to be developed.

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

W. Remple, Vice President, Blackwood Managers: The delegation spoke in support and noted that the proposed development: would add over 350 new transit oriented residential units; supports the City Centre Neighbourhood Plan; and may attract new investors to the city.

M. Grewal, 61 Avenue and 147A Street: The delegation spoke in support and noted that the proposed development: would bring positive change to the downtown core; provides housing options; and provides new opportunities for retail and commercial.

D. Soti, 160 Street and 27A Avenue: The delegation spoke in support and noted that the proposed development: is a welcome change to the neighbourhood; provides an appropriate mix of housing options; provides affordable housing; provides opportunities for shops and services in the podium level; and is an upgrade from the current site uses.

M. Nielson, 58 Avenue and 122 Street: The delegation spoke in support and noted that the proposed development: provides positive momentum in the area; provides housing and retail opportunities; and provides public gathering space which build the community.

A. Vick, 141 Street and 101 Avenue: The delegation spoke in opposition to the proposal phasing and expressed concerns regarding the construction timeline for the project. The delegation provided the following suggestions: retain pedestrian corridors in the area and create some pedestrian-only streetscapes; the first level of the proposal at grade could be retail or office space in order to animate the streetscape. The retail and office space could be added as a density bonus.

D. Jack, Surrey Environmental Partners: The delegation requested clarification regarding trees scheduled to be removed. The delegation suggested that for multi-phased developments that an overview of the entire site proposal should be provided.

In response to a question from the delegation, staff advised that the trees scheduled to be planted as outlined in the report are within Phase 1. The 16 trees to be conserved are for the entire project.

Landscape Architect on behalf of the project: The Landscape Architect provided the following information: 1. The public open space to the north of Phase 1 is surrounded by commercial space to animate the area. 2. The applicant has addressed the circulation of underground parking and addressed CPTED concerns. 3. The proposal includes separated bicycle lanes along Whalley Boulevard. 4. There is a green lane running north to south along the west side of the public open space. 5. A children's play area will be included as part of Phase One. 6. There is a public space with a water feature, seating and shade trees that provides a flexible of use.

Resident, 142 Street and 108 Avenue (Parkside Strata): The delegation spoke in support and noted that the proposed development: incorporates the needs of the community and includes a well-thought out finer grain road ways seem well thought-out; and that the developer has a positive reputation in the community.

R. Blackwell, Anthem Properties (Applicant): The delegation noted that the project will take time to develop in its entirety, resulting in a phased approach. With each phase, the project will provide something to the community, such as public art, a public plaza, or a park space.

In response to a question from Council, the delegation advised that the phasing would depend on existing tenants. It is anticipated that the first phase would require three years to complete, with a similar timeline for each subsequent phase. If there is a robust housing market, the project may proceed more quickly, but it is estimated that the entire project will require approximately seven years to complete.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Downtown Surrey BIA	X		
Blackwood Partners Management Corporation	X		
H. Parmar	X		
R. Heed	X		
L. Duemo-Brown			X
B. Burnside	X		
S. Hashmi	X		
R. Landale		X	

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

NAME	FOR	AGAINST	UNDECIDED
J. Temple	X		
A. Singh	X		

**5. Surrey Zoning Amendment Bylaw No. 19563**  
**Application: 7917-0306-00**

CIVIC ADDRESS: 16127 – 108 Avenue

APPLICANT: L. and J. Boytzun  
 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 5 single family lots and 1 park lot along the eastern portion of the site.

In addition, a development variance permit is being sought to reduce the front south yard setback on proposed Lot 5 in order to retain mature trees and create an efficient site plan.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

**6. Surrey Zoning Amendment Bylaw No. 19566**

**Application: 7917-0372-00**

**CIVIC ADDRESS:** 15141 – 72 Avenue

**APPLICANT:** St. George Malankara Orthodox Church, BC  
c/o St. George Malankara Orthodox Church, BC (Cherry Itty)

**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Assembly Hall 1. The applicant is proposing to develop a church and daycare in 2 phases. In Phase 1, the existing residence will be retained beside a new church and daycare building. In Phase 2, the existing residence will be removed, the daycare will remain where it is and a new church building will be constructed along 72 Avenue. The northern portion is to be conveyed to the City for future expansion of Chimney Hill Park.

In addition, a development variance permit is being sought to reduce the landscape strip along the east property line in order to allow for an increased buffer along the west property line, beside residential properties.

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

R. Hunter, 151 Street and 72 Avenue: The delegation expressed the following concerns: the remaining three trees on site are a liability and should be removed; the application does not indicate the size of the congregation so it is not clear if the proposed parking is adequate. There is already a lack of parking in the area; existing traffic congestion; there are drainage issues on the subject site that affect the delegation's property that should be addressed; the reduced landscape buffer results in the playground and daycare area being located near the delegation's farming activities, including the use of pesticides as needed.

In response to questions from the delegation, staff advised that congregation currently consists of 50 members and the maximum size of the church would be for 145 people. Parking is dictated by the zoning bylaw and the 25 proposed spaces would meet the parking requirements.

J. Wiwchar, 150 Street and 72 Avenue: The delegation spoke in opposition and noted that the proposed development: is an inappropriate land use for the area; raises noise concerns; lacks information regarding the proposed second phase of the project; impacts views of Mount Baker; negatively impacts property values; and provides inadequate parking.

D. Ruscheinsky, 150 Street and 73B Avenue: The delegation spoke in opposition and noted that the proposed development: negatively impacts access to and from 150A Street; would exacerbate existing traffic speeds and congestion issues; is an inappropriate location for a church and daycare facility; raises safety concerns due to the grade of the hill; and provides inadequate parking.

K. Whitely, 158 street and 70B Avenue: The delegation spoke in opposition and noted that the proposed development: provides inadequate parking; negatively impacts access to 73B Avenue; and impacts neighbouring properties' development abilities. The delegation suggested that a traffic study for 72 Avenue be completed and that a Restricted Covenant for right turns in and out for properties along 72 Avenue be implemented.

D. Frances, 72 Avenue and 150A Street: The delegation spoke in opposition and noted that the proposed development: provides inadequate parking; is an inappropriate location for a church; and raises safety concerns due to increased parking and traffic. The delegation expressed concerns regarding lack of notification for the proposal. The delegation submitted an on-table petition in opposition to the proposal with 39 signatures.

It was  
 Moved by Councillor Steele  
 Seconded by Councillor Starchuk  
 That Council receive the on-table petition in  
 opposition to Application No. 7917-0372-00.

RES.R18-819

Carried

R. Bysouth, 72 Avenue and 150A Street: The delegation expressed concerns regarding parking and the lack of a traffic plan.

M. Zawanda, 72 Avenue and 150A Street: The delegation spoke in opposition and noted that the proposed development: provides inadequate parking; raises traffic and access concerns; and is an inappropriate location for a church and daycare use.

Resident, 151 Street and 72 Avenue: The delegation spoke in opposition to the proposal noting: inadequate parking; inappropriate location for a church and daycare use; impact on property values; and noise.

Architect for the Project: The Architect provided the following information:

1. There are 10 additional parking spots on the north side of the property.



2. Daycare traffic would occur during morning and evening hours while church traffic would occur on Sunday mornings. 3. The proposal for Phase 2 was an exercise required from the Planning department to plan for a large church in the future. It is not anticipated that a 300 person church would be required as the current congregation is small.

Resident, 156 Street and 92 Avenue: The delegation spoke in support and noted: the current congregation is small; the church has limited resources to relocate; the church has tried to integrate into the community; daycare space has been provided in response to community feedback; the proposed parking is sufficient for the church's current needs; and there is overflow parking available at the rear of the property.

In response to a question from Council, the delegation advised that she does not anticipate that the church would be rented out for special events due to a lack of resources.

Resident, North Vancouver: The delegation spoke in support and noted: the current congregation is small; the proposal includes access limited to right-in and right-out; there is 35 parking spots provided with overflow for an additional 65 spots at the rear of the site; and onsite drainage would be addressed.

Resident, 94 Avenue and 121 Street: The delegation spoke in support and noted that proposal provides adequate parking.

Resident, 142 Street and 72A Avenue: The delegation spoke in support and noted the positive impact of the church.

Resident, 150 Street and 90A Avenue: The delegation spoke in favor and noted: the proposed development provides adequate parking; the daycare and church operate in opposite hours so traffic would not be an issue; and onsite drainage would be addressed

In response to questions from Council, staff advised that the subject site is currently zoned RA -1 Acre Residential. The applicant is seeking a Development Variance Permit for reduced setbacks in an effort to increase the setbacks on the western side of the property adjacent to the residential properties.

Resident, 156 Street and 92 Avenue: The delegation spoke in favour and noted: the current congregation is small; the project would not negatively impact the community; and the church provides unique religious and cultural services in a local setting.

Resident: The delegation spoke in support and noted that the size of the congregation is small and the church would not have a negative impact on the community.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
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NAME	FOR	AGAINST	CONCERN
Form Letter - 85 Residents	X		
K. Wiwchar		X	
PBD Construction		X	
A. & H Arnsten and V. & S. McClurg		X	
J. McGuire		X	
Form Letter - 60 Residents	X		
38 Signature Petition			X

The Mayor noted that there were 69 persons who expressed an opinion in writing and not wishing to speak:

- 63 people in favour; and
- 6 people in opposition.

**7. Surrey Zoning Amendment Bylaw No. 19375  
Application: 7917-0112-00**

CIVIC ADDRESS: 8050 Harvie Road

APPLICANT: B., R. and A. Bath  
c/o Pacific Land Group (Oleg Verbenkov)

PURPOSE: The applicant is seeking to rezone the property from General Agriculture to Comprehensive Development. The applicant is proposing to construct a second dwelling for the property owners and retain the existing dwelling for farm help accommodation on agricultural property within the Agricultural Land Reserve.

This application received First and Second Readings on September 11, 2017 and has since been approved by the Agricultural Land Commission (ALC) with additional requirements regarding residential footprint and floor area. The bylaw has been amended to include the ALC requirements and is now ready to proceed to a Public Hearing.

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 the correspondence on-table, Council noted that since the current owners purchased the property, the food producing land and the number of trees on the property have increased.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	
A. Kapps		X	

**8. Surrey Official Community Plan Text Amendment Bylaw No. 19519**

PURPOSE: "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further amended in Themes A and B to further strengthen the alignment between Surrey's Light Rail Transit (LRT) vision and policies within the Official Community Plan (OCP) as described in Corporate Report No. 2018-Ro63.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
H. Sandhu			X

**9. Surrey Zoning Text Amendment Bylaw No. 19556**

PURPOSE: "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Part 4, General Provisions by inserting a new Section I: Affordable Housing Conditions, which will require an Affordable Housing Contribution of \$1,000 for each new *dwelling unit* where there is any increase in density beyond the existing minimum specified in a zone as described in Corporate Report No. 2018-Ro66.

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

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

**C. COMMITTEE REPORTS**

**1. Public Art Advisory Committee - February 1, 2018**

It was Moved by Councillor Hayne  
 Seconded by Councillor LeFranc  
 That the minutes of the Public Art Advisory  
 Committee meeting held on February 1, 2018, be received.

RES.R18-820

Carried

2. **Culture Development Advisory Committee - February 20, 2018**

RES.R18-821 It was Moved by Councillor Woods  
Seconded by Councillor LeFranc  
That the minutes of the Culture  
Development Advisory Committee meeting held on February 20, 2018, be received.  
Carried

3. **Transportation and Infrastructure Committee - February 26, 2018**

RES.R18-822 It was Moved by Councillor Gill  
Seconded by Councillor LeFranc  
That the minutes of the Transportation and  
Infrastructure Committee meeting held on February 26, 2018, be received.  
Carried

4. **Parks, Recreation & Sport Tourism Committee - March 21, 2018**

RES.R18-823 (a) It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That the minutes of the Parks, Recreation  
and Sport Tourism Committee meeting held on March 21, 2018, be  
received.  
Carried

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

**Naming of Two (2) Parks in Surrey – Orchard Grove Park and Edgewood Park**

File No. 6140-00

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

1. Receive the report from the Acting Senior Planner – Parks Planning, Research and Design, dated March 12, 2018, entitled "*Naming of Two (2) Parks in Surrey – Orchard Grove Park and Edgewood Park*", as information; and
2. Adopt the following park names:
  - (a) "*Orchard Gove Park*" for the park lots currently labelled 115J Greenbelt; and

- (b) "Edgewood Park" for the park lots currently named Sunnyside Saddle Club.

RES.R18-824

Carried

## D. BOARD/COMMISSION REPORTS

### 1. Surrey Heritage Advisory Commission - February 21, 2018

It was Moved by Councillor Woods  
Seconded by Councillor LeFranc  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on February 21, 2018, be received.

RES.R18-825

Carried

### 2. Board of Variance - March 14, 2018

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the minutes of the Board of Variance  
meeting held on March 14, 2018, be received.

RES.R18-826

Carried

## E. MAYOR'S REPORT

### 1. Proclamations

Mayor Hepner read the following proclamations:

- (a) National Poetry Month – April 2018
- (b) National Immunization Awareness Week – April 21 to 28, 2018
- (c) St. George's Day – April 23, 2018
- (d) Day of Mourning – April 28, 2018
- (e) Neighbourhood House Week – April 29 – May 5, 2018
- (f) MS Awareness Month – May 2018
- (g) North American Occupational Health & Safety Week – May 6 – 12, 2018

## F. GOVERNMENTAL REPORTS

### 1. Metro Vancouver

At its February 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018*; directed staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function;

and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council of the City of Surrey approves  
 adoption of Metro Vancouver Regional District Regional Parks Service Amending  
 Bylaw No. 1260, 2018 by providing consent on behalf of the electors.

RES.R18-827

Carried

## G. CORPORATE REPORTS

The Corporate Reports, under date of April 23, 2018, were considered and dealt with as follows:

**Item No. Ro67** Award of Contract No. 1717-012-11: 2018 Safe and Active Schools Program Sidewalk Package – Phase 1  
 File: 1717-012/11

The General Manager, Engineering submitted a report concerning the award of Contract No. 1717-012-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Mainland Construction Materials ULC dba Winvan Paving	\$1,800,054.58	\$1,799,004.59
2. TAG Construction Ltd.	\$2,255,835.58	No Change
3. Lafarge Canada Inc.	\$2,293,393.20	No Change

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

In response to a question from Council, staff advised that there are two outstanding Safe and Active Schools Program Sidewalk Package contracts to be awarded.

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

- Award Contract No. 1717-012-11 to Mainland Construction Materials ULC dba Winvan Paving in the amount of \$1,799,004.59, (including GST), for the 2018 Safe and Active Schools Program Sidewalk Package – Phase 1;

2. Set the expenditure authorization limit for Contract No. 1717-012-11 at 1,980,000.00, (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1717-012-11.
- RES.R18-828 Carried

**Item No. Ro68** Award of Contract No. 4813-002-21: Surrey Fraser River Flood Protection Works – Phase 2  
File: 4813-002/21

The General Manager, Engineering submitted a report concerning the award of Contract No. 4813-002-21. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. GCL Contracting & Engineering Inc.	\$2,696,221.50	No Change
2. Westshore Constructors Ltd.	\$3,267,318.00	\$3,267,317.55
3. Fraser River Pile & Dredge (GP) Inc.	\$3,619,661.85	No Change
4. Tybo Contracting Ltd.	\$4,625,748.23	No Change
5. JJM Construction Ltd.	\$4,925,261.25	No Change
6. IDL Projects Inc.	\$4,251,273.4	No Change

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

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

1. Award Contract No. 4813-002-21 to GCL Contracting & Engineering Inc. in the amount of \$2,696,221.50, (including GST), for Surrey Fraser River Flood Protection Works – Phase 2;
  2. Set the expenditure authorization limit for Contract No. 4813-002-21 at \$2,970,000.00, (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 4813-002-21.
- RES.R18-829 Carried

**Item No. Ro69** Award of Contract No. 1717-003-11: 2018 Traffic Signal Program  
File: 1717-003/11

The General Manager, Engineering submitted a report concerning the award of Contract No. 1717-003-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Crown Contracting Limited	\$4,430,632.76	No Change
2. Bay Hill Contracting Ltd.	\$4,973,297.06	No Change

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

- Award Contract No. 1717-003-11 to Crown Contracting Limited in the amount of \$4,430,632.76, (including GST), for traffic signal and crosswalk improvements at various locations throughout the City;
  - Set the expenditure authorization limit for Contract No. 1717-003-11 at \$4,880,000.00, (including GST and contingency); and
  - Authorize the General Manager, Engineering to execute Contract No. 1717-003-11.
- RES.R18-830 Carried

**Item No. R070** Award of Contract No. 1717-057-11: 24 Avenue Widening from 161A Street to 168 Street  
File: 1717-057/11

The General Manager, Engineering submitted a report concerning the award of Contract No. 1717-057-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. B&B Contracting (2012) Ltd.	\$6,136,600.00	No Change
2. Tybo Contracting Ltd.	\$6,424,948.69	No Change
3. Mainland Civil Site Services Inc.	\$6,557,250.00	No Change
4. Arsalan Construction Ltd.	\$7,324,167.90	No Change

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



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

1. Award Contract No. 1717-057-11 to B&B Contracting (2012) Ltd. in the amount of \$6,136,600.00 (including GST), for the construction of 24 Avenue widening from 161A Street to 168 Street;
  2. Set the expenditure authorization limit for Contract No. 1717-057-11 at \$6,800,000.00, (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1717-057-11.
- RES.R18-831 Carried

**Item No. R071** Award of Contract No. 4811-057-21: Crescent Beach Drainage Improvements Phase 2  
 File: 4811-057-21

The General Manager, Engineering submitted a report concerning the award of Contract No. 4811-057-21. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. BEL Contracting a Division of Bel Pacific Excavating & Shoring Limited Partnership	\$3,822,601.02	No Change
2. J. Cote & Son Excavating Ltd.	\$5,358,665.55	No Change

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

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

1. Award Contract No. 4811-057-21 to BEL Contracting a Division of Bel Pacific Excavating & Shoring Limited Partnership in the amount of \$3,822,601.02, (including GST), for Crescent Beach Drainage Improvements Phase II.
  2. Set the expenditure authorization limit for Contract No. 4811-057-21 at \$4,210,000.00, (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 4811-057-21.
- RES.R18-832 Carried

**Item No. R072** City of Surrey Water System Annual Report for 2017  
File: 5600-43

The General Manager, Engineering submitted a report concerning the 2017 Annual Report of the City of Surrey Water System, which has been prepared in accordance with the requirements of the British Columbia Drinking Water Protection Act.

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

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

1. Receive Corporate Report R072 for information; and
2. Direct staff to forward to the Medical Health Officer in accordance with the requirements of the Drinking Water Protection Act, a copy of Corporate Report R072 and the related report titled "City of Surrey Water System Annual Report for 2017", a summary of which is attached to the report as Appendix "I".

RES.R18-833

Carried

**Item No. R073** Acquisition of a Portion of Privately-Owned Property at 12876 Crescent Road for Parkland Purposes, and Disposition of an Adjacent Equivalent Area of Crescent Park at 2610 – 128 Street  
File: 0870-20/521A; 0910-20/521B

The General Manager, Engineering and the 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:

1. Approve the acquisition of a 560 square metre (6,028 square foot) portion of the privately-owned property located at 12876 Crescent Road (PID: 011-146-974) for parkland purposes; and
2. Approve the disposition of a 560 square metre (6,028 square foot) portion of Crescent Park located at 2610 – 128 Street (PID: 026-227-151) for consolidation with the privately-owned property at 12876 Crescent Road, subject to compliance with the notice provisions under Section 26 and 94 of the *Community Charter*, SBC, 2003, chap 26.

RES.R18-834

Carried

**Item No. R074** Approval of Road Closure of 167 Street to Increase the Overall Size of Orchard Grove Park, and Amendment of the Orchard Grove Neighbourhood Concept Plan to Designate Additional Adjacent Lands as Park  
File: 7817-0533-00

The General Manager, Engineering, the General Manager, Parks, Recreation & Culture and the General Manager, Planning & Development 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 City Clerk to bring forward a bylaw to close and remove the dedication as highway for a 1,315 square metre (14,162 square foot) portion of 167 Street. The proposed road closure area is adjacent to 16685 and 16715 - 24 Avenue and 2462 and 2474 - 167 Street, as generally illustrated in Appendix "I" attached to Corporate Report R074, and subject to compliance with the notice provision of the *Community Charter, SBC 2003, C. 26*;
2. The transfer of appropriate costs to the Park Acquisition Program from the Engineering Department's Future Works Account for the Parks, Recreation & Culture Department's portion (net difference) of the future road upgrading, fronting the proposed consolidated lands; and
3. Approve amendment of the Orchard Grove Neighbourhood Concept Plan to re-designate 16725 and 16737 - 24 Avenue, and a portion of 16747 - 24 Avenue from "Multi-Family (30 - 45 upa)" to "Park", as shown in Appendix "II".

RES.R18-835

Carried

**Item No. R075** Quarterly Financial Report – First Quarter - 2018  
File: 1880-20

The General Manager, Finance submitted a report to update Council on the City's financial activity for the first quarter of 2018 and to compare this activity with the 2018 Financial Plan and the same period in 2017.

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

In response to a question from Council, staff advised that the Employer Health Tax (EHT) would not affect the 2018 budget. The EHT will affect the budget in 2019 as the City is responsible for covering 50% of MSP premiums. The cost is estimated at \$4.2 million in 2019 and \$3.35 million for each subsequent year.

It was  
information.  
RES.R18-836

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report R075 be received for  
Carried

**Item No. R076** Sponsorship Request – Indo-Canadian Dental Association  
File: 1850-20

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 R076 for information; and
2. Approve a sponsorship contribution of \$2,500 from the Council Initiatives Fund to the Indo-Canadian Dental Association in support of their 2nd Annual Gala being held on Saturday, June 16, 2018.

RES.R18-837 Carried

**Item No. R077** Sponsorship Request – Youth Helping Youth Society  
File: 1850-20

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 R077 for information; and
2. Approve a sponsorship contribution of \$250 from the Council Initiatives Fund to Youth Helping Youth Society in support of their fundraising event, which will be held on Friday, May 11, 2018, at the Grand Taj Banquet Hall.

RES.R18-838 Carried

**Item No. R078** Sponsorship Request – Darpan Extraordinary Achievement Awards  
File: 1850-01

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 R078 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$7,000 in support of the 9th Annual Darpan Extraordinary Achievement Awards, and authorize the purchase of additional tickets at a cost of \$250 per ticket, as necessary for members of Council who are planning to attend this event.

RES.R18-839

Carried

**Item No. R079** Surrey Community Child Care Task Force Update  
File: 8000-30

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

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

1. Receive Corporate Report R079 for information; and
2. Continue to endorse the City's participation on the Surrey Community Child Care Task Force.

RES.R18-840

Carried

**Item No. R080** Recommendation for Surrey Arts Centre and Guildford Library Public Indigenous Art Projects  
File: 8000-30

The General Manager, Parks, Recreation & Culture submitted a report to provide Council with background information regarding three public art designs proposals by artists from Kwantlen and Semiahmoo First Nations and to obtain Council approval for staff to implement three artworks for the creative enhancement of the Surrey Arts Centre and Guildford Library with vinyl glazing.

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

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

1. Receive Corporate Report R080 for information;

2. Authorize staff to undertake contracts and implement Brandon Gabriel's public art design for the creative enhancement of the Guildford Library as generally described in the report;
3. Authorize staff to undertake contracts and implement Drew Atkins' public art design for the creative enhancement of the Surrey Arts Centre as generally described in the report; and
4. Authorize staff to undertake contracts and implement Leslie Wells' public art design for the creative enhancement of civic facilities at the Surrey Arts Centre with vinyl glazing as generally described in the report.

RES.R18-841

Carried

**Item No. Ro81**            Canucks Autism Network 10th Birthday Festival 2018 – Funding Request  
File: 8200-01

The General Manager, Parks, Recreation & Culture and 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 Ro81 for information; and
2. Approve funding in the amount of \$5,000 from the Council Initiatives Fund to support the Canucks Autism Network 10th festival.

RES.R18-842

Carried

**Item No. Ro82**            Increase of Taxi Licenses  
File: 4320-60

Note: See Bylaw No. 19571 under Section H.

The Manager, Public Safety Operations 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 Ro82 for 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 12 taxicab licenses from 414 to 426, 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.R18-843 Carried

**Item No. Ro83** Background Studies and Terms of Reference for a Neighbourhood Concept Plan for North Clayton  
File: 6520-20

The General Manager, Planning & Development and the General Manager, Engineering submitted a report requesting Council authorization to initiate background studies and to develop a Terms of Reference for the preparation of a Neighbourhood Concept Plan (NCP) for North Clayton. If Council approves the recommendations in the report, staff will undertake background studies, and develop a Terms of Reference for Council's consideration prior to the beginning of the formal NCP process.

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

Council noted that only 54.73% of North Clayton residents signed a petition in support of the North Clayton NCP. Due to the low percent of support, Council requested that staff review the following:

- All of the mitigating factors to be completed in the future, such as parking and Light Rail Transit (LRT) and how those factors could impact the NCP;
- The criteria to include future lands in an NCP;
- Review planning priorities for LRT along 104 Avenue and King George Boulevard;
- Any issues related to the lack of build-out in West Clayton;
- Issues related to secondary suites; and
- A timeline outlining when it would be appropriate to bring an additional supply of housing online.

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

1. Corporate Report Ro83 be received for information; and
2. Authorize staff to initiate background studies and to develop a Terms of Reference in preparation for a Stage 1 Neighbourhood Concept Plan for the North Clayton Neighbourhood area, as shown in Appendix "I".

Before the question was put:

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That Council refer the background studies  
 regarding the North Clayton Neighbourhood Context Plan to staff for additional review.  
 RES.R18-844 Carried  
 With Councillors Hayne and Steele opposed.

**Item No. Ro84**      2018 LED Roadway Lighting Upgrade Program  
 File: 5420-01

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. Authorize the product purchase of 5,935 Cobra head style LED roadway lighting fixtures with a total upset limit in the amount of \$2,731,000.00 from the Provincial Corporate Supply Arrangement ("CSA") to replace existing street light fixtures within re-lamp Zone C, including Newton Town Centre (see Appendix "I"). This requires that:
  - LED Roadway Lighting Ltd. be engaged with an upset limit in the amount of \$2,500,000.00, (including GST/PST and contingency), for the supply of 5,587 LED fixtures; and
  - EECOL Electric be engaged with an upset limit in the amount of \$231,000.00 (including GST/PST and contingency), for the supply of 348 LED fixtures for intersections and other specific locations requiring brighter lighting levels.
2. That LUMCA Inc. be engaged with an upset limit in the amount of \$300,000.00 (including GST/PST and contingency) for the supply of 254 decorative LED fixtures.

RES.R18-845 Carried

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19567"  
 7917-0494-00 – C. Bachman  
 c/o Platinum Projects Ltd. (Harp Hoonjan)  
 RA to RQ – 3831 – 156 Street - to subdivide into 9 single family lots.

Approved by Council: April 9, 2018



RES.R18-846

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19567" pass its third reading.  
Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19568"  
7917-0284-00 – Canadian Horizons (18th Avenue) Land Corp.  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
To redesignate the property 1635 – 168 Street from Suburban to Urban.

Approved by Council: April 9, 2018

RES.R18-847

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19568" pass its third reading.  
Carried  
With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19568"  
RA to RF-10 - 1635 – 168 Street – to subdivide into 19 single family small lots.

Approved by Council: April 9, 2018

RES.R18-848

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19569" pass its third reading.  
Carried  
With Councillor Woods opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19562"  
7918-0039-00 – A. Bagry, H. Uppal and R. Dosangh  
c/o Cityquest Developments Ltd. (Harminder Uppal)  
C-5 to CD – 9635 – 137 Street - to allow a care facility as a permitted use within a  
medical office building.

Approved by Council: April 9, 2018

RES.R18-849	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19562" pass its third reading.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Hayne          That "Surrey Zoning Bylaw, 1993, No. 12000,  <u>Carried</u></p>
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- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570"  
 7916-0448-00 – Anthem KS Surrey Holdings Ltd.  
 c/o Anthem Properties (Nicholas Kasidoulis)  
 CD (By-law No. 14109) to CD – Portion of 13665 – 102 Avenue - to develop a  
 30-storey residential high rise and podium containing 342 apartment units,  
 9 two-storey townhouse units and ground floor commercial space in Phase 1 of a  
 multi-phased mixed-use high-rise development.

Approved by Council: April 9, 2018

RES.R18-850	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19570" pass its third reading.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Hayne          That "Surrey Zoning Bylaw, 1993, No. 12000,  <u>Carried</u></p>
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- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19563"  
 7917-0306-00 – L. and J. Boytzun  
 c/o Hub Engineering Inc. (Mike Kompter)  
 RA to RF – 16127 – 108 Avenue - to subdivide into 5 single family lots and 1 park lot.

Approved by Council: April 9, 2018

RES.R18-851	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19563" pass its third reading.</p>	<p>Moved by Councillor Gill          Seconded by Councillor Steele          That "Surrey Zoning Bylaw, 1993, No. 12000,  <u>Carried</u></p>
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**Development Variance Permit No. 7917-0306-00**

16127 – 108 Avenue

To reduce the front south yard setback on proposed Lot 5 in order to retain mature trees and create an efficient site plan.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7917-0306-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
 RES.R18-852 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19566"  
 7917-0372-00 – St. George Malankara Orthodox Church, BC  
 c/o St. George Malankara Orthodox Church, BC (Cherry Itty)  
 RA to PA-1 – 15141 – 72 Avenue - to develop a church and daycare.

Approved by Council: April 9, 2018

In response to a question from Council, staff advised that the PA-1 zone allows up  
 to a maximum of 300 people as per the Zoning bylaw. The building further  
 restricts the number of people who can be in the building at one time and the size  
 of the proposed building would limit that number to 145 people. If Council wanted  
 to address the size of the people permitted in the building at one time, they would  
 have to consider limiting the size of the building through the Zoning bylaw.

Council noted that congregations of this faith tend to be small, daycare is much  
 needed in the city and PA zoning within a residential area is not uncommon

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19566" pass its third reading conditional on  
 restrictions to the size of the building.  
 RES.R18-853 Carried  
 With Councillors Hayne, Starchuk and  
 Woods opposed.

**Development Variance Permit No. 7917-0372-00**

15141 – 72 Avenue

To reduce the landscape strip along the east property line in order to allow for an  
 increased buffer along the west property line, beside residential properties.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7917-0372-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
 RES.R18-854 Carried  
 With Councillors Hayne, Starchuk and  
 Woods opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19375"  
7917-0112-00 – B., R. and A. Bath  
c/o Pacific Land Group (Oleg Verbenkov)  
A-1 to CD – 8050 Harvie Road - to construct a second dwelling on an agricultural property within the ALR.

Approved by Council: September 11, 2017

RES.R18-855  
It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19375" pass its third reading.  
Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2018, No. 19519"  
3900-20-19519 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further amended in Themes A and B to further strengthen the alignment between Surrey's Light Rail Transit (LRT) vision and policies within the Official Community Plan.

Approved by Council: April 9, 2018  
Corporate Report Item No. 2018-R063

RES.R18-856  
It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2018, No. 19519" pass its third reading.  
Carried

9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2018, No. 19556" 3900-20-19556 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Part 4, General Provisions by inserting a new Section I: Affordable Housing Conditions, which will require an Affordable Housing Contribution of \$1,000 for each new *dwelling unit* where there is any increase in density beyond the existing minimum specified in a zone.

Approved by Council: April 9, 2018  
Corporate Report Item No. 2018-R066

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2018, No. 19556" pass its third reading.  
Carried

RES.R18-857

### PERMITS - APPROVALS

10. **Development Variance Permit No. 7917-0570-00**  
1015330 B.C. Ltd. and ZR Investments Inc. (Director Information: Nadeem Manzoor)  
c/o Nadeem Manzoor  
16683 – 31B Avenue  
To reduce the minimum setback distance for "Ditches" for a proposed lot in a 38-lot subdivision.

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, is varied as follows:

- (a) In the table in Section B.2 of Part 7A "Streamside Protection", the minimum distance from top of bank for "Ditches" is reduced from 15 metres (50 ft.) to 4.7 metres (15 ft.) measured to the northern lot line of 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 Hayne  
That Development Variance Permit  
No. 7917-0570-00 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.R18-858

Carried

**11. Development Variance Permit No. 7915-0433-00**

S. Rosenberg

c/o WSP Canada Inc. (Clarence Arychuk)

2885 Semiahmoo Trail

To reduce the lot width for proposed Lots 2 and 3 in a 3-lot subdivision.

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

- (a) Subsection K.3. Subdivision of Part 15 – Half-Acre Residential Gross Density Zone (RH-G) is varied to reduce the minimum lot width from 30 metres (100 ft.) to 23.9 metres (78 ft.) for proposed Lot 2 at the Semiahmoo Trail frontage as shown on Schedule A; and
- (b) Subsection K.3. Subdivision of Part 15 – Half-Acre Residential Gross Density Zone (RH-G) is varied to reduce the minimum lot width from 24 metres (80 ft.) to 21.6 metres (70 ft.) for proposed Lot 3 at the 146A Street frontage 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 Hayne

That Development Variance Permit

No. 7915-0433-00 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.R18-859

Carried**12. Development Variance Permit No. 7917-0524-00**

S. and J. Dhami, D. and J. Dhami

c/o G + H Insulation (Gurwinder Choker)

12676 – 99 Avenue

To reduce the front (east) and rear (west) yard setback and increase the south side yard and north side yard on flanking street in order to allow for the retention of trees on the property and allow for the construction of a single family dwelling facing 99 Avenue.

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

- (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front (east) yard setback is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face;
- (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear (west) yard setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face;

- (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum south side yard setback is increased from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face; and
- (d) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard on flanking street setback is increased from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

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. 7917-0524-00 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.R18-860

Carried

**13. Development Variance Permit No. 7917-0139-00**

The Board of School Trustees of School District No. 36 (Surrey)  
c/o Thinkspace – Architecture Planning Interior Design (Mohan Krishna)  
10135 – 132 Street

To reduce the parking requirement and waive the requirement for all parking areas to be surfaced with asphalt, concrete or similar pavement for the 7 off-street parking spaces. These variances will allow the retention of three existing portable classrooms to the north of an existing elementary school (Old Yale Road Elementary School).

- \* Planning and Development advise (see memorandum dated April 10, 2018 in back-up) that all outstanding conditions have been met and is in order to bring forward Development Variance Permit No. 7917-0139-00 for execution.

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

- (a) To reduce the parking requirement in Section C of Part 5, Off-Street Parking and Loading/Unloading, from 71 to 53 parking spaces for an existing public elementary school; and
- (b) In Sub-section A.4(a)ii. of Part 5 Off-Street Parking and Loading/Unloading, the requirement for all parking areas to be surfaced with asphalt, concrete or similar pavement is waived for the seven (7) off-street parking spaces proposed for the north portion of the subject site.

One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7917-0139-00 at the time the agenda was printed.

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

No. 7917-0139-00 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.R18-861

Carried**PERMITS – SUPPORT****14. Development Variance Permit No. 7918-0035-00**

H., G., and R. Bhullar  
 c/o H. Bhullar  
 13251 Shakespeare Place

To reduce the front yard setback to the garage and for the remainder of the front face of the principal building, including the front porch and stairs and reduce the southeast side yard setback in order to construct 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 Hayne  
 That Development Variance Permit

No. 7918-0035-00 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.R18-862

Carried**15. Development Variance Permit No. 7916-0212-01**

0993006 B.C. Ltd., 1014669 B.C. Ltd., 0993137 B.C. Ltd.  
 (Director Information: Baljit Johal and Nirmal Takhar)  
 c/o Baljit Johal

16604, 16626, 16638, 16650 and 16664 Fraser Highway  
 To reduce setbacks for the west side yard and the south rear yard on proposed Lot 2. These variances will allow for the possibility of 5 additional units for a proposed townhouse development should the land (proposed Lot 2) not be required to accommodate the extension of 166 Street.

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



It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7916-0212-01 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.

RES.R18-863

Carried**16. Development Variance Permit No. 7905-0145-00**

City of Surrey and Four-Square Properties Ltd.  
 c/o WSP Canada Inc. (Dexter Hirabe)  
 6577 - 142 Street and Portion of 14102 - 66 Avenue  
 To reduce the minimum setback distance from the top-of-bank for a "Natural  
 Class A Stream" from 30 metres (98 ft.) to 15 metres (50 ft.) in order to  
 develop 7 single family lots and an open space lot.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Development Variance Permit  
 No. 7905-0145-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.

RES.R18-864

Carried**17. Temporary Use Permit No. 7918-0029-00**

Super Save Disposal Inc.  
 c/o Larry Gibson  
 19388 - 92 Avenue  
 To allow for the temporary storage of construction bins, portable toilets and fences  
 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 Hayne  
 That Temporary Use Permit No. 7918-0029-00  
 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.R18-865

Carried**FINAL ADOPTIONS**

18. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2018, No. 19523"  
3900-20-19523 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Parts 1 and 8 to simplify the regulations for development in flood prone areas and to ensure consistency with Provincial legislation and with Surrey's Hazard Lands Development Permit Area.

Approved by Council: March 12, 2018  
Corporate Report Item No. 2018-R046

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2018, No. 19523" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-866

Carried

19. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2018, No. 19524"  
3900-20-19524 – Regulatory Text Amendment  
"Surrey Building By-law, 2012, No. 17850" as amended, is further amended by adding a new definition of "hazardous lands" and inserting a new "Part 18A, Hazardous Lands" in order to provide more direction for development within hazardous areas, including both flood prone areas and steep slopes.

Approved by Council: March 12, 2018  
Corporate Report Item No. 2018-R046

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2018, No. 19524" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-867

Carried

20. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2018, No. 19529"  
3900-20-19529 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended in Parts 1, 4 and 36B to prohibit non-medical cannabis production and distribution within Surrey.

Approved by Council: March 12, 2018  
Corporate Report Item No. 2018-R049

RES.R18-868

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2018, No. 19529" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.  
Carried

21. "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2018,  
No. 19549"  
3900-20-19549 – Regulatory Text Amendment  
"City of Surrey Vehicle for Hire By-law, 1999, No. 13610" as amended is further  
amended in sub-section 14(f) by deleting the words "social security number" and  
replacing Schedule "F" with an updated version of the Application for Chauffeur's  
Permit.

Approved by Council: April 9, 2018

RES.R18-869

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2018, No. 19549" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

22. "Prohibition of Nuisances Bylaw, 1996, No. 12883, Amendment Bylaw, 2018,  
No. 19550"  
3900-20-19550 – Regulatory Text Amendment  
"Prohibition of Nuisances By-law, 1996, No. 12883" as amended, is further amended  
in section 7 to set the penalties for any persons who are in violation of the  
provisions of this Bylaw.

Approved by Council: April 9, 2018

RES.R18-870

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Prohibition of Nuisances Bylaw, 1996,  
No. 12883, Amendment Bylaw, 2018, No. 19550" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

23. "Controlled Substance Property Bylaw, 2006, No. 15820, Amendment Bylaw, 2018, No. 19551"  
3900-20-19551 – Regulatory Text Amendment  
"Controlled Substance Property Bylaw, 2006, No. 15820" as amended is further amended in sub-section 11.1 by setting the fine for any persons who contravene the provisions of this Bylaw.

Approved by Council: April 9, 2018

RES.R18-871

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Controlled Substance Property Bylaw, 2006, No. 15820, Amendment Bylaw, 2018, No. 19551" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

24. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2018, No. 19552"  
3900-20-19552 – Regulatory Text Amendment  
"Surrey Fee-Setting By-law, 2001, No. 14577" as amended is further amended in Schedules J and L to remove sections relating to fines and penalties.

Approved by Council: April 9, 2018

RES.R18-872

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2018, No. 19552" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

25. "Surrey Security and Fire Alarm Bylaw, 1997, No. 13168, Amendment Bylaw, 2018, No. 19553"  
3900-20-19553 – Regulatory Text Amendment  
"Surrey Security and Fire Alarm By-law, 1997, No. 13168" as amended is further amended in Part 4, Section 8 to set the penalty for any violation of a provision of this By-law.

Approved by Council: April 9, 2018

RES.R18-873

It was	Moved by Councillor Gill Seconded by Councillor Hayne That "Surrey Security and Fire Alarm Bylaw, 1997, No. 13168, Amendment Bylaw, 2018, No. 19553" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

- 26. "Surrey Sign Bylaw, 1999, No. 13656, Amendment Bylaw, 2018, No. 19554"  
3900-20-19554 – Regulatory Text Amendment  
"Surrey Sign By-law, 1999, No. 13656" as amended is further amended in  
sub-section 16.1 by setting the fine for any persons who is in violation of the  
provisions of this By-law.

Approved by Council: April 9, 2018

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Sign Bylaw, 1999, No. 13656,  
 Amendment Bylaw, 2018, No. 19554" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-874

Carried

- 27. "Surrey Spay/Neuter Bylaw, 1998, No. 13548, Amendment Bylaw, 2018, No. 19555"  
3900-20-19555 – Regulatory Text Amendment  
"Surrey Spay/Neuter By-law, 1998, No. 13548" as amended is further amended in  
Section 18 by setting the fine for any persons in violation of any provisions of this  
Bylaw.

Approved by Council: April 9, 2018

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Spay/Neuter Bylaw, 1998,  
 No. 13548, Amendment Bylaw, 2018, No. 19555" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-875

Carried

### INTRODUCTIONS

**Note:** Memo received from General Manager, Finance (see memorandum dated April 6, 2018 in bylaw backup) recommending introduction to the following regulatory bylaws (H.28 to H.31).

- 28. "Surrey General Rates Levy Bylaw, 2018, No. 19557"  
3900-20-19557 – Council Initiative  
A bylaw to provide for the levying of rates for general city purposes and special  
services for the year 2018 in the City of Surrey.

Approved by Council: April 23, 2018

RES.R18-876 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey General Rates Levy Bylaw, 2018,  
No. 19557" pass its first reading.  
Carried

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

RES.R18-877 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey General Rates Levy Bylaw, 2018,  
No. 19557" pass its second reading.  
Carried

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

RES.R18-878 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey General Rates Levy Bylaw, 2018,  
No. 19557" pass its third reading.  
Carried

29. "Surrey Special Rates Levy Bylaw, 2018, No. 19558"  
3900-20-19558 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2018.

Approved by Council: April 23, 2018

RES.R18-879 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Special Rates Levy Bylaw, 2018,  
No. 19558" pass its first reading.  
Carried

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

RES.R18-880 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Special Rates Levy Bylaw, 2018,  
No. 19558" pass its second reading.  
Carried

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

RES.R18-881 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Special Rates Levy Bylaw, 2018,  
 No. 19558" pass its third reading.  
Carried

30. "Roads and Traffic Safety Levy Bylaw, 2018, No. 19559"  
 3900-20-19559 – Council Initiative  
 A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for  
 the year 2018.  
 Approved by Council: April 23, 2018

RES.R18-882 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Roads and Traffic Safety Levy Bylaw,  
 2018, No. 19559" pass its first reading.  
Carried

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

RES.R18-883 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Roads and Traffic Safety Levy Bylaw,  
 2018, No. 19559" pass its second reading.  
Carried

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

RES.R18-884 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Roads and Traffic Safety Levy Bylaw,  
 2018, No. 19559" pass its third reading.  
Carried

31. "MVRD Tax Requisition Bylaw, 2018, No. 19560"  
 3900-20-19560 – Council Initiative  
 A bylaw to levy rates in the City of Surrey to provide for the amounts requested by  
 MVRD for the year 2018.  
 Approved by Council: April 23, 2018

RES.R18-885 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "MVRD Tax Requisition Bylaw, 2018,  
 No. 19560" pass its first reading.  
Carried

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

RES.R18-886 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "MVRD Tax Requisition Bylaw, 2018,  
 No. 19560" pass its second reading.  
Carried

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

RES.R18-887 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "MVRD Tax Requisition Bylaw, 2018,  
 No. 19560" pass its third reading.  
Carried

32. "City of Surrey Vehicle for Hire Bylaw, 1999, No. 13610, Amendment Bylaw, 2018, No. 19571"  
 3900-20-19571 – Regulatory Text Amendment  
 "City of Surrey Vehicle for Hire By-law, 1999, No. 13610", as amended, is further amended in Part 2 Section 6 to increase the total of taxicab licenses from 414 to 426 as approved by the Passenger Transportation Board.

Approved by Council: April 23, 2018  
 Corporate Report Item No. 2018-Ro82

**Note:** This Bylaw will be in order for consideration of three readings should Council approve the recommendations of Corporate Report No. Ro82.

RES.R18-888 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "City of Surrey Vehicle for Hire Bylaw,  
 1999, No. 13610, Amendment Bylaw, 2018, No. 19571" pass its first reading.  
Carried

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



RES.R18-889 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2018, No. 19571" pass its second reading.  
Carried

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

RES.R18-890 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "City of Surrey Vehicle for Hire Bylaw,  
1999, No. 13610, Amendment Bylaw, 2018, No. 19571" pass its third reading.  
Carried

33. "Demolition Waste and Recyclable Materials Bylaw, 2017, No. 19453, Amendment Bylaw, 2018, 19572"  
3900-20-19572 –Regulatory Text Amendment  
"Demolition Waste and Recyclable Materials Bylaw, 2017, No. 19453" is amended by replacing the definition of "Contractor" and replacing Schedule A to include minor updating and clarification.

Approved by Council: April 23, 2018

RES.R18-891 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Demolition Waste and Recyclable  
Materials Bylaw, 2017, No. 19453, Amendment Bylaw, 2018, 19572" pass its first reading.  
Carried

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

RES.R18-892 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Demolition Waste and Recyclable  
Materials Bylaw, 2017, No. 19453, Amendment Bylaw, 2018, 19572" pass its second reading.  
Carried

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

RES.R18-893 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Demolition Waste and Recyclable  
Materials Bylaw, 2017, No. 19453, Amendment Bylaw, 2018, 19572" pass its third reading.  
Carried

**I. CLERK'S REPORT**

**1. Acting Mayor Appointment – Amendment to 2018 Council Acting Mayor Schedule**

File: 0570-01

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council amend the 2018 Acting Mayor

Schedule to have Councillor Woods serve as Acting Mayor for the months of May and July and have Councillor Hayne serve as Acting Mayor for the months of April and June.

RES.R18-894

Carried

**2. Approval of Financial Statements and Budgets**

**(a) Fleetwood Business Improvement Association**

File: 1970-10 F

Council is requested to receive the 2017 Audited Financial Statements, as required under "Fleetwood Business Improvement Area Bylaw, 2016 No. 18640"

Note: At the March 12, 2018, Regular Council Public Hearing meeting Council received the 2017 Financial Statements from the Fleetwood Business Improvement Association, which were not audited.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council receive the 2017 Audited

Financial Statements, as required under "Fleetwood Business Improvement Area Bylaw, 2016 No. 18640"

RES.R18-895

Carried

**3. Federation of Canadian Municipalities Innovation Network – Best for Canada Municipal Innovators**

File: 0250-03

Council is requested to endorse Councillor LeFranc's application to participate in the Federation of Canadian Municipalities Innovation Network Best for Canada Municipal Innovators selection process on behalf of the City of Surrey.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council endorse Councillor LeFranc's  
 application to participate in the Federation of Canadian Municipalities Innovation  
 Network Best for Canada Municipal Innovators selection process on behalf of the  
 City of Surrey.

RES.R18-896

Carried

**J. NOTICE OF MOTION**

**K. OTHER BUSINESS**

**L. ADJOURNMENT**


It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That the April 23, 2018 Regular Council -  
 Public Hearing meeting be adjourned.

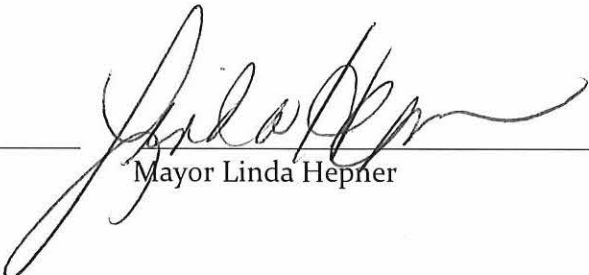
RES.R18-897

Carried

The Regular Council - Public Hearing meeting adjourned at 9:33 p.m.

Certified correct:

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

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