

Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Acting 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 - September 17, 2018**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Special (Regular)
Council meeting held on September 17, 2018, be adopted.

RES.R18-2018

Carried**2. Council-in-Committee - September 17, 2018**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the
Council-in-Committee meeting held on September 17, 2018, be received.

RES.R18-2019

Carried**3. Regular Council - Land Use - September 17, 2018**

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Regular Council –
Land Use meeting held on September 17, 2018, be adopted.

RES.R18-2020

Carried

4. Regular Council - Public Hearing - September 17, 2018

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the minutes of the Regular Council -
Public Hearing meeting held on September 17, 2018, be adopted.

RES.R18-2021

Carried**Government Finance Officers Association Distinguished Budget Presentation Award**

Mayor Hepner advised that the City of Surrey has received the Distinguished Budget Presentation Award for the current budget from the Government Finance Officers Association. There were 1600 participants for this award across North America.

Mayor Hepner and Council expressed appreciation to the Finance department and Councillor Gill, Chair of the Finance Committee, for their work to achieve this award.

Recognition of Retiring Council Members

Councillor LeFranc, Acting Mayor, noted that as Mayor Hepner, Councillor Martin and Councillor Villeneuve are not seeking re-election, this is their last Council meeting and highlighted the following:

- Councillor Martin was first elected in 2005 with a desire to build a Surrey that was inclusive and connected. Councillor Martin has been active on numerous committees focusing on finance, health, diversity and climate change and was instrumental in creating the Multicultural/Diversity Advisory Committee. Her work with Surrey Fusion Festival helped to win the title of "Best Public Festival" by the Canadian Event Industry Awards. Councillor Martin's work as Chair on the Mayor's Health Task Force led to the creation of the critical care tower at Surrey Memorial Hospital.
- Councillor Villeneuve is the longest serving Councillor on Surrey City Council, having served for 29 years. Councillor Villeneuve has advocated for smart city growth, balancing building infrastructure with retaining green space. Councillor Villeneuve has had an integral role in developing arts and culture in the city, shaping many policies as Council liaison to the Public Art Advisory Committee. As Chair of the Social Policy Committee, Councillor Villeneuve has been a long-time champion of the homeless, establishing the Surrey Homelessness and Housing Society Foundation.
- Mayor Hepner has been with the City for 33 years, beginning as a City staff member for over 20 years before serving three terms as a Councillor and one term as Mayor. It takes a strong leader of a fast growing city to ensure the tremendous progress and momentum Surrey has experienced. Mayor Hepner's achievements include the establishment of the Surrey Economic Summit, making Surrey an official Olympic partner and securing the full-funding of \$1.2 billion from the

federal and provincial governments for the Surrey-Guildford-Newton Light Rail Transit, which is the single largest investment in infrastructure in the City of Surrey's history.

- Councillor Martin, Councillor Villeneuve and Mayor Hepner were acknowledged and thanked for the many years that they have worked tirelessly serving their community.

B. DELEGATIONS

1. **Surrey Zoning Amendment Bylaw No. 19662**
Surrey Zoning Amendment Bylaw No. 19663
Application: 7917-0304-00

CIVIC ADDRESS: 16575 – 24 Avenue

APPLICANT: Penmat Mana JV Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30 and Comprehensive Development. The applicant is proposing to develop 2 townhouse lots with 55 townhouse units on the northern portion of the site. A 4-storey apartment building with approximately 53 units is proposed for the lot on the southern portion of the site.

In addition, a development variance permit is being sought to reduce setbacks along all sides of each townhouse site in order to create a more urban, pedestrian streetscape.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal noting the removal of trees from the site and the lack of information regarding traffic impacts resulting from the development.

In response to questions from the delegation, staff advised that the 166 Street corridor provides dedication for the roadway and habitat corridor that was provided for development of the east and the applicant is responsible for planting in the corridor. The cost estimate for the habitat works would be completed by a landscape architect and could be provided to the delegation. 24th Avenue is currently under construction for widening from Oak Meadows Drive to 168, including signalization upgrades. Expected traffic volumes are consistent with the Neighbourhood Context Plan (NCP) and the traffic volume did not trigger a traffic study requirement for the application.

A. Kapps, 125th Street and Grove Crescent: The delegation expressed concerns regarding local school capacity, lack of comments from the School Board and reduction of setbacks.

In response to questions from the delegation, staff advised that the application is in keeping with density as outlined in the Neighbourhood Context Plan (NCP) and that there are two elementary schools and a high school to be constructed in the area. The project will be phased so that the apartment building does not begin construction until two years after final adoption to align with the construction of the new schools. The proposed setback reductions at the front of the property are designed to create an active urban design streetscape.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Johannes		X	
R. Landale		X	

2. **Surrey Zoning Amendment Bylaw No. 19676**
Application: 7917-0542-00

CIVIC ADDRESS: 1693 - 142 Street

APPLICANT: M. Qi and X. Sun
 c/o M. Qi

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Comprehensive Development. The applicant is proposing to allow an existing child care centre within a single family dwelling to increase capacity from a maximum of 8 children to a maximum of 16 children.

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

H. Pistner, 17 Avenue and 145 Street: The delegation expressed concerns regarding the introduction of commercial use and the lack of residents living at the property, as required by the zoning. The delegation requested that staff ensure that the property is occupied at all times.

In response to a question from Council, the delegation advised that her concerns are that the property is being solely for business purposes and is no longer a residential property.

In response to a question from Council, staff advised that it is assumed that the property is occupied when the owner is seeking a secondary use. Staff were made aware that the property was not occupied year round and reminded the applicants of the zoning requirements.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
M. Majano		X	
R. Landale		X	

3. **Surrey Zoning Amendment Bylaw No. 19669**
Application: 7917-0053-00

CIVIC ADDRESS: 8051 – 166B Street and 16655 – 80 Avenue

APPLICANT: N. Takhar and 0993137 B.C. Ltd. (Director Information: N. Takhar)
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to rezone a portion of the site from One-Acre Residential and Single Family Residential to Multiple Residential 30. A portion of the site is already zoned Multiple Residential 30. The applicant is proposing to develop approximately 29 townhouse units on the site.

In addition, a development variance permit is being sought to reduce building setbacks along all property lines in order to create a more urban, pedestrian streetscape and accommodate yard space and landscaping.

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

D. Mann, 166 Street and 80 Avenue: The delegation spoke in opposition to the proposal noting that the multiple residential zone is not appropriate for the site.

Y. Guo, 166 Street and 80 Avenue: The delegation spoke in opposition to the proposal noting that the newly constructed 166B Street could result in headlights flashing into neighbouring homes.

In response to a question from Council, staff advised that the proposed location for 166B Street is outlined in the Neighbourhood Context Plan (NCP) and redeveloped properties have already provided dedications. Staff suggested that the delegation could implement landscaping to mitigate any potential headlight impacts.

J. Boyal, 166 Street and 80 Avenue: The delegation spoke in opposition to the proposal noting lack of parking.

In response to a question from Council, staff advised that the application includes 56 residential parking spaces and six visitor parking spaces. Each townhouse will have a double-sized side-by-side garage. 166B Street will be a half road until the property to the east is developed, which will provide a 20 metre right of way, allowing for on-street parking.

R. Landale, 95 Avenue and 149 Street: The delegation expressed concerns regarding the potential removal of trees along the proposed 166B Street.

In response to a question from the delegation, staff advised that construction of 166B Street is a requirement for the servicing of the site and that the timing of construction is at the discretion of the developer.

Agent on behalf of the Applicant: The Agent advised that the applicant would be continuing construction of 166B Street that has already begun north of the subject site. The applicant is hoping to receive building permits quickly and begin construction in early 2019.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Y. Guo and J. Li			X
R. Landale		X	

**4. Surrey Zoning Amendment Bylaw No. 19678
Application: 7915-0438-00**

CIVIC ADDRESS: 17089 – 84 Avenue

APPLICANT: S. and I. Grewal
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from General Agriculture Zone and Comprehensive Development By-law No. 15407B to Comprehensive Development. The applicant is proposing to subdivide the property into 3 small suburban residential lots. The existing house will remain on proposed Lot 3.

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

A. Kapps, 125th Street and Grove Crescent: The delegation expressed concerns regarding the encroachment of residential development onto agricultural land.

Staff advised that the property is not currently in the Agricultural Land Reserve.

R. Cassells: The delegation spoke in opposition to the proposal and expressed concerns regarding the encroachment onto agricultural land.

Agent on behalf of the Applicant: The Agent advised that the property is not in the Agricultural Land Reserve. The property has no current or future agricultural use and there are no trees scheduled to be removed from the site.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

5. Surrey Zoning Amendment Bylaw No. 19679
Application: 7917-0553-00

CIVIC ADDRESS: 15022 and 15032 – 92 Avenue

APPLICANT: G. and K. Wartak; C. and D. Whyte; N. and R. Naicker
 c/o H.Y. Engineering Ltd. (Fahad Abrahani)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Single Family Residential (13). The applicant is proposing to subdivide the site into 4 single family small lots. Portions of proposed Lot 4 are to remain undeveloped for future consolidation with the adjacent property to the west at 15012 – 92 Avenue.

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

J. Bell, 150 Street and 91A Avenue: The delegation expressed concerns regarding potential construction issues such as damage to a fence and the impacts that tree removal may have on the delegation's property.

Staff advised that the existing fencing in the area is not proposed to be removed or altered.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

6. Surrey Official Community Plan Amendment Bylaw No. 19670
Surrey Zoning Amendment Bylaw No. 19671
Application: 7918-0162-00

CIVIC ADDRESS: 10113 – 173 Street

APPLICANT: GKS Homes Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to redesignate a portion of the property from Suburban to Urban and rezone the property from One-Acre Residential to Quarter Acre Residential and Single Family Residential. The applicant is proposing to subdivide the property into 2 suburban and 3 single family lots (2 RQ and 3 RF). A portion of proposed Lot 1 will remain undeveloped until future consolidation with the adjacent property to the south at 10095 – 173 Street.

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
P. Case		X	
R. Landale		X	

**7. Surrey Official Community Plan Amendment Bylaw No. 19672
Surrey Zoning Amendment Bylaw No. 19673
Application: 7917-0309-00**

CIVIC ADDRESS: 15619 – 112 Avenue

APPLICANT: S., S., and A. Chand
c/o H.Y. Engineering Ltd. (Fahad Abrahani)

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. The applicant is proposing to subdivide the property into 5 single family lots. The existing house and accessory structures will be retained on proposed Lot 5.

In addition, a development variance permit is being sought to reduce the rear yard setback on proposed Lot 5 from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) in order to accommodate existing accessory structures.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal.

In response to questions from the delegation, staff advised that the Norwegian spruce onsite is under the required size as outlined in the tree removal bylaw and not included in the overall tree count. The Official Community Plan Amenity Contribution Fund rate is based on the entire parcel and future potential lot subdivision, therefore proposed lots six and seven have been included. A Hazard Lands Development Permit is required when a site has a slope of more than 20%, and the subject site has an overall site slope of less than 20%.

J. Gammer, 155 Street and 112A Avenue: The delegation spoke in opposition to the proposal, expressing concerns regarding the proposed density and setbacks, impacts on parking and local school capacity and the lack of conformity with the existing neighbourhood character.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

8. Surrey Zoning Amendment Bylaw No. 19668
Application: 7917-0020-00

CIVIC ADDRESS: 13479 and 13535 – 77 Avenue

APPLICANT: 0939090 B.C. Ltd (Director Information: Bhupinder Ajula, Malkiat Sandhu and Nirmal Takhar)
 c/o 0939090 B.C. Ltd.

PURPOSE: The applicant is seeking to rezone the site from Light Impact Industrial to Comprehensive Development. The applicant is proposing to allow an existing private school to operate at this location on a permanent basis with a maximum of 32 classrooms and 650 students.

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
S. Somal	X		
R. Landale		X	

9. **Surrey Official Community Plan Amendment Bylaw No. 19674
Surrey Zoning Amendment Bylaw No. 19675
Application: 7917-0598-00**

CIVIC ADDRESS: 13816 and 13874 – 58 Avenue

APPLICANT: A. Gill and G. Purewal
c/o DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is seeking to redesignate the site from Suburban to Multiple Residential and rezone the site from Half-Acre Residential to Multiple Residential 30. The applicant is proposing to develop 15 townhouse units on the site.

In addition, a development variance permit is being sought to reduce the north yard setback; reduce the east yard setbacks for Buildings 2 and 3; and allow visitor parking within the west setback.

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

R. Landale, 95 Avenue and 149 Street: The delegation expressed concerns regarding the precedent the development could have on the heavily treed property to the east and adjacent parkland and traffic impacts on King George Boulevard.

Staff advised that the property is located in an area that has not been developed and does not have a Neighbourhood Context Plan. The applicant hosted an open house to determine the preferred land use for the site. One resident attended and supported the proposed land use. The proposed land use is low density and suites would be allowed in the area. The applicant has prepared a development concept for the adjacent land to demonstrate how it could be developed with tree retention.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
I. Williams and S. Bilmer		X	
K. Jolly			X
R. Landale		X	

10. Surrey Zoning Amendment Bylaw No. 19680
Application: 7917-0489-00

CIVIC ADDRESS: 13097 – 64 Avenue

APPLICANT: A-Maskeen Framing Ltd.
 c/o Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Semi-Detached Residential. The applicant is proposing to subdivide into 4 lots for 4 semi-detached residential dwelling units.

In addition, a development variance permit is being sought to reduce the lot widths for all proposed lots from 7.2 metres (24 ft.) to 7.1 metres (23 ft.).

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
S. Bains		X	
R. Landale		X	

11. Surrey Zoning Amendment Bylaw No. 19677
Application: 7916-0185-00

CIVIC ADDRESS: 11439 Millar Road

APPLICANT: A. Bortkiewicz and T. Powell
 c/o T. Powell

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Single Family Residential (13). The applicant is proposing to subdivide into 3 single family small lots. The existing house will remain on proposed Lot B.

In addition, a development variance permit is being sought to reduce lot depth and front and rear building setbacks for all 3 proposed lots. The applicant is also proposing to reduce required parking spaces from 3 to 2 and eliminate the enclosed parking space requirement for the existing house on proposed Lot B.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal noting the removal of trees from the site.

R. Cassells: The delegation spoke in opposition to the proposal noting the removal of trees from the site.

In response to a question from Council, staff advised that the City has planted in excess of 5000 trees this year, which is approximately the average planted per year.

A. Kapps, 125th Street and Grove Crescent: The delegation expressed concerns regarding the removal of trees from the site. The delegation noted proposed replacement trees should be the same size as existing trees to match the value provided by mature trees.

In response to a question from the delegation, staff advised that the proposed setback is reduced two to three metres in order to accommodate a future driveway, and the lot depth and the front yard setback has been reduced from 50% to 60%.

Agent on behalf of the Applicant: The Agent advised that there are 24 trees proposed to be removed from the site, with the majority of trees located in the dedication area for Millar Road. The proposed setbacks are similar to neighbouring properties.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

12. Surrey Zoning Amendment Bylaw No. 19681
Application: 7917-0462-00

CIVIC ADDRESS: 9677 and 9681 King George Boulevard

APPLICANT: Square Nine King George Development Ltd.
 c/o Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is seeking to rezone the site from Community Commercial to Comprehensive Development. The applicant is proposing to develop a 25-storey high-rise residential tower and podium containing 271 apartment units and ground floor commercial space on the eastern portion of the site. The streamside protection area on the western portion of the site will be conveyed to the City for parkland and consolidated with the existing park at 9679 King George Boulevard.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal noting the removal of trees from the site and traffic impacts; however, support was expressed for the development's support of West Quibble Creek.

R. Cassells: The delegation spoke in opposition to the proposal and expressed concern regarding the removal of Park and Ride parking and lack of community amenity and green space. The delegation questioned the amount of proposed resident's parking due to the site's proximity to transit.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

13. Surrey Zoning Amendment Bylaw No. 19682
Application: 7918-0244-00

CIVIC ADDRESS: 10297 and 10327 – 133A Street

APPLICANT: Aoyuan One Central Nominee Ltd.
 c/o Aoyuan 133A Surrey Project LP (Chris Bardon)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential to Comprehensive Development. The applicant is proposing to develop a 44-storey mixed-use high-rise residential tower and 13-storey podium containing 11 two-storey townhouse units, 539 apartment units and ground floor commercial retail space. This development is Phase 5 of the original multi-phase development concept plan called "West Village".

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

R. Landale, 95 Avenue and 149 Street: The delegation expressed concerns regarding traffic impacts on King George Boulevard and suggested a moratorium on high-rise developments in City Centre until a traffic impact and mitigation study is completed.

In response to questions from the delegation, staff advised that a Traffic Study Plan was completed as part of the City Centre Town Plan process. In addition, a traffic study was completed for King George Boulevard and 104 Avenue in preparation for LRT. To alleviate traffic congestion in City Centre, the City is providing additional east/west connections such as 103 Avenue and 105 Avenue

and creating a Finer-Grained Road Network. Parking standards in City Centre have been reduced to make better use of rapid transit in the area.

R. Cassells: The delegation expressed concerns regarding traffic congestion in City Centre and suggested a moratorium on high-rise developments in City Centre until a traffic impact and mitigation study is completed. The delegation noted that unhealthy trees are useful to wildlife as a source of food and habitat.

In response to a question from Council, staff advised that there are two mature trees propose to be removed from the subject site and 38 replacement trees to be planted.

Agent on behalf of the Applicant: The Agent advised that the application is proposing to include 29 electric vehicle charging stalls.

Resident, 138 Street and 101 Avenue: The delegation expressed concerns regarding the proposed reduction to amenity space.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Y. Ho	X		
C. Ko	X		
R. Landale		X	

14. **Surrey Zoning Amendment Bylaw No. 19683**
Application: 7918-0095-00

CIVIC ADDRESS: 9833 Whalley Boulevard; 9854 and 9900 King George Boulevard; 13639 George Junction; 13615 and 13733 Fraser Highway

APPLICANT: City of Surrey and KGS Holdings Ltd.
c/o PCI Developments Corp. (Brad Howard)

PURPOSE: The applicant is seeking to rezone the site from Comprehensive Development Bylaw No. 19301 to Comprehensive Development. The applicant is proposing to develop Phase 3 of the multi-phase "King George Hub" development. This phase will be on the portion of the site at 13639 George Junction and consists of a 34-storey mixed-use residential tower containing 371 apartment units above a single-storey retail podium containing ground floor commercial retail units. The proposed rezoning will also accommodate a revision to the floor areas for each phase of the entire mixed-use development.

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

R. Landale, 95 Avenue and 149 Street: The delegation expressed concerns regarding the lack of a traffic volume study, the removal of Park and Ride services and the proposed density.

R. Cassells: The delegation expressed concerns regarding the amenity contribution rates, the amount of proposed residents parking due to the site's proximity to transit provided, the removal of Park and Ride services, increased traffic congestion and the lack of greenspace provided as part of the application.

A. Kapps, 125th Street and Grove Crescent: The delegation spoke in opposition to the proposal.

Agent on behalf of the Applicant: The Agent provided the following information: the developer specializes in development located near transit; the proposed application meets the density and Floor Area Ratio (FAR) requirements as outlined in the Neighbourhood Context Plan; the application includes land dedication for LRT, a landing for SkyTrain drop-off on King George Boulevard, a new interchange at 90 Avenue and will contribute the expansion of Fraser Highway and Whalley Ring Boulevard; a Traffic Impact Study has been completed and the development would provide traffic relief measures; parking for Park and Ride services would be integrated into the development's underground parkade, providing 300 Park and Ride stalls; and the development would provide electrical vehicle wiring for up to 20% of stalls, with 10% of stalls wired at the beginning of development.

Agent on behalf of the Applicant: The Agent provided an overview of the proposal.

Architect on behalf of the project: The Architect provided the following information: the parking requirements have been reduced from 360 stalls to 306 stalls due to the site's proximity to transit; the proposal meets the outdoor amenity space requirements; however, the indoor amenity space has a shortfall of 4% or 500 square feet due to site constraints; and increased traffic is generally created from commercial development as opposed to residential development.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
PCI Development	X		
D. Inwood			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
S. Subramaniam		X	

C. COMMITTEE REPORTS**1. Diversity Advisory Committee – March 13, 2018**

The March 13, 2018 Diversity Advisory Committee minutes were previously received by Council.

2. Culture Development Advisory Committee - May 15, 2018

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Culture
Development Advisory Committee meeting held on May 15, 2018, be received.
RES.R18-2022 Carried

3. Agriculture and Food Security Advisory Committee - June 7, 2018

It was Moved by Councillor Starchuk
Seconded by Councillor Villeneuve
That the minutes of the Agriculture and
Food Security Advisory Committee meeting held on June 7, 2018, be received.
RES.R18-2023 Carried

4. Transportation and Infrastructure Committee - July 16, 2018

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the minutes of the Transportation and
Infrastructure Committee meeting held on July 16, 2018, be received.
RES.R18-2024 Carried

D. BOARD/COMMISSION REPORTS**1. Surrey Heritage Advisory Commission - July 25, 2018**

(a) It was Moved by Councillor Woods
Seconded by Councillor Martin
That the minutes of the Surrey Heritage
Advisory Commission meeting held on July 25, 2018, be received.
RES.R18-2025 Carried

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

2018 National Trust Conference
October 17 - 20, Fredericton, New Brunswick
File: 0390-20

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

1. Endorse Commissioners Hol, Tannen and Priddy attendance at the "2018 National Trust Conference" from October 17 - 20 in Fredericton, New Brunswick; and
2. Recommend that the Finance Department reimburse applicable conference registration fees for the attending Commissioners', transportation, accommodation and per diem from the Surrey Heritage Advisory Commission Budget, based on City of Surrey policy.

RES.R18-2026

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

Mayor Hepner read the following proclamations:

- (a) Community Living Month – October, 2018
- (b) Manufacturing Month – October, 2018
- (c) World Mental Health Day – October 10, 2018
- (d) World Food Day – October 16, 2018
- (e) Pulmonary Hypertension Awareness Month – November, 2018
- (f) World Pancreatic Cancer Day – November 15, 2018

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

The Corporate Reports, under date of October 1, 2018, were considered and dealt with as follows:

Item No. R210 MySurrey Portal Online Services Program Update
File: 1345-20

The General Manager, Corporate Services submitted a report to provide Council with background and an overview of progress and accomplishments pertaining to the launch of the newly expanded MySurrey Portal Online Services Program (the "MySurrey Program").

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Corporate Report R210 be received for
 information.
 RES.R18-2027 Carried

Item No. R211 Award of Contract No. 1220-040-2018-083: Wastewater Sewer – Inflow and Infiltration Investigation Program
 File: 2320-20 (I&I)

The General Manager, Engineering submitted a report concerning the award of Contract 1220-040-2018-083. Tenders were received as follows:

Contractor	1 st Year Quotation Including Taxes	2 nd Year Quotation Including Taxes	3 rd Year Quotation Including Taxes	3 Year Total Including Taxes	Corrected Amount
1. Mar-Tech Underground Services Ltd.	\$398,252.65	\$433,969.98	\$525,029.66	\$1,357,252.29	No Change
2. ABC Pipe Cleaning Services Ltd.	\$674,293.88	\$706,558.60	\$882,582.23	\$2,263,434.71	No Change

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

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

- Award Contract No. 1220-040-2018-083 to Mar-Tech Underground Services Ltd. for annual Wastewater Sewer - Inflow and Infiltration Investigation Services at the Term 1 locations illustrated in Appendix "I" for a one year period, with two additional one-year terms at the City's option, for an annual cost in year one of in \$398,253.00, (including GST);
- Approve the option to extend Contract No. 1220-040-2018-083 for two additional one-year terms at the City's discretion to provide Wastewater Sewer – Inflow and Infiltration Investigation Services at the locations identified as Term 2 and Term 3 in Appendix "I". The annual cost to provide this service in year two is \$433,970.00 and in year 3 is \$525,030. The cumulative three year cost for Contract No. 1220-040-2018-083 is \$1,357,252.29;
- Set the three-year expenditure authorization limit for Contract No. 1220-040-2018-083 at \$1,500,000.00 (including GST and contingency);

4. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2018-083; and
5. Authorize the General Manager, Engineering to approve all extensions and change orders related to Contract No.1220-040-2018-083.

RES.R18-2028

Carried

Item No. R212 Acquisition of Property at 16840 – 26 Avenue for Civic/Parkland Purposes
File: 0870-20/343B

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

Staff advised that the majority of the parkland required has been acquired and the park has been designed to be able to incorporate additional lands as they become available.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve the purchase of the

property at 16840 – 26 Avenue (PID: 005-092-876) for civic/parkland purposes, as illustrated on the attached Appendix "I" to Corporate Report R212.

RES.R18-2029

Carried

Item No. R213 Sponsorship Request / Simon Fraser University (SFU) Surrey Diwali Gala
2018
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 Martin

That Council:

1. Receive Corporate Report R213 for information;
2. Approve a sponsorship contribution of \$2,500 in support of the 11th Annual SFU Surrey Diwali Gala; and
3. Authorize the purchase of additional tickets at a cost of \$75 per ticket, as necessary for members of Council who are planning to attend this event.

RES.R18-2030

Carried

Item No. R214 Funding Request – The Flamingo Events Centre
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 Martin
That Council:

1. Receive Corporate Report R214 for information; and
2. Approve a funding request of \$2,000 from Council Initiatives Fund to the organizers of the 2018 Corporate Battle of the Bands charity event to be held from October 10th to 25th, 2018, at The Flamingo Events Centre in Surrey.

RES.R18-2031 Carried

Item No. R215 Sponsorship Request – Mackie's Place
File: 1850-20

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

In response to a question from Council, staff advised that additional funds for the request could be allocated from Council Initiatives or Community Grants.

It was Moved by Councillor Starchuk
Seconded by Councillor Villeneuve
That Council increase the funding to

Mackie's Place to \$10,000.

RES.R18-2032 Carried

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

1. Receive Corporate Report R215 for information; and
2. Approve a sponsorship of \$10,000 from the Council Initiatives Fund to Mackie's Place in support of their Youth Job Skills Program.

RES.R18-2033 Carried

Item No. R216 Concept Plan for Orchard Grove Park
File: 6140-20/O

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 Martin
That Council:

1. Receive Corporate Report R216 for information; and
 2. Endorse the concept plan for Orchard Grove Park, as detailed in Appendix "I".
- RES.R18-2034 Carried

Item No. R217 Award of Contract RFQ 1220-040-2018-089 for Grandview Heights Aquatic Centre Parking Lot Expansion
File: 0760-20 (Grandview Heights Aquatic Centre)

The General Manager, Planning & Development submitted a report concerning the award of Contract RFQ 1220-040-2018-089. Tenders were received as follows:

Contractor	Tendered Amount with GST	Corrected Amount
1. King Hoe Excavating Ltd.	\$1,309,087.50	No change
2. Lafarge Canada Inc.	\$1,443,092.70	No change
3. Arsalan Construction Ltd	\$1,543,500.00	No change
4. RJS Construction Ltd.	\$1,553,993.60	No change
5. B&B Contracting (2012) Ltd.	\$1,584,600.00	No change
6. Elite Paving Ltd.	\$1,594,393.50	No change
7. Wood Projects Ltd.	\$1,678,950.00	No change
8. Jacob Bros Construction Inc.	\$1,699,215.00	No change
9. Mainland Civil Site Services Inc.	\$1,819,999.65	No change
10. Jack Cewe Ltd.	\$1,996,207.50	No change
11. Canadian Turner Construction Co.	\$2,886,840.00	\$2,886,839.55

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

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

1. Award Contract No. 1220-040-2018-089 to King Hoe Excavating Ltd. in the amount of \$1,309,087.50 (including GST) for the construction works of Grandview Heights Aquatic Centre Parking Lot Expansion;

2. Set the expenditure authorization limit for Contract No. 1220-040-2018-089 at \$1,575,000.00, (including GST and contingency); and
3. Authorize the General Manager, Planning & Development, or his designate, to execute Contract No. 1220-040-2018-089 and related change orders.

RES.R18-2035

Carried

Item No. R218 Data Sharing with Technical Safety BC
File: 0480-20 (Technical Safety BC)

The General Manager, Planning & Development submitted a report to provide Council with background information on a proposed data sharing agreement with Technical Safety BC and to endorse staff executing the Memorandum of Understanding (attached as Appendix "I") leading to data sharing. This data sharing will reduce red tape for City staff processing electrical permit applications and will help Technical Safety BC have information on Surrey-related electrical permit information which is not currently included in their Provincial database.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Council:

1. Receive Corporate Report R218 for information;
2. Direct staff to proceed with implementing the data sharing process with Technical Safety BC as described in the report;
3. Approve the Mayor executing a Memorandum of Understanding with Technical Safety BC to share data information; and
4. Direct City Clerk to forward a copy of the report to Technical Safety BC.

RES.R18-2036

Carried

H. BY-LAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19662"
7917-0304-00 – Penmat Mana JV Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
RA to CD – Portion of 16575 – 24 Avenue - to develop a 4-storey apartment building with approximately 53 units.

Approved by Council: September 17, 2018

Council noted that the applicant has increased the number of adaptable units to 15% with a Registered Covenant to ensure that the units are delivered. The application provides an important road dedication along 24 Avenue and the proposed phasing will reduce the impact on local school capacity.

RES.R18-2037
 It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19662" pass its third reading.
Carried
 With Councillors Martin and Woods
 opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19663"
 RA to RM-30 – Portion of 16575 – 24 Avenue - to develop approximately
 55 townhouse units.

Approved by Council: September 17, 2018

RES.R18-2038
 It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19663" pass its third reading.
Carried
 With Councillors Martin and Woods
 opposed.

Development Variance Permit No. 7917-0304-00

16575 – 24 Avenue

To reduce setbacks along all sides of each townhouse site in order to create a more urban, pedestrian streetscape.

RES.R18-2039
 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7917-0304-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.
Carried
 With Councillors Martin and Woods
 opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19676"
 7917-0542-00 – M. Qi and X. Sun
 c/o M. Qi
 RF to CD – 1693 - 142 Street - to permit an existing child care centre within a single
 family dwelling to increase capacity from a maximum of 8 children to a maximum
 of 16 children.

Approved by Council: September 17, 2018

In response to a question from Council, staff advised that they can ensure specific conditions of occupancy are met to receive the final reading of the bylaw.

Council instructed staff to ensure that the residence is occupied as a condition of receiving final reading for the child care centre.

RES.R18-2040

It was	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19676" pass its third reading. <u>Carried</u>
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3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19669" 7917-0053-00 – N. Takhar and 0993137 B.C. Ltd. (Director Information: N. Takhar) c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA and RF to RM-30 – Portion of 8051 – 166B Street and 16655 – 80 Avenue
To develop approximately 29 townhouse units.

Approved by Council: September 17, 2018

RES.R18-2041

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19669" pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7917-0053-00

8051 – 166B Street and 16655 – 80 Avenue

To reduce building setbacks along all property lines in order to create a more urban, pedestrian streetscape and accommodate yard space and landscaping.

RES.R18-2042

It was	Moved by Councillor Gill Seconded by Councillor Martin That Development Variance Permit No. 7917-0053-00 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. <u>Carried</u>
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- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19678"
7915-0438-00 – S. and I. Grewal
c/o Hub Engineering Inc. (Mike Kompter)
A-1 and CD (By-law No. 15407B) to CD – 17089 – 84 Avenue - to subdivide into
3 small suburban residential lots.

Approved by Council: September 17, 2018

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19678" pass its third reading.

RES.R18-2043

Carried

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19679"
7917-0553-00 – G. and K. Wartak; C. and D. Whyte; N. and R. Naicker
c/o H.Y. Engineering Ltd. (Fahad Abrahani)
RF to RF-13 – 15022 and 15032 – 92 Avenue - to subdivide into 4 single family small
lots.

Approved by Council: September 17, 2018

Council directed staff to ensure that construction and tree removal does not negatively impact neighbouring properties fencing or property as outlined in the delegation who spoke during the Public Hearing portion of the meeting.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19679" pass its third reading.

RES.R18-2044

Carried

- 6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,
No. 19670"
7918-0162-00 – GKS Homes Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate a portion of the property 10113 – 173 Street from Suburban to Urban.

Approved by Council: September 17, 2018

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2018, No. 19670" pass its third reading.

RES.R18-2045

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19671"
RA to RQ and RF – 10113 – 173 Street - to subdivide into 2 suburban and 3 single family lots (2 RQ and 3 RF).

Approved by Council: September 17, 2018

RES.R18-2046
It was
Amendment Bylaw, 2018, No. 19671" pass its third reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

- 7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19672"
7917-0309-00 – S., S., and A. Chand
c/o H.Y. Engineering Ltd. (Fahad Abrahani)
To redesignate the property 15619 – 112 Avenue from Suburban to Urban.

Approved by Council: September 17, 2018

RES.R18-2047
It was
2013, No. 18020, Amendment Bylaw, 2018, No. 19672" pass its third reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19673"
RA to RF – 15619 – 112 Avenue - to subdivide into 5 single family lots.

Approved by Council: September 17, 2018

RES.R18-2048
It was
Amendment Bylaw, 2018, No. 19673" pass its third reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7917-0309-00

15619 – 112 Avenue

To reduce the rear yard setback on proposed Lot 5 from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) in order to accommodate existing accessory structures.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7917-0309-00 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.R18-2049

Carried

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668"
7917-0020-00 - 0939090 B.C. Ltd (Director Information: Bhupinder Ajula, Malkiat
Sandhu and Nirmal Takhar)
c/o 0939090 B.C. Ltd.
IL to CD – 13479 and 13535 – 77 Avenue - to allow an existing private school to
continue at this location on a permanent basis with a maximum of 32 classrooms
and 650 students.

Approved by Council: September 17, 2018

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19668" pass its third reading.

RES.R18-2050

Carried

- 9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,
No. 19674"
7917-0598-00 – A. Gill and G. Purewal
c/o DF Architecture Inc. (Jessie Arora)
To redesignate the site 13816 and 13874 – 58 Avenue from Suburban to Multiple
Residential.

Approved by Council: September 17, 2018

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19674" pass its third reading.

RES.R18-2051

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19675"
RH to RM-30 – 13816 and 13874 – 58 Avenue - to develop 15 townhouse units.

Approved by Council: September 17, 2018

RES.R18-2052

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19675" pass its third reading.
Carried

Development Variance Permit No. 7917-0598-00

13816 and 13874 – 58 Avenue

To reduce the north yard setback; reduce the east yard setbacks for Buildings 2 and 3; and allow visitor parking within the west setback.

RES.R18-2053

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7917-0598-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.
Carried

- 10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19680" 7917-0489-00 – A-Maskeen Framing Ltd. c/o Coastland Engineering and Surveying Ltd. (Mike Helle) RF to RF-SD – 13097 – 64 Avenue - to subdivide into 4 lots for 4 semi-detached dwelling units.

Approved by Council: September 17, 2018

RES.R18-2054

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19680" pass its third reading.
Carried

Development Variance Permit No. 7917-0489-00

13097 – 64 Avenue

To reduce the lot widths for all proposed lots from 7.2 metres (24 ft.) to 7.1 metres (23 ft.).

RES.R18-2055

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7917-0489-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.
Carried

- 11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19677"
7916-0185-00 – A. Bortkiewicz and T. Powell
c/o T. Powell
RF to RF-13 – 11439 Millar Road - to subdivide into 3 single family small lots.

Approved by Council: September 17, 2018

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19677" pass its third reading.

RES.R18-2056

Carried

Development Variance Permit No. 7917-0185-00

11439 Millar Road

To reduce lot depth and front and rear building setbacks for all 3 proposed lots. In addition, reduce required parking spaces from 3 to 2 and eliminate the enclosed parking space requirement for the existing house on proposed Lot B.

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

No. 7917-0185-00 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.R18-2057

Carried

- 12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19681"
7917-0462-00 – Square Nine King George Development Ltd.
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)
C-8 to CD – 9677 and 9681 King George Boulevard - to develop a 25-storey high-rise residential tower and podium containing 271 apartment units and ground floor commercial space.

Approved by Council: September 17, 2018

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19681" pass its third reading.

RES.R18-2058

Carried

- 13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19682"
7918-0244-00 – Aoyuan One Central Nominee Ltd.
c/o Aoyuan 133A Surrey Project LP (Chris Bardon)
RF to CD – 10297 and 10327 – 133A Street - to develop a 44-storey mixed-use residential tower and 13-storey podium with 11 two-storey townhouse units, 539 apartment units and ground floor commercial retail space.

Approved by Council: September 17, 2018

- * Memo received from Planning & Development (see memorandum dated September 26, 2018 in bylaw backup) that all conditions approval for this Bylaw have been met, and it is in order for Council to consider Final Adoption and issue the Development Permit No. 7918-0244-00.

RES.R18-2059
It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19682" pass its third reading.
Carried

RES.R18-2060
It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19682" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7918-0244-00
10327 and 10297 – 133A Street
To permit the development of a 44-storey mixed-use apartment building with 13-storey podium and ground-floor retail.

Authorized to draft: September 17, 2018

Memo received from Planning and Development requesting Council to pass the following resolution:

RES.R18-2061
It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to execute Development Permit No. 7918-0244-00.
Carried

- 14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19683"
7918-0095-00 - City of Surrey and KGS Holdings Ltd.
c/o PCI Developments Corp. (Brad Howard)
CD (Bylaw No. 19301) to CD – 9833 Whalley Boulevard; 9854 and 9900 King
George Boulevard; 13639 George Junction; 13615 and 13733 Fraser Highway - to
develop a 34-storey mixed-use residential tower containing 371 apartment units
above a single-storey retail podium containing ground floor commercial retail
units.

Approved by Council: September 17, 2018

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19683" pass its third reading.
Carried

RES.R18-2062

PERMITS - APPROVALS

- 15. **Development Variance Permit No. 7918-0314-00**
H. and K. Bains
c/o Citiwest Consulting Ltd. (Natalie Pullman)
17018 – 57 Aveue
To reduce the setback distance in order to construct a new single family dwelling
on the RF-zoned portion of the lot.

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

- (a) In Section B.2 of Part 7A "Streamside Protection", the minimum streamside
setback area for a "Class A/O Ditch", as measured from top-of-bank, is
reduced from 10 metres (33 ft.) to 5 metres (16.5 ft.) for the RF-zone portion
of the subject lot.

Zoning Text Amendment Bylaw No. 18809, which incorporates new streamside
protection regulations was recently adopted, resulting in the requirement for this
variance.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7918-0314-00 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.R18-2063

Carried

16. Development Variance Permit No. 7913-0077-01

635160 BC Ltd. (Director Information: Chamkaur Pannu)
c/o Citiwest Consulting Ltd. (Roger Jawanda)
6216 – 175B Street

To reduce the north side yard setback in order to accommodate a pedestrian walkway along the north lot line (beside Lot 1).

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

- (a) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard setback of the principal building on proposed Lot 2 is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

One (1) piece of correspondence received in opposition of this Development Variance Permit No. 7913-0077-01 at the time the agenda was printed.

It was

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

No. 7913-0077-01 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R18-2064

Carried

17. Development Variance Permit No. 7918-0213-00

Edgewood Properties Inc.
c/o Alyson Shave
2150 – 167 Street

To reduce the rear yard setback on an irregular pie-shaped lot in order to achieve a more functional floor plan for a proposed single family dwelling.

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

- (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback for the principal building on a Type II lots is reduced from 7.5 metres (25 ft.) to 4.5 metres (15ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7918-0213-00 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.R18-2065

Carried**18. Development Variance Permit No. 7918-0287-00**

Silverstone Ventures Inc.

c/o D. Bains

362 – 175A Street (358, 368, 376, 382 and 388 – 175A Street)

To reduce the number of required on-site parking spaces to a total of 140 for a
 recreational facility (yoga studio) and surrounding businesses on the lot.

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

- (a) In Table C.1 of Part 5, Off-Street Parking and Loading/Unloading, the
 required parking rate for a Recreational Facility (Gymnasium) is reduced
 from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor
 area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor
 area, for a yoga studio.

One (1) piece of correspondence received in opposition of this Development
 Variance Permit No. 7918-0287-00 at the time the agenda was printed.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7918-0287-00 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.R18-2066

Carried**19. Development Variance Permit No. 7917-0257-00**

Keiry Holdings Ltd.

c/o Beedie Development Group (Andrew Peterson)

19051 – 27 Avenue

To reduce the side yard (west) setback in order to construct a two-tenant
 industrial building and maximize the efficiency of the site layout for industrial use.

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

- (a) Section F. Yards and Setbacks of Part 47A Business Park 1 Zone, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7917-0257-00 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.R18-2067

Carried

PERMITS - SUPPORT

20. Development Variance Permit No. 7917-0254-00

M. and T. Sehgal
11645 - 99 Avenue

To reduce the rear (west) yard setback, increase the side (north) yard setback and allow the basement access and basement well to be between the principal building and the north side lot line for a new single family dwelling.

One (1) piece of correspondence received in support of this Development Variance Permit No. 7917-0254-00 at the time the agenda was printed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7917-0254-00 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.R18-2068

Carried

21. Development Variance Permit No. 7918-0239-00

P.Walker and C. Hans
c/o British Columbia Timberframe Co. (Kayla Hildebrand)
12236 Gardiner Street

To reduce the number of required off-street parking spaces for a single family dwelling from 3 spaces to 2 in order to accommodate a new single family dwelling on the property, which will not have a garage but proposes an exterior parking pad with 2 parking spaces instead.

One (1) piece of correspondence received in support of this Development Variance Permit No. 7918-0239-00 at the time the agenda was printed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No. 7918-0239-00 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.R18-2069 Carried

22. Development Variance Permit No. 7918-0014-00

D. and T. Watson

1566 – 184 Street

To reduce the rear yard setback for an accessory structure and increase the maximum depth of a farm residential footprint from the front lot line in order to allow for the construction of a workshop at the rear of the property.

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

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

No. 7918-0014-00 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.R18-2070 Carried

23. Development Variance Permit No. 7917-0177-00

S. Chana

c/o T. Chana

12772 – 56 Avenue

To reduce the front yard setback (east) and side yard setback on a flanking street (north) in order to allow for a more functional floor plan for 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 Martin
That Development Variance Permit

No. 7917-0177-00 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.R18-2071 Carried

FINAL ADOPTIONS

- 24. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2018, No. 19364"
3900-20-19364 – Regulatory Text Amendment
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended to include minor text amendments, map changes associated with two adjustments approved by the Agricultural Land Commission to the Agricultural Land Reserve boundary, adjustments to Land Use Designations to accommodate development adjacent to Frequent Transit Networks in Secondary Plan Areas and slight adjustments to three Development Permit Areas.

Approved by Council: July 23, 2018
Corporate Report Item No. 2018-R180

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2018, No. 19364" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2072

Carried

- 25. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2018, No. 19664"
3900-20-19664 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the *Community Charter*.

Approved by Council: September 17, 2018
Corporate Report Item No. 2018-R186

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2018, No. 19664" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2073

Carried

Councillor Hayne declared a conflict of interest and exited the meeting at 9:34 p.m.

- 26. "Section 224 Tax Exemption Bylaw, 2018, No. 19665"
3900-20-19665 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

Approved by Council: September 17, 2018
Corporate Report Item No. 2018-R187

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 224 Tax Exemption Bylaw,
2018, No. 19665" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.
RES.R18-2074 Carried

Councillor Hayne re-entered the meeting at 9:35 p.m.

- 27. "Section 224 (2) (g) Tax Exemption Bylaw, 2018, No. 19666"
3900-20-19666 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the
City of Surrey pursuant to Section 224 (2) (g) of the *Community Charter*.

Approved by Council: September 17, 2018
Corporate Report Item No. 2018-R188

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 224 (2) (g) Tax Exemption
Bylaw, 2018, No. 19666" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.
RES.R18-2075 Carried

- 28. "Section 225 Tax Exemption Bylaw, 2018, No. 19667"
3900-20-19667 – Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the
City of Surrey pursuant to Section 225 of the *Community Charter*.

Approved by Council: September 17, 2018
Corporate Report Item No. 2018-R189

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Section 225 Tax Exemption Bylaw,
2018, No. 19667" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.
RES.R18-2076 Carried

I. CLERK’S REPORT

1. Delegation Requests

(a) Paramjit Dhadha

File: 0250-20

To appear before Mayor and Council to present on the benefits of digital LED advertising trucks.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Paramjit Dhadha be heard as a
delegation at Council-in-Committee.

RES.R18-2077

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

1. Reconsideration of Application No. 7916-0378-00

File: 7916-0378-00

At the September 17th, 2018 Regular Council – Public Hearing meeting, Councillor Villeneuve submitted a Notice of Motion to be considered at tonight's Council meeting.

Therefore the following motion is put forward:

"That Council reconsider Resolution R18-1323 and bring back Application No. 7916-0378-00 for consideration by Council at the October 1, 2018 Regular Council - Public Hearing meeting."

Council noted that the application proposed six lots that would be part of the Sunnyside Neighbourhood Context Plan (NCP). In May 2018, Council approved a large development in the same area, and Application No. 7916-0378-00 would complete the development.

It was Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That Council reconsider Resolution R18-1323
and direct staff to bring Application No. 7916-0378-00 forward for consideration.

RES.R18-2078

Carried

With Councillor Woods opposed.

The following items were in order for consideration:

- a. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19606"
7916-0378-00 – S. and S. Basi
c/o Citiwest Consulting Ltd. (Natalie Pullman)
To redesignate the property 1543 – 168 Street from Suburban to Urban.

Approved by Council: June 11, 2018

RES.R18-2079
It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19606" pass its third reading.
Carried
With Councillor Woods opposed.

- b. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19607"
RA to RF-13 – 1543 – 168 Street – to subdivide into 6 single family small lots.

Approved by Council: June 11, 2018

RES.R18-2080
It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19607" pass its third reading.
Carried
With Councillor Woods opposed.

- c. **Development Variance Permit No. 7916-0378-00**
1543 – 168 Street
To reduce the lot width for proposed Lots 1 and 6 and reduce the side yard setback along the south boundary of proposed Lot 1 in order to facilitate the subdivision.

RES.R18-2081
It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Development Variance Permit No. 7916-0378-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.
Carried
With Councillor Woods opposed.

- 2. **Reconsideration of Application No. 7916-0398-00**
File: 7916-0398-00

At the September 17th, 2018 Regular Council – Public Hearing meeting, Councillor Villeneuve submitted a Notice of Motion to be considered at tonight's Council meeting.

Therefore the following motion is put forward:

"That Council reconsider Resolution R18-1324 and bring back Application No. 7916-0398-00 for consideration by Council at the October 1, 2018 Regular Council - Public Hearing meeting."

Council noted that the proposed application is in the Sunnyside Neighbourhood Context Plan (NCP) and would provide dedicated open space along 168 Avenue and would contribute to the Green Infrastructure Network (GIN) Corridor and the Agricultural Land Reserve buffer, assisting the City to achieve its goals in the area.

RES.R18-2082	<p>It was</p> <p>Moved by Councillor Villeneuve Seconded by Councillor Gill That Council reconsider Resolution R18-1324 and bring Application No. 7916-0398-00 forward for consideration.</p> <p><u>Carried</u> With Councillor Woods opposed.</p>
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The following items were in order for consideration:

- a. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19608"
 7916-0398-00 – Sidhu Homes & Construction Ltd.
 c/o Citiwest Consulting Ltd. (Natalie Pullman)
 To redesignate the property 16770 – 15 Avenue from Suburban to Urban.

Approved by Council: June 11, 2018

RES.R18-2083	<p>It was</p> <p>Moved by Councillor Villeneuve Seconded by Councillor LeFranc That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19608" pass its third reading.</p> <p><u>Carried</u> With Councillor Woods opposed.</p>
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- b. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19609"
 RA to RF-13 and RF-10 – 16770 – 15 Avenue - to subdivide into 6 single family small lots (6 RF-13 and 3 RF-10).

Approved by Council: June 11, 2018

RES.R18-2084	<p>It was</p> <p>Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19609" pass its third reading.</p> <p><u>Carried</u> With Councillor Woods opposed.</p>
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3. Handicapped Parking Stall Width

File: 5480-01

Councillor Hayne expressed concerns that the current standard width for handicapped parking stalls is unable to accommodate side lifts on accessible vans. Councillor Hayne requested that staff provide a report regarding the City's ability to accommodate larger handicapped stalls at City facilities and temporary stalls at events.

4. Holland Park Accessibility

File: 6140-20

Councillor LeFranc advised that Holland Park is not accessible as there is no ramp down to the plaza in front of the water fountain. Councillor LeFranc requested that staff provide a report regarding the possibility of installing a ramp in that location.

5. Retiring Council Remarks

Councillor Villeneuve thanked the following: her family for their support during her 29 years on Council; City leaders, activists and staff for all of their work over the years, specifically Aileen Murphy, Senior Social Planner; and past and present Mayors and Councillors for addressing important issues such as public safety, homelessness, arts and culture and sustainable urban development. Councillor Villeneuve noted that it has been a pleasure and a privilege to have had a role in the development of the city and that she looks forward to retirement and remaining engaged in community activities.

Councillor Martin noted that it has been an honour to work with the City for the past 13 years as a Councillor and years prior as a Parks and Recreation Commissioner. She is thankful for the opportunity to have been elected by the community to create the new vision for a new metropolitan area. Councillor Martin advised that she will miss working with the community members and staff. Councillor Martin thanked her husband and family for their support during her tenure as Councillor and wishes all the best for the future Council. Councillor Martin looks forward to spending more time with her family and remaining active in the community.

Mayor Hepner advised that it has been an honor to serve the City for a total of 33 years and serving on Council for the past 13 years has been an incredible experience. Mayor Hepner noted that she is humbled to have worked with and for the amazing staff at City Hall and that the City is headed for greatness with staff who have the vision to take us there. Mayor Hepner looks forward to spending more time with her grandchildren and family. Mayor Hepner thanked the public for allowing her to serve and be their representative.

L. ADJOURNMENT

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the October 1, 2018 Regular Council -

Public Hearing meeting be adjourned.
RES.R18-2085

Carried

The Regular Council - Public Hearing meeting adjourned at 9:54 p.m.

Certified correct:



Jane Sullivan, City Clerk

Mayor Linda Hepner