

**Present:**

Chairperson - Mayor Watts  
Councillor Gill  
Councillor Hayne  
Councillor Hepner  
Councillor Martin  
Councillor Rasode  
Councillor Steele

**Absent:**

Councillor Villeneuve

**Staff Present:**

City Manager  
City Clerk  
City Solicitor  
Acting General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Manager, Land Development, Engineering

**A. ADOPTION OF MINUTES****1. Special (Regular) Council - July 21, 2014**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Special (Regular)  
Council meeting held on July 21, 2014, be adopted.

RES.R14-1467

Carried**2. Council-in-Committee - July 21, 2014**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the  
Council-in-Committee meeting held on July 21, 2014, be received.

RES.R14-1468

Carried**3. Regular Council - Land Use - July 21, 2014**

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Land Use meeting held on July 21, 2014, be adopted.

RES.R14-1469

Carried

## 4. Finance Committee - July 21, 2014

(a) It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the minutes of the Finance Committee  
meeting held on July 21, 2014, be received.  
RES.R14-1470 Carried

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

**Item No. F028** Sponsorship Request – Youth Strengths Conference  
File: 1850-20

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council approve a sponsorship  
contribution of \$7,500 from the Council Initiatives Fund in support of the  
Youth Strengths Conference to be held on July 23 to 25, 2014.  
RES.R14-1471 Carried

**Item No. F029** Streerich Hiphop Society – Funding Request  
File: 1850-01

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council approve financial support for  
the Streerich Hiphop Society in the amount of \$1,000 from the Council  
Initiatives Fund to assist with costs associated with the "Bridge: An Old  
School Party in Surrey" festival.  
RES.R14-1472 Carried

**Item No. F030** Property Tax Review Task Force  
File: 1970-01

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

1. Establish a Property Tax Review Task Force as generally described within Corporate Report F030;
2. Propose the terms of reference as attached in Appendix I of Corporate Report F030;

3. Invite members of the public to participate in this Property Tax Review Task Force, and
4. Request the Property Tax Review Task Force to report back to Council on the proposed membership.
- RES.R14-1473 Carried

#### Property Tax Review Task Force Appointment

- It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council appoint Councillor Hayne as  
Vice-Chair to the Property Tax Review Task Force.
- RES.R14-1474 Carried

#### Semiahmoo Arts Society "Party on the Pier" - August 28, 7 pm - 10 pm

- It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council purchase 20 tickets at the cost  
of \$100 each, from the Council Initiatives Fund, in support of the  
Semiahmoo Arts Society "Party on the Pier" event held on August 28, 2014.
- RES.R14-1475 Carried

#### Community Grant - Surrey Crime Prevention Society

- It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Council grant \$600 to the Surrey Crime  
Prevention Society, from the Council Initiatives Fund, to assist the  
replacement of lost radios.
- RES.R14-1476 Carried

#### 5. Regular Council - Public Hearing - July 21, 2014

- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the minutes of the Regular Council -  
Public Hearing meeting held on July 21, 2014, be adopted.
- RES.R14-1477 Carried







4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17866"  
7912-0158-00 – City of Surrey and Triple S. Holdings Ltd. c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
RF to RM-30 - Portions of 14652 – 105A Ave and 14656 – 105A Avenue - to permit the development of approximately 29 townhouse units in Guildford.

Approved by Council: January 28, 2013

**Note:** See Development Variance Permit No. 7912-0158-00 and Development Permit No. 7912-0158-00 under Section F.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17866" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1486

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18228"  
7912-0325-00 – WestStone Properties 104 Ltd.  
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)  
RF to CD - 10322 – 133 Street and Portion of 13328 – 104 Avenue - to develop a 36-storey apartment building and a 3-storey commercial building.

Approved by Council: May 12, 2014

**Note:** See Development Permit No. 7912-0325-00 under Section F.

Prior to the start of the Regular Council meeting a memo was received from the Planning Department advising that the Engineering Servicing Agreement was not completed to the satisfaction to the General Manager, Engineering Department, therefore "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18228" and Development Permit No. 7912-0325-00 under Section F were out of order.

6. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 376, Amendment Bylaw, 2013, No. 18144"  
7913-0160-00 - Manorlane Homes Inc. c/o Focus Architecture Inc. (Colin Hogan)  
To redesignate the site located at 1674 King George Boulevard from Urban (URB) to Multiple Residential (RM) to permit the development of 19 townhouse units.

Approved by Council: November 25, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18145

**Note:** Change in ownership.

**Note:** See Development Variance Permit No. 7913-0160-00 and Development Permit No. 7913-0160-00 under Section F.

Planning and Development advise (see memorandum dated July 23, 2014 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to redesignate the land from Townhouse 10 u.p.a to Townhouse 22 u.p.a.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend the King George Highway Corridor Local Area Plan to redesignate the land from Townhouse 10 u.p.a to Townhouse 22 u.p.a.

RES.R14-1487 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 376, Amendment Bylaw, 2013, No. 18144" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1488 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18145"  
7913-0160-00 – RF to RM-30: 1674 King George Boulevard - to permit the development of 19 townhouse units.

Approved by Council: November 25, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18144

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18145" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1489 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18007"  
7913-0030-00 – Mosaic Fraser 192 Holdings Ltd., Mosaic Fraser 192 Retail Holdings Ltd. and City of Surrey c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)  
RA to CD - 19151 Fraser Highway and Portion of 192 Street - to permit the development of a community shopping node.

Approved by Council: July 8, 2013

**Note:** Change in ownership and address.



**Note:** See Development Permit No. 7913-0030-01 under Section F.

Planning and Development advise (see memorandum dated July 23, 2014 in back up) that the townhouse component of this proposal received final adoption on May 26, 2014. The applicant is now ready to finalize the commercial portion of the development. The associated subdivision was approved on June 16, 2014 and the legal description of the land is changed and survey plan attached to Bylaw 18007 is no longer required.

RES.R14-1490 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Council rescind Resolution R13-1566 of  
the July 22, 2013 Regular Council-Public Hearing passing Third Reading of "Surrey  
Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18007"  
Carried

RES.R14-1491 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Council amend "Surrey Zoning Bylaw,  
1993, No. 12000, Amendment Bylaw, 2013, No. 18007" in Section 1 to reflect the new  
legal descriptions and civic address.  
Carried

RES.R14-1492 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18007" pass its third reading as amended.  
Carried

RES.R14-1493 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18007" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17341"  
7910-0132-00 - Dilbagh and Bhupinder Gill, c/o Coastland Engineering &  
Surveying Ltd. (Mike Helle)  
RF to RF-12 (BL 12000) - 11553 Millar Road - to permit subdivision into three single  
family lots.

Approved by Council: December 13, 2010

**Note:** See Development Variance Permit No. 7910-0132-00 Section F.

RES.R14-1494

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17341" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 343 Amendment By-law, 2012, No. 17815"  
7911-0303-00 - Amarpreet K. Gill, Kanwaljit S. and Kamaljit K. Sekhon  
c/o Hub Engineering Inc. (Rod Gonzalez)  
To redesignate the property 5891 - 125 Street from Suburban (SUB) to Urban (URB).

Approved by Council: November 26, 2012

This By-law is proceeding in conjunction with By-law No. 17816

RES.R14-1495

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 343 Amendment By law, 2012, No. 17815" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17816"  
7911-0303-00 - RA to RF-12 - 5891 - 125 Street - to permit subdivision into two single family lots.

Approved by Council: November 26, 2012

This By-law is proceeding in conjunction with By-law No. 17815

RES.R14-1496

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17816" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18034"  
7913-0078-00 - Lakhwinderjit Kalirai and Sukhraj Khela  
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)  
RF to RF-10 - 10185 - 128A Street - to permit subdivision into two (2) small single family lots.

Approved by Council: July 22, 2013

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18034" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R14-1497 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17251"  
 7907-0399-00 - North West View Holdings Inc., Gurinder S. Sooch, Harpal Sooch,  
 Sucha S. Padda, Jaswinder Hayre, Gurtek Nagra, Iqbal Gill, c/o H.Y. Engineering  
 Ltd. (Theresa Rawle)  
 A-1 to CD (BL 12000) - 16088, 16132, 16174 - 62 Avenue, 16011, 16077, 16129, and  
 16171 - 60 Avenue - to permit subdivision from 7 existing lots into five (5) one-acre  
 residential lots and one (1) 25-acre farm parcel and parkland.

Approved by Council: September 13, 2010

**Note:** Changes in ownership and name of agent.

**Note:** See Development Variance Permit No. 7907-0399-01 under Section F.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17251" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R14-1498 Carried

## F. CLERK'S REPORT

### 1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and City  
 Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7911-0335-00**  
**0927081 BC Ltd**  
 13840 Hyland Road

Supported by Council: July 8, 2013

**Note:** See Bylaw No. 17976 under Section E.

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

- (i) to vary Section H.6 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit a front loaded double car garage on proposed Lot 2, a Type I Interior RF-12 lot.

To permit subdivision into five single family small lots and one lot for the protection of the riparian area.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7911-0335-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R14-1499

Carried

- (b) **Development Variance Permit No. 7912-0158-00**  
**City of Surrey and Triple S. Holdings Ltd.**  
 Portion of 14652 – 105A Avenue  
 Portion of 14656 – 105A Avenue

Supported by Council: February 18, 2013

**Note:** See Bylaw No. 17866 under Section E and Development Permit under Section F.2(c).

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

- (i) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to the porch column;
- (ii) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum front yard (south) setback is reduced from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch column;
- (iii) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
- (iv) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and 2.4 metres (8 ft.) to the electrical rooms; and

- (v) In Sub-section 8(a)(ii) of Section E of Part 4 General Provisions, the maximum height of a fence within the northern front yard is increased from 1.2 metres (4 ft.) to 1.8 metre (6 ft.).

To permit the development of approximately 29 townhouse units in Guildford.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7912-0158-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R14-1500

Carried

- (c) **Development Variance Permit No. 7913-0160-00**  
**Manorlane Homes Inc.**  
1674 King George Boulevard

Supported by Council: December 16, 2013

**Note:** See Bylaw Nos. 18144 and 18145 under Section E. and Development Permit No. 7913-0160-00 under Section F.2(e).

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:

- (i) to reduce the minimum front yard setback of the RM-30 Zone from 7.5m (25ft) to 4.5 m (14.7 ft.) to the building envelope;
- (ii) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.); and
- (iii) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement;

To permit the development of 19 townhouse units.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7913-0160-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance 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.R14-1501

Carried

- (d) **Development Variance Permit No. 7910-0132-00**  
**Dilbagh and Bhupinder Gill**  
 11553 Millar Road

Supported by Council: February 20, 2012

**Note:** See Bylaw No. 17341 under Section E.

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

- (i) In Section F of Part 17A Single Family Residential (12) Zone (RF-12) the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for proposed Lot 3; and
- (ii) In Section F of Part 17A Single Family Residential (12) Zone the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 3.

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

- (i) In Schedule A, Table 2, Highway Dedication, Pavement Width and Sidewalks, the dedicated width for a Major Collector is reduced from 22 metres (72 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar Road.

To permit subdivision into three single family lots.

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7910-0132-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance 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.R14-1502

Carried

- (e) **Development Variance Permit No. 7907-0399-01**  
**North West View Holdings Inc., Gurinder S. Sooch, Harpal Sooch,**  
**Sucha S. Padda, Jaswinder Hayre, Gurtek Nagra, Iqbal Gill**  
 16088, 16132, 16174 - 62 Avenue, 16011, 16077, 16129, and 16171 - 60 Avenue

Supported by Council: March 14, 2014

**Note:** See Bylaw No. 17251 under Section E.

**Note:** Renewal of DVP was required due to the three year expiry clause in the original permit 7907-0399-00.

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

- (i) In Schedule A, Road Standards, Servicing Requirements, Design Criteria and Standard Documents, Specifications and Standard Drawings, Table 1 – Servicing Requirements, the sanitary servicing requirements for the A-1 Zone are relaxed from a minimum 0.81 hectare size (2 acres) to 0.40 hectare (1 acre).

To permit subdivision from 7 existing lots into five (5) one-acre residential lots and one (1) 25-acre farm parcel and parkland.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7907-0399-01 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R14-1503

Carried

- (f) **Development Variance Permit No. 7913-0102-00**  
**Barnes Wheaton (Surrey) Ltd.**  
 6280 – 120 Street

Supported by Council: February 24, 2014

**Note:** See Development Permit No. 7913-0102-00 under Section F.2(g).

Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- (i) Section 27(1)(c) of Part 5 in Commercial / Industrial Zones is varied to reduce the minimum required distance between two (2) free-standing signs on a property from 50 metres (150 ft.) to 31 metres (101 ft.).

To permit a replacement free-standing sign on the subject site.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7913-0102-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance 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.R14-1504

Carried

- (g) **Development Variance Permit No. 7914-0012-00**  
**Bosa Properties (Gateway-Comm) Inc.**  
 13479 – 108 Avenue

Supported by Council: May 12, 2014

**Note:** See Development Permit No. 7914-0012-00 under Section F.2(h).

Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1990, No. 10464,  
 Amendment By-law, 1995, No. 12660, is varied as follows:

- (i) to vary Section D. Site Coverage, to increase the maximum site coverage from 90% to 96%;
- (ii) to vary Section E. Subdivision, to reduce the minimum lot size required for subdivision, from 2,000 square metres (0.5 acre) to 1,650 square metres (0.41 acre); and
- (iii) to vary Section F. Height of Buildings, to increase the maximum building height from 3 storeys (12 ft.) to 5 storeys (91 ft.).

To permit the development of a 5-storey office/retail development.

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7914-0012-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance 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.R14-1505

Carried











