
A. ADOPTIONS

2. Adoption of the Minutes

a. Special (Regular) Council - April 26, 2021

That the minutes of the Special (Regular) Council meeting held on April 26, 2021, be adopted.

b. Council-in-Committee - April 26, 2021

That the minutes of the Council-in-Committee meeting held on April 26, 2021, be received.

c. Regular Council - Land Use - April 26, 2021

That the minutes of the Regular Council – Land Use meeting held on April 26, 2021, be adopted.

d. Regular Council - Public Hearing - April 26, 2021

That the minutes of the Regular Council - Public Hearing meeting held on April 26, 2021, be adopted.

B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20330"
Application: 7918-0410-00

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20331"
Application: 7919-0322-00

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20328"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20329"
Application: 7918-0460-00

C. COMMITTEE REPORTS

1. Community Services Committee - March 31, 2021

That the minutes of the Community Services Committee meeting held on March 31, 2021, be received.

2. **Investment and Innovation Impact Committee - March 12, 2021**

That the minutes of the Investment and Innovation Impact Committee meeting held on March 12, 2021, be received.

3. **Development Advisory Committee - April 6, 2021**

That the minutes of the Development Advisory Committee meeting held on April 6, 2021, be received.

G. CORPORATE REPORTS

Item No. Ro87 Approval of the Sale of Closed Portions of Road Allowance adjacent to 11242 and 11250 – 128 Street, 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue (Step 2)
File: 0910-40/226; 7920-0135-00

That Council authorize the sale of the 4,230 square metres (1.04 acres), based on final survey information, closed portions of road allowance adjacent to 11242 and 11250 – 128 Street, 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro36; 2021, a copy of which is attached to the report as Appendix "I".

Item No. Ro88 Quarterly Financial Report – First Quarter – 2021
File: 1880-20

That Council receive Corporate Report Ro88 for information.

Item No. Ro89 Union of BC Municipalities 2021 Community Excellence Awards
File: 0290-01

That Council:

1. Receive Corporate Report Ro89 report for information;
2. Authorize staff to submit an application to the Union of BC Municipalities ("UBCM") Community Excellence Awards for Urban Forest Resources for Outdoor Learning; and
3. Instruct the City Clerk to forward a copy of this resolution to the UBCM Awards Program in support of the City's application.

Item No. Ro90 Award of Contract No. 1220-040-2021-0040
District Energy - Energy Transfer Stations Construction
File: 5520-001

That Council:

1. Award Contract No. 1220-040-2021-040 to Pitt Meadows Plumbing & Mechanical Systems Ltd. in the amount of \$577,555.65 (including GST) for District Energy – Energy Transfer Stations Construction;
2. Set the expenditure authorization limit for Contract No. 1220-040-2021-040 at \$635,311.22 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2021-040.

Item No. R091 **Surrey's 2021 Youth Environmental Programs**
File: 4821-013

That Council:

1. Receive Corporate Report R091 for information; and
2. Endorse the Salmon Habitat Restoration Program and Surrey's Natural Areas Partnership for 2021.

Item No. R092 **Darts Hill Neighbourhood Concept Plan - Stage 2 Final Report**
File: 6520-20 (GH#3NCP)

That Council:

1. Receive Corporate Report R092 for information;
2. Approve the final (Stage 2) Darts Hill Neighbourhood Concept Plan and its associated engineering servicing and financial strategies as documented in the report and attached as Appendix "I";
3. Authorize staff to bring forward amendments to Schedule D of the "Surrey Road Classification Map (R-91)" and Schedule K "Surrey Major Road Allowance Map" of the *Subdivision & Development By-law, 1986, No. 8830*, to reflect the road network illustrated in Appendix "II";
4. Authorize staff to bring forward bylaw amendments as documented in Appendix "III" to *Surrey Official Community Plan Bylaw, 2014, No. 18020* in order to align related figures and land use designations within the Darts Hill Neighbourhood Concept Plan with those in the Official Community Plan, and authorize the City Clerk to introduce the necessary Official Community Plan amending bylaws for the required readings, and to set a date for the related Public Hearing;
5. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000* to include amenity contributions for the Darts Hill area, based upon the density bonus concept, as documented in Appendix "IV", and authorize the City Clerk to introduce the necessary *Surrey Zoning By-law, 1993, No. 12000* amending bylaws for the required readings, and to set a date for the related Public Hearing;
6. Approve amendments to *Surrey Development Application Fees Bylaw, 2016, No. 18641* to require the payment of additional application fees which allows for the recovery of the costs of preparing the Neighbourhood Concept Plan for the Darts Hill area, as documented in Appendix "V";
7. Authorize staff to incorporate the Development Cost Charge-eligible infrastructure related to water, stormwater, sanitary sewer, transportation, and parkland acquisition for the Neighbourhood Concept Plan into the City's 10-Year Servicing Plan and Parkland Acquisition Program; and
8. Authorize staff, as part of the next edition of the City's 10-Year Servicing Plan, to bring forward amendments to *Surrey Development Cost Charge Bylaw, 2021, No. 20291* in order to establish an area-specific Development Cost Charge for Drainage for this Neighbourhood Concept Plan area, as described in this report.

Item No. R093 **Communication Strategy for Plastic Bags and Other Single-Use Items Bylaw**
File: 5360-01; 3900-02

That Council:

1. Receive Corporate Report R093 for information; and
2. Authorize staff to proceed with the Communication and Education Outreach Strategy, as generally described in the report.

Item No. R094 Late City Grant Application – SuperChefs Cookery Society
File: 1850-20

That Council:

1. Receive Corporate Report R094 for information; and
2. Approve a grant of \$2,500 from the 2021 unallocated City Grants (One-Time) Budget to SuperChefs Cookery Society towards the virtual Summer Cookery camps that will provide free summer virtual camps to teach children 8-12 years the importance of healthy eating, nutrition, and sports while on their summer break.

Item No. R095 Climate Change Action Strategy – Update on Progress and
Draft Framework for Community Engagement
File: 0512-02

That Council:

1. Receive Corporate Report R095 for information; and
2. Approve the draft climate change action framework, as described in the report, as a basis for community engagement.

Item No. R096 COVID:19 Emergency Operations Centre Update
File: 7130-16

That Council receive Corporate Report R096 for information.

H. BYLAWS AND PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20330"
7918-0410-00
Owner: G. Sandhu
Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)
RF to RF-10 – 6913 - 144 Street – to subdivide the site into two single family lots.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20330" pass its third reading.

Development Variance Permit No. 7918-0410-00

6913 – 144 Street

To reduce the minimum setback distance from the top-of-bank for a Natural Class B yellow-coded stream from 15 metres to 10 metres.

That Council support Development Variance Permit No. 7918-0410-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20331"
7919-0322-00
Owner: Conwest (Bear Creek) GP Ltd.
Agent: Conwest (Bear Creek) GP Ltd. (Dwayne Drobot)
A-1 to IB-3 – 6856 - 152 Street and 15331 - 68 Avenue – to subdivide the site into three industrial lots including the development of an 8,361 square metres tilt-up industrial building.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20331" pass its third reading.

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20328"
7918-0460-00
Owner: A. Dha, 1089838 B.C. Ltd. (Director Information: Amrik Dha)
Agent: Flat Architecture Ltd. (Jaswinder Gabri)
To redesignate the site located at 16706 and 16718 – 24 Avenue from Commercial to Urban and to amend Figure 42, Major Employment Areas by removing Commercial designation.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20328" pass its third reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20329"
RA to CD – 16706 and 16718 – 24 Avenue – to permit the development of 5 live-work townhouse units and 12 townhouse units.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20329" pass its third reading.

PERMITS - APPROVAL

4. **Development Variance Permit No. 7920-0209-00**
4311 King George Boulevard
Owner: Mud Bay Nurseries Ltd.
Agent: Freedom Mobile C/O Cypress Land Services Inc (Tawny Verigin)
To increase the maximum height of a free-standing telecommunications antenna system from 12 metres to 41 metres to provide better service to customers in the surrounding area.

That Council authorize the issuance of Development Variance Permit No. 7920-0209-00.

5. **Temporary Use Permit No. 7921-0011-00**
13760 - 75A Avenue
Owner: Wanson (Peninsula) Development Ltd.
Agent: Seng Tsoi Architect Inc. (Seng Tsoi)
To permit the development of a temporary real estate sales centre for a period not to exceed three years for the proposed apartment buildings on the subject site and adjacent properties.

That Council authorize the issuance of Temporary Use Permit No. 7921 0011 00.

PERMITS - SUPPORT

6. **Development Variance Permit No. 7921-0027-00**
3211 - 152 Street
Owner: TPC Holdings Ltd.
Agent: Parswami Investments Ltd. (Gosai Mehulgiri)
To reduce the minimum separation distance between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 56 metres in order to allow a proposed small-scale drug store at 3211 – 152 Street.

That Council support Development Variance Permit No. 7921-0027-00, and consider issuance of the Permit once all outstanding conditions have been met.

7. Development Variance Permit No. 7917-0320-00

13130 - 106 Avenue

Owner: The Board of Education of School District No. 36 (Surrey)

Agent: Thinkspace Architecture Planning Interior Design (Henk Kampman)

To reduce the minimum side (east) yard, front (north) yard, and rear (south) yard setbacks for public school buildings; to reduce the minimum number of required on-site parking spaces from 65 spaces to 56 spaces; and to reduce the rate at which required bicycle parking is calculated from 4 spaces per classroom to 0.93 spaces per classroom. The proposal will accommodate a 1,109 square metre addition to the existing school building and reduce the number of existing portables for K.G. Woodward Elementary School.

That Council support Development Variance Permit No. 7917-0320-00, and consider issuance of the Permit once all outstanding conditions have been met.

8. Development Variance Permit No. 7915-0276-00

13505 - 56 Avenue

Owner: B. Thind, S. Thind

Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)

To reduce the minimum side yard setback from 4.5 metres to 3.5 metres in order to retain the existing dwelling on proposed Lot 2 as part of a subdivision.

That Council support Development Variance Permit No. 7915-0276-00 and consider issuance of the Permit once all outstanding conditions have been met.

9. Temporary Use Permit No. 7921-0034-00

8888, 8920, 8930 and 8944 - 162 Street

Owner: Surrey Christian School Society

Agent: Field & Marten Associates Ltd. (Gary Mazur)

To allow a surface parking lot and a construction staging area for a period not to exceed three years.

That Council support Temporary Use Permit No. 7921-0034-00 and consider issuance of the Permit once all outstanding conditions have been met.

Development Variance Permit No. 7921-0034-00

8888, 8920, 8930 and 8944 - 162 Street

Owner: Surrey Christian School Society

Agent: Field & Marten Associates Ltd. (Gary Mazur)

To reduce the minimum streamside setback area as measured from the top of bank of a Class B ditch from 7 metres to 2 metres.

That Council support Development Variance Permit No. 7921-0034-00 and consider issuance upon final approval of the associated Temporary Use Permit and Development Permit.

FINAL ADOPTIONS

10. "Surrey General Rates Levy Bylaw, 2021, No. 20324"
3900-20-20324 – Council Initiative
A bylaw to provide for the levying of rates for general city purposes and special services for the Year 2021 in the City of Surrey.

"Surrey General Rates Levy Bylaw, 2021, No. 20324" be finally adopted

11. "Surrey Special Rates Levy Bylaw, 2021, No. 20325"
3900-20-20325 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2021.

"Surrey Special Rates Levy Bylaw, 2021, No. 20325" be finally adopted

12. "Roads and Traffic Safety Levy Bylaw, 2021, No. 20326"
3900-20-20326 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for the year 2021.

"Roads and Traffic Safety Levy Bylaw, 2021, No. 20326" be finally adopted

13. "MVRD Tax Requisition Bylaw, 2021, No. 20327"
3900-20-20327 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide for the amounts requested by Metro Vancouver Regional District for the Year 2021.

"MVRD Tax Requisition Bylaw, 2021, No. 20327" be finally adopted

14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20136"
7920-0135-00
City of Surrey, Loon Properties (Bridgeview) Inc.
c/o Bosa Properties Inc. (Mackenzie Godfrey)
I-4 and CHI to IL - 11242 and 11250 - 128 Street, 12818, 12826, 12834, 12844, 12854, 12864, 12868, 12882 and 12884 - 112B Avenue 12827, 12835, 12845, 12855, 12869, 12879 and 12885 King George Boulevard, a portion of 112B Avenue and a portion of King George Boulevard frontage road – to allow development of a one-storey industrial building.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20136" be finally adopted

Development Variance Permit No. 7920-0135-00

11242 and 11250 - 128 Street, 12818, 12826, 12834, 12844, 12854, 12864, 12868, 12882 and 12884 - 112B Avenue 12827, 12835, 12845, 12855, 12869, 12879 and 12885 King George Boulevard, a portion of 112B Avenue and a portion of King George Boulevard frontage road
To reduce the minimum front yard (east), side yard on a flanking street (south), rear yard (west) setbacks and landscape requirement along the east lot line. The DVP is also seeking to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7820-0135-00.

That Council authorize the issuance of Development Variance Permit No. 7920-0135-00.

Development Permit No. 7920-0135-00

11242 and 11250 - 128 Street, 12818, 12826, 12834, 12844, 12854, 12864, 12868, 12882 and 12884 - 112B Avenue 12827, 12835, 12845, 12855, 12869, 12879 and 12885 King George Boulevard, a portion of 112B Avenue and a portion of King George Boulevard frontage road. To issue a Development Permit for Form and Character and Hazard lands (Flood Prone).

That Council authorize the issuance of Development Permit No. 7920-0135-00.

INTRODUCTIONS

15. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340"
3900-20-20340 – Regulatory Text Amendment
This Bylaw will align land use designations and related figures within the new Darts Hill Neighbourhood Concept Plan with those in the Official Community Plan.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340" pass its first reading.
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340" pass its second reading.
Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340" be held on Monday, May 31, 2021
16. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341"
3900-20-20341 – Regulatory Text Amendment
This Bylaw amends Schedule G to include amenity contributions for the new Darts Hill Secondary Plan Area.

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341" pass its first reading.
"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341" pass its second reading.
Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341" be held on Monday, May 31, 2021
17. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342"
3900-20-20342 – Regulatory Text Amendment
This Bylaw amends Schedule D and Schedule K to reflect the planned road network for the new Darts Hill Neighbourhood Concept Plan.

"Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342" pass its first reading.
"Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342" pass its second reading.
"Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342" pass its third reading.

18. "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2021, No. 20343"
3900-20-20343 – Regulatory Text Amendment
A Bylaw to authorize the collection of development application fees for the new Darts Hill Neighbourhood Concept Plan.
- "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2021, No. 20343" pass its first reading.
"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2021, No. 20343" pass its second reading.
"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2021, No. 20343" pass its third reading.

K. OTHER BUSINESS

2. Campaign to Promote Walking
File: 6120-01

That the City research options to increase promotion and engagement opportunities to encourage walking as a healthy activity and develop strategies to connect community members to walk together to enhance the health benefits through increased social connections and increasing access to outdoor space and further that this be achieved through a social marketing campaign utilizing City channels and various promotional initiatives.