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A. ADOPTIONS

1. Adoption of the Agenda

Council is requested to pass a motion to adopt the agenda.

2. Adoption of the Minutes

a. Special (Regular) Council - November 22, 2021

Minutes to be adopted.

b. Council-in-Committee - November 22, 2021

Minutes to be received.

c. Regular Council - Land Use - November 22, 2021

Minutes to be adopted.

d. Regular Council - Public Hearing - November 22, 2021

Minutes to be adopted.

B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20478" Application No. 7921-0220-00

CIVIC ADDRESS: 3505 – 194 Street

APPLICANT: Owner: 1323547 BC Ltd. (Director Information: Willie Fisher & Ender Ilkay)
Agent: Orion Construction (Paul Bangma)

PURPOSE: The applicant is requesting to rezone the site from Intensive Agricultural Zone to Business Park 1 Zone in order to permit the development of an 8,295 square-metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres to 5.0 metres on the north side of the proposed building.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20477"**
Application No. 7921-0156-00

CIVIC ADDRESS: 1710 - 140 Street

APPLICANT: Owners: S. Levy, D. Levy
Agent: Mainland Engineering Design Corporation (Rajeev Mangla)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (10) Zone in order to subdivide the subject site into two single-family small lots.

3. **"Surrey Comprehensive Development Zone 26 (CD 26), Bylaw, 2021, No. 20480"**
Application No. 7919-0361-00

CIVIC ADDRESS: 17395 – No. 10 (56 Avenue) Highway

APPLICANT: Owner: Echo Lake Investments Ltd
Agent: Mallen Gowing Berzins Architecture Inc. (Mike Rayment)

PURPOSE: The applicant is requesting to rezone the site from Comprehensive Development Zone (Bylaw No. 19496) to a new Comprehensive Development Zone in order to accommodate the existing building and permit the construction of an additional 2-storey commercial building on the subject site.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20481"**
Application No. 7921-0045-00

CIVIC ADDRESS: 18464 – 64 Avenue

APPLICANT: Owners: N. K. Randio, P. S. Paul, B. K. Singh and K. Singh
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is requesting to rezone the from Single Family Residential Zone to Semi-Detached Residential Zone in order to subdivide the subject site into four semi-detached single-family residential lots.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20482"**
Application No. 7921-0070-00
- CIVIC ADDRESS: 5892 – 172 Street
- APPLICANT: Owner: Atwal's Enterprises Ltd.
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
- PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide the subject site into one single-family lot and two single-family small lots.
- In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth from 28 metres to 27 metres for proposed Lot 1.
6. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20483"**
Application No. 7921-0237-00
- CIVIC ADDRESS: 13153 – 64 Avenue
- APPLICANT: Owners: H. Kharoud, K. Kharoud, S. Raju, H. Raju
Agent: Mainland Engineering Design Corporation (Avnash Banwait)
- PURPOSE: The applicant is requesting to rezone the from Single Family Residential Zone to Single Family Residential (10) Zone in order to subdivide the subject site into two single-family lots.
7. **"Surrey Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479"**
Application No. 7921-0175-00
- CIVIC ADDRESS: 5650 – 146A Street
- APPLICANT: Owners: K. W. Hicks and R. F. Hicks
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
- PURPOSE: The applicant is requesting to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone in order to subdivide the site into two single-family lots.

C. COMMITTEE REPORTS

1. Community Services Committee - October 27, 2021

Minutes to be received.

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission - October 13, 2021

Minutes to be received.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

(a) International Migrants Day – December 18, 2021

F. GOVERNMENTAL REPORTS

This section has no items to consider.

G. CORPORATE REPORTS

The following Corporate Reports to be considered:

- | | |
|----------------------|---|
| Item No. R233 | 2022 Staff Inclusion Calendar
File: 0330-01 |
| Item No. R234 | License Agreement with Rogers Communications Canada Inc. for Use
of Road Allowances
File: 5450-30 (Rogers) |
| Item No. R235 | Award of Contract No. 1220-030-2021-010
Curbside Residential Waste Collection Services
File: 2320-20 (Garbage & Recycling) |
| Item No. R236 | COVID-19: Emergency Operations Centre Update
File: 7130-16 |
| Item No. R237 | Acquisition of a Portion of Property at 5869 – 142 Street
File: 0870-20/587D; 7920-0305-00 |

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20478"
7921-0220-00
Owner: 1323547 BC Ltd. (Director Information: Willie Fisher & Ender Ilkay)
Agent: Orion Construction (Paul Bangma)
A-2 to IB-1 – 3505 - 194 Street – to permit the development of an 8,295 square-metre multi-tenant industrial building.

Council direction received November 22, 2021

Third Reading

Development Variance Permit No. 7921-0220-00
3505 - 194 Street – to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres to 5.0 metres on the north side of the proposed building.

That Council support Development Variance Permit No. 7921-0220-00 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. 20477"
7921-0156-00
Owners: S. Levy, D. Levy
Agent: Mainland Engineering Design Corporation (Rajeev Mangla)
RA to RF-10 – 1710 - 140 Street – to allow subdivision of the subject property into two single-family small lots.

Council direction received November 22, 2021

Third Reading

3. "Surrey Comprehensive Development Zone 26 (CD 26), Bylaw, 2021, No. 20480"
7919-0361-00
Owner: Echo Lake Investments Ltd
Agent: Mallen Gowing Berzins Architecture Inc. (Mike Rayment)
CD (Bylaw No. 19496) to CD – 17395 - No. 10 (56 Avenue) Highway – to accommodate the existing building and permit the construction of an additional 2-storey commercial building on the subject site.

Council direction received November 22, 2021

Third Reading

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20481"
7921-0045-00
Owners : N. K. Randio, P. S. Paul, B. K. Singh and K. Singh
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RF to RF-SD – 18464 - 64 Avenue – to allow subdivision of the subject site into four semi-detached single-family residential lots.

Council direction received November 22, 2021

Third Reading

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20482"
7921-0070-00
Owner: Atwal's Enterprises Ltd.
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
RF to RF-13 – portion of 5892 - 172 Street – to allow subdivision of the subject property into one single-family lot and two single-family small lots.

Council direction received November 22, 2021

Third Reading

Development Variance Permit No. 7921-0070-00
5892 - 172 Street - to reduce the minimum lot depth from 28 metres to 27 metres for proposed Lot 1.

That Council support Development Variance Permit No. 7921-0070-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20483"
7921-0237-00
Owners: H. Kharoud, K. Kharoud, S. Raju, H. Raju
Agent: Mainland Engineering Design Corporation (Avnash Banwait)
RF to RF-10 – 13153 - 64 Avenue – to allow subdivision of the site into two single-family lots.

Council direction received November 22, 2021

Third Reading

7. "Surrey Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479"
7921-0175-00
Owners: K. W. Hicks and R. F. Hicks
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RH to CD – 5650 - 146A Street – to allow subdivision of the site into two single-family lots.

Council direction received November 22, 2021

Third Reading

PERMITS - APPROVAL

8. Development Variance Permit No. 7921-0248-00
13880 Colebrook Road
Owner: M. Rai, C. Rai
Agent: RBI Group (Victor Jeon)
The applicant is requesting a variance to increase the maximum allowable setback of the General Agriculture Zone front lot line for a single-family dwelling from 50 metres to 112 metres and to increase the maximum depth of the farm residential footprint from the front of the lot from 60 metres to 112 metres in order to permit construction of a new single-family dwelling in the ALR.

One piece of correspondence expressing concerns had been received prior to the printing of this agenda.

That Council authorize the issuance of Development Variance Permit No. 7921-0248-00.

PERMITS - SUPPORT

9. Development Variance Permit No. 7921-0076-00
13960 - 66 Avenue
Owner: N. Warainch, B. Warainch
Agent: B. Warainch
The applicant is requesting a variance to the Single-Family Residential Zone, to increase the maximum permitted floor area requirement of a second storey for a principal building from 80% to 85% of the main floor area and to reduce the minimum required second storey offset located at the front or sides of the dwelling fully visible from the street from 20% to 15%, in order to construct an addition to an existing single family dwelling.

One piece of correspondence expressing support had been received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7921-0076-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

10. Development Variance Permit No. 7914-0117-01
5708 – 144 Street
Owner: Param Development Ltd
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
The applicant is requesting a variance to reduce the minimum lot width requirements of the Single Family Residential Zone from 15.0 metres to 14.5 metres on proposed Lot 2 in order to facilitate the retention of an existing dwelling on proposed Lot 1 of a three-lot subdivision.

One piece of correspondence expressing concerns had been received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7914-0117-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

INTRODUCTIONS

11. "The It's Up to You Recovery House Society Housing Agreement No. 1, Authorization Bylaw, 2021, No. 20525"
3900-20-20525 – Council Initiative
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Council direction received February 28, 2021
Corporate Report Item No. 2021-R026

First reading.

Second reading.

Third reading.

12. "The It's Up to You Recovery House Society Housing Agreement No. 2, Authorization Bylaw, 2021, No. 20526"
3900-20-20526 – Council Initiative
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents

Council direction received February 28, 2021
Corporate Report Item No. 2021-R026

First reading.

Second reading.

Third reading.

13. "The It's Up to You Recovery House Society Housing Agreement No. 3, Authorization Bylaw, 2021, No. 20527"
3900-20-20527 – Council Initiative
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Council direction received February 28, 2021
Corporate Report Item No. 2021-R026

First reading.

Second reading.

Third reading.

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 13048 – 13 Avenue, Bylaw, 2021, No. 20444"
3900-20-20444 – Council Initiative
A bylaw to remove the dedication of a 148.8 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7918-0373-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Note: Council is advised that the area of road to be closed, as approved under Corporate Report No. 2021-R172, was based on a preliminary survey. The final survey indicates an increase in the total area of road to be closed from 147.74 square metres to 148.8 square metres.

Council direction received September 13, 2021
Corporate Report Item No. 2021-R172

First reading.

Second reading.

Third reading.

I. CLERK’S REPORT

1. Delegation Requests

- (a) Michele Kumar, Director of Operations, and Karen Reid Sidhu, Executive Director Surrey Crime Prevention Society
File: 0550-20-01

Requesting to appear before Council at a Council-in-Committee meeting to present an award to Council for the ongoing support for community safety programs.

2. 2022 Council Meeting Schedule

Memorandum from the City Clerk recommending Council adopt the proposed 2022 Council Meeting Schedule.

3. Conferences/Conventions/Meetings

- (a) **Lower Mainland Local Government Association (LMLGA) – 2022 Conference**
File: 0390-20

Council is requested to pass a resolution that all members of Council be authorized to attend the 2022 Lower Mainland Local Government Association Conference, and that expenses be paid in accordance with Council Policy.

- (b) **Federation of Canadian Municipalities (FCM) – 2022 Conference**
File: 0250-03

Council is requested to pass a resolution that all members of Council be authorized to attend the 2022 Federation of Canadian Municipalities (FCM) Annual Conference, and that expenses be paid in accordance with Council policy.

- (c) **Union of British Columbia Municipalities (UBCM) – 2022 Conference**
File: 0250-07

Council is requested to pass a resolution that all members of Council be authorized to attend the 2022 Union of British Columbia Municipalities (UBCM) Annual Conference, and that expenses be paid in accordance with Council policy.

J. NOTICE OF MOTION

This section has no items to consider.

K. OTHER BUSINESS

1. Natural Drainage System Assessment

File: 5225-01

At the November 22, 2021 Regular Council – Public Hearing meeting, Councillor Locke provided the following Notice of Motion:

"That the Engineering Department prepare a preliminary assessment of the natural drainage system in Surrey under these extraordinary circumstances."

L. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.