

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
Acting City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Deputy City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF MINUTES**1. Special (Regular) Council - December 17, 2018**

RES.R19-41 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Special (Regular)
Council meeting held on December 17, 2018, be adopted.
Carried

2. Council-in-Committee - December 17, 2018

RES.R19-42 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Council-in-Committee
meeting held on December 17, 2018, be received.
Carried

3. Regular Council - Land Use - December 17, 2018

RES.R19-43 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Regular Council -
Land Use meeting held on December 17, 2018, be adopted.
Carried

4. Regular Council - December 17, 2018

RES.R19-44 It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the minutes of the Regular Council
 meeting held on December 17, 2018, be adopted.
Carried

5. Regular Council - December 19, 2018

RES.R19-45 It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the minutes of the Regular Council
 meeting held on December 19, 2018, be adopted.
Carried

B. DELEGATIONS

1. Surrey Zoning Amendment Bylaw No. 19741
 Application: 7918-0152-00

CIVIC ADDRESS: 3030 – 190 Street

APPLICANT: Mekco Holdings Ltd.
 c/o Integrated Construction (Braden Smith)

PURPOSE: The applicant is seeking to rezone the site from Intensive Agriculture to Business Park 1. The applicant is proposing to develop a single-tenant industrial building on the site.

In addition, a development variance permit is being sought to reduce the south yard setback from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) in order to accommodate an architectural element at the southwest corner of the proposed building.

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

D. Jack, Surrey Environmental Partners: The delegation expressed concern regarding the removal of trees from the subject site and spoke to the need to implement living green roofs due to the loss of green space. A green roof can have many positive attributes, including sustainable maintenance for the buildings, mitigating heat and cold extremes and providing habitats for creatures that need those things, including birds.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

2. **Surrey Zoning Amendment Bylaw No. 19755**
Surrey Zoning Amendment Bylaw No. 19756
Application: 7911-0317-00

CIVIC ADDRESS: 103 – 171 Street

APPLICANT: B. Basi and B. Dulay
c/o H.Y. Engineering Ltd. (Lori Joyce)

PURPOSE: The applicant is seeking to rezone a portion of the site from One-Acre Residential to Single Family Residential (13) and Comprehensive Development. A portion of the site will remain zoned One-Acre Residential. The applicant is proposing to subdivide the site into 6 single family small lots (3 RF-13 and 3 CD) and convey riparian areas to the City for protection as natural area parkland.

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

D. Johnson, 169 Street and oA Avenue: The delegation noted that there is a lack of infrastructure in the area to support additional development, such as schools, roads and community facilities. The delegation spoke in opposition to the proposed extension of 1 Avenue noting: increased traffic and road speeds, as well as parking, safety and border security issues; oA Avenue cannot address additional two-way traffic and the lack of sidewalks will result in pedestrian safety issues; and the Douglas Neighbourhood Concept Plan should be updated to address recent development in the area. The delegation suggested that if Council approve the proposal, a cul-de-sac could be implemented to address some of the above noted concerns.

B. Wilson, 170 Street and 8 Avenue: The delegation spoke in opposition to the proposed extension of 1 Avenue noting safety concerns with respect to the lack of sidewalks and narrowness of oA Avenue and suggested that if Council approve the proposal, posts or bollards be implemented to restrict traffic access while permitting pedestrian access.

P. Gill, 170 Street and 8 Avenue: The delegation spoke in opposition to the proposed extension of 1 Avenue and suggested that bollards or a cul-de-sac be implemented at 1 Avenue and 170 Street.

D. Jack, Surrey Environmental Partners: The delegation noted that the riparian area setback would be utilized as a conservation area and not as parkland, as was noted in the Public Hearing notice.

In response to a question from the delegation, staff clarified the location of the proposed pond and tributaries.

L. Joyce, H.Y. Engineering Ltd. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and noted the following information: 170 Street is currently too long for a single access point; bollards impact on response times for emergency vehicles; there is no potential to upgrade 0 Avenue due to its adjacency to the border; an alternate proposal with two cul-de-sac bulbs was not supported by staff; the 1 Avenue road extension would provide parking, sidewalks and traffic calming measures to address future safety and volumes; the proposed 1 Avenue road extension has been outlined in the Douglas Neighbourhood Concept Plan and there is City signage at the end of 1 Avenue indicating that the road will be extended.

I. White, Enviro West Consultants (Environmental Consultant on behalf of the Applicant): The Environmental Consultant clarified the location of the proposed pond and tributaries and noted that the proposal has received Water Sustainability Act approval from the Province, as well as approval from the Department of Fisheries and Oceans.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
Residents – Petition with five signatures	X		
B. Wilson		X	
R. Marples		X	
D. & S. Tate			X
K. Maxwell		X	
D. Johnson			X
L. & B. Sayles			X
C. Latzen		X	
D. & J. Wardel			X
Residents – Petition with 67 signatures		X	
R. Landale		X	

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

NAME	FOR	AGAINST	UNDECIDED
A. Noke Smith		X	
L. Marples		X	

3. Surrey Zoning Amendment Bylaw No. 19740
Application: 7917-0503-00

CIVIC ADDRESS: 5829 – 132 Street

APPLICANT: 0938888 B.C. Ltd. (Director Information: Sukhwinder Sanghe)
685201 B.C. Ltd. (Director Information: Parminder Sanghe)
c/o Ankenman Associates Architects Inc. (Mark Lesack)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Neighbourhood Commercial. The applicant is proposing to develop a single-storey, multi-tenant commercial building containing 5 commercial retail units.

In addition, a development variance permit is being sought to reduce the north, south and east yard setbacks in order to achieve a more urban, pedestrian friendly streetscape and move the commercial building farther away from the residential neighbourhood to the west.

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

S. Revell, 58 Street and 131A Street: The delegation expressed concerns regarding the proposed setbacks and suggested that the setbacks be relocated to the west and south of the property. The delegation expressed traffic and safety concerns regarding the intersection located at 132 Street and Highway 10.

F. Ritchie, West Panorama Ridge Ratepayers Association: The delegation expressed safety concerns regarding the intersection located at 132 Street and Highway 10 and suggested that the intersection be upgraded in conjunction with the proposed development.

M. Lesack, Ankenman Associates Architects Inc. (Architect on behalf of the Applicant): The Architect advised that the setbacks proposed have been designed to provide a strong pedestrian presence along 132 Street.

Resident: The delegation expressed concerns regarding traffic congestion in the area.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
P. & D. Woodward		X	
West Panorama Ridge Ratepayers Association		X	
K. Nielsen			X
R. Landale		X	

**4. Surrey Zoning Amendment Bylaw No. 19744
Application: 7918-0079-00**

CIVIC ADDRESS: 5760 – 144 Street

APPLICANT: J. Binning
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential to Single Family Residential and Single Family Residential (13). The applicant is proposing to subdivide the site into 4 single family lots (1 RF and 3 RF-13).

In addition, a development variance permit is being sought to reduce the lot width for proposed Lot 1 from 15 metres (50 ft.) to 13.5 metres (44 ft.).

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

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the removal of trees from the subject site. The delegation recommended that the City consider decreasing the diameter requirement of trees that cannot be removed from a subject site, as smaller trees already located onsite would grow to maturity faster than newly replanted trees and provide a better variety of tree age.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

**5. Surrey Zoning Amendment Bylaw No. 19745
Application: 7918-0167-00**

CIVIC ADDRESS: 5700 – 146 Street

APPLICANT: J. Sivia; H., S., R. and R. Badesha
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential to Quarter Acre Residential. The applicant is proposing to subdivide the site into 2 single family residential lots.

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

L. Mitchell, 57 Avenue and 146 Street: The delegation spoke in opposition to the proposal, noting that it will result in piecemeal development. The delegation suggested that the City review development in the area.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

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

NAME	FOR	AGAINST	UNDECIDED
D. Boyd	X		
H. Singh	X		
S. Kaur	X		
P. Levarsay	X		
L. Mitchell		X	
J. Mitchell		X	

- 6. **Surrey Official Community Plan Amendment Bylaw No. 19751**
Surrey Zoning Amendment Bylaw No. 19752
Surrey Zoning Amendment Bylaw No. 19753
Application: 7914-0261-00

The Mayor stated that prior to the start of the meeting, the Planning and Development Department advised that the amendment Bylaw related to the Official Community Plan requires a revision, and is not in order for Public Hearing this evening. To minimize the inconvenience to the public who may be in attendance to speak to this development, Council will hear comments regarding the two rezoning bylaws. Later in the meeting, Council will consider an amendment to the Official Community Plan Bylaw, and schedule another public hearing for that Bylaw.

CIVIC ADDRESS: 8205 King George Boulevard

APPLICANT: 82 Zenith Development Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to redesignate the site from Urban to Multiple Residential; increase the maximum floor area ratio (FAR) of the Multiple Residential designation from 1.5 to 2.83; and rezone the site from Tourist Accommodation to Multiple Residential 30 and Comprehensive Development. The applicant is proposing to develop 5 buildings containing 34 townhouse units on the western portion of the site and a 6-storey apartment building containing 67 apartment units and 11 ground-oriented townhouse units on the eastern portion of the site fronting King George Boulevard.

In addition, a development variance permit is being sought to reduce the north and south yard setbacks on the townhouse portion of the site due to the site's narrow rectangular geometry and the east yard setbacks to interface with the street and enliven the streetscape.

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

J. Caravan, 134 Street and 81B Avenue: The delegation spoke in opposition to the proposal noting: inappropriate density for the area, as Light Rail Transit is no longer being implemented, lack of transit options and King George Boulevard has developed only on the east side; the development would displace seniors and low-income and disabled residents; the lack of green buffer zone does not allow for replacement trees; and safety concerns due to the lack of a cross-walk or traffic lights at 81A Avenue.

Resident, 141 Street and 101 Avenue: The delegation expressed concerns regarding the proposed density and lack of a cross-walk on King George Boulevard to the corresponding bus stop. The delegation suggested that additional underground parking could be provided to allow for an additional green buffer space.

Maciej Dembek, Barnett Dembek Architects Inc. (Architect on behalf of the Applicant): The Architect provided the following information: an application of similar density has been approved on the east side of King George Boulevard; the proposed 20% parking reduction only applies to the apartment building while the townhomes would meet the parking requirements; and the Applicant has tried to retain as many trees as possible along the southern property line.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Caravan		X	
A. Kaps			X
D. McKenzie		X	
Residents – Petition with 37 signatures		X	
R. Landale		X	

7. Surrey Zoning Amendment Bylaw No. 19754
Application: 7918-0055-00

CIVIC ADDRESS: 14239 – 64 Avenue

APPLICANT: West Point Pacific Construction (64th Ave) Ltd.
 c/o Citiwest Consulting Services Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential to Multiple Residential 30. The applicant is proposing to develop 12 townhouse units and convey the riparian area to the City for conservation purposes.

In addition, a development variance permit is being sought to reduce north, south, east and west yard setbacks and to allow parking in the east yard setback area in order to create an efficient site plan.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

**8. Surrey Zoning Amendment Bylaw No. 19742
Application: 7917-0190-00**

CIVIC ADDRESS: 14477 – 103 Avenue

APPLICANT: Kelson Investments Ltd.
c/o Barnett Dembeck Architect Inc. (Lance Barnett)

PURPOSE: The applicant is seeking to rezone the site from Multiple Residential Commercial 135 and Highway Commercial Industrial to Comprehensive Development. The applicant is proposing to develop 3 buildings on the site including a 5-storey building containing 108 rental apartment units and 2 buildings containing a total of 10 townhouse units to be sold as market housing.

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

Resident, 141 Street and 101 Avenue: The delegation spoke in opposition to the proposal and suggested that either townhomes, a taller tower or a mix of both be implemented on the site.

L. Barnett, Barnett Dembeck Architect Inc. (Architect on behalf of the Application): The Architect advised that the proposal would be completely market rental units, including the 10 townhouse units, and would provide a variety of housing options.

D. Jack, Surrey Environmental Partners: The delegation expressed concerns regarding the removal of boulevard trees from the subject site noting that boulevard trees are planted to replace trees removed from development sites.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
R. Landale		X	

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission - October 24, 2018

RES.R19-46 (a) It was Moved by Councillor Guerra
Seconded by Councillor Annis
That the minutes of the Surrey Heritage
Advisory Commission meeting held on October 24, 2018, be received.
Carried

(b) The recommendation of Surrey Heritage Advisory Commission was considered and dealt with as follows:

Review of Surrey's Heritage Incentives Program

File: 6800-01

It was Moved by Councillor Annis
Seconded by Councillor Nagra
That Council:

1. Receive the report dated October 10, 2018 for information; and
2. Allocate up to \$300 from the SHAC Unrestricted Reserve to fund a survey of protected heritage property owners regarding Surrey's heritage incentives.

RES.R19-47 Carried

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Mayor McCallum read the following proclamation:

(a) BCAWARE Days 2019 – January 28 – February 5, 2019

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

The Corporate Reports, under date of January 14, 2019, were considered and dealt with as follows:

Item No. R001 Acquisition of Property at 13477 – 98B Avenue for Parkland Purposes
File: 0870-20/328M

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase the property at 13477 - 98B Avenue, for parkland purposes, as an addition to Holland Park in Surrey City Centre.

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

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the property at 13477 - 98B Avenue (PID: 010-009-914), as illustrated on Appendix "I" attached to Corporate Report R001, for parkland purposes.

RES.R19-48 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19741" 7918-0152-00 - Mekco Holdings Ltd.
c/o Integrated Construction (Braden Smith)
A-2 to IB-1 - 3030 - 190 Street - to develop a single-tenant industrial building.

Approved by Council: December 3, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19741" pass its third reading.

RES.R19-49 Carried

Development Variance Permit No. 7918-0152-00

3030 - 190 Street

To reduce the south yard setback from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) in order to accommodate an architectural element at the southwest corner of the proposed building.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit No. 7918-0152-00 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.R19-50 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19755"
7911-0317-00 – B. Basi and B. Dulay
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF-13 – Portion of 103 – 171 Street - to subdivide into 3 single family small lots.

Approved by Council: December 17, 2018

Council directed staff to consider implementing lighting along o Avenue.

RES.R19-51 It was Moved by Councillor Pettigrew
Seconded by Councillor Locke
That Council refer "Surrey Zoning Bylaw, 1993,
No. 12000, Amendment Bylaw, 2018, No. 19755" back to staff to address community
concerns regarding the proposed extension of 1 Avenue.
Defeated
With Councillors Elford, Guerra, Hundial,
Nagra and Patton opposed.

RES.R19-52 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19755" pass its third reading.
Carried
With Councillors Locke and Pettigrew
opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19756"
RA to CD –Portion of 103 – 171 Street - to subdivide into 3 single family small lots.

Approved by Council: December 17, 2018

RES.R19-53 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19756" pass its third reading.
Carried
With Councillors Locke and Pettigrew
opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19740"
7917-0503-00 – 0938888 B.C. Ltd. (Director Information: Sukhwinder Sanghe) and
685201 B.C. Ltd (Director Information: Parminder Sanghe)
c/o Ankenman Associates Architects Inc. (Mark Lesack)
RA to C-5 – 5829 – 132 Street - to develop a single-storey, multi-tenant commercial
building containing 5 retail units.

Approved by Council: December 3, 2018

Development Variance Permit No. 7918-0079-00

5760 – 144 Street

To reduce the lot width for proposed Lot 1 from 15 metres (50 ft.) to 13.5 metres (44 ft.)

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Development Variance Permit

No. 7918-0079-00 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.R19-57

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19745"
7918-0167-00 – J. Sivia; H., S., R. and R. Badesha
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
RH to RQ – 5700 – 146 Street - to subdivide into 2 single family residential lots.

Approved by Council: December 3, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19745" pass its third reading.

RES.R19-58

Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19751"
7914-0261-00 – 82 Zenith Development Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
To redesignate 8205 King George Boulevard from Urban to Multiple Residential and increase the maximum floor area ratio (FAR) of the Multiple Residential designation from 1.5 to 2.83.

Approved by Council: December 17, 2018

- * Prior to the start of the meeting, Planning and Development advised that this bylaw was not in order for Public Hearing. Council is requested to amend the Bylaw and set a new public hearing.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council rescind second reading of Bylaw

No. 19751 granted by Resolution No. Res.R18- 2368 at the December 17, 2018 Regular Council – Land Use meeting.

RES.R19-59

Carried

- RES.R19-60 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw No. 19751 by
re-designating the entire site from Urban to Multiple Residential.
Carried
- RES.R19-61 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19751" pass its second reading, as
amended.
Carried
- RES.R19-62 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19751" be held
at the City Hall on February 11, 2019, at 7:00 p.m.
Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19752"
CTA to RM-30 – Portion of 8205 King George Boulevard - to develop 34 townhouse
units.
- Approved by Council: December 17, 2018
- RES.R19-63 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Third reading of "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2018, No. 19752" be considered at the February
11, 2019, Regular Council -Public Hearing meeting.
Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19753"
CTA to CD – Portion of 8205 King George Boulevard - to develop a 6-storey
apartment building containing 67 apartment units and 11 ground-oriented
townhouse units.
- Approved by Council: December 17, 2018
- RES.R19-64 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Third reading of "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2018, No. 19753" be considered at the February
11, 2019, Regular Council -Public Hearing meeting.
Carried

Development Variance Permit No. 7914-0261-00

8205 King George Boulevard

To reduce the north and south yard setbacks on the townhouse portion of the site due to the site's narrow rectangular geometry and the east yard setbacks to interface with the street and enliven the streetscape.

This item is out of order.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19754"
7918-0055-00 – West Point Pacific Construction (64th Ave) Ltd. c/o Citiwest Consulting Services Ltd. (Roger Jawanda)
RA to RM-30 - 14239 – 64 Avenue - to develop 12 townhouse units.

Approved by Council: December 17, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19754" pass its third reading.

RES.R19-65

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0055-00

14239 – 64 Avenue

To reduce north, south, east and west yard setbacks and to allow parking in the east yard setback area in order to create an efficient site plan.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7918-0055-00 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.R19-66

Carried
With Councillor Pettigrew opposed.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19742"
7917-0190-00 – Kelson Investments Ltd.
c/o Barnett Dembeck Architect Inc. (Lance Barnett)
RMC-135 and CHI to CD – 14477 – 103 Avenue - to develop a 5-storey rental apartment building containing 108 units and 2 buildings containing a total of 10 market townhouse units.

Note: The associated Housing Agreement Bylaw No. 19743 already received third reading at the December 3, 2018 Regular Council - Land Use Meeting.

Approved by Council: December 3, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19742" pass its third reading.
 RES.R19-67 Carried

PERMITS - APPROVALS

9. Development Variance Permit No. 7917-0031-00

M. Uppal, N. Kolar and J. Kolar
 c/o A. Uppal
 10445 - 140B Street

To reduce the rear yard setback in order to construct a new single family dwelling on an existing lot that is impacted by a FortisBC Energy Inc. natural gas transmission right-of-way.

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

- (a) In Sub-section E.18(a) of Part 4 General Provisions, the minimum rear setback of a principal building on a lot containing or abutting a natural gas transmission right-of-way is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7917-0031-00 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.R19-68 Carried

10. Development Variance Permit No. 7918-0415-00

S. and A. Muller
 c/o A. Muller
 16477 - 26B Avenue

To reduce the rear yard setback in order to permit the construction of an in-ground swimming pool.

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

- (a) In Section F of Setbacks of "Comprehensive Development Zone (CD)" (Bylaw No. 18206) the required rear yard setback is reduced from 12.5 metres (41 ft.) to 3.0 metres (10 ft.) to permit an in-ground swimming pool.

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

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit

No. 7918-0415-00 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.R19-69

Carried

11. Development Variance Permit No. 7918-0262-00

KVLP (Campbell) Developments Ltd., KVLP (20th) Enterprises Ltd., KVLP (Surrey) Holdings Ltd. and 0731885 BC Ltd. (Director Information: Ryan Beedie)
c/o Beedie (Andrew Peterson)
18890 – 22 Avenue

To allow for the construction of a Sobeys grocery warehouse and distribution facility.

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

- (a) In Section G.1. of Part 47B "Business Park 2 Zone (IB-2)", the maximum building height is increased from 14.0 metres (45 ft.) to 18.5 metres (61 ft);
- (b) In Section C.1 of Part 5 "Off-Street Parking and Loading/Unloading", the minimum number of required off-street parking spaces is reduced from 512 spaces to 293 spaces;
- (c) In Section H.2. (a) of Part 47B "Business Park 2 Zone (IB-2)", the maximum number of parking spaces for trucks and trailers is permitted to exceed the number of loading spaces and/or shipping/receiving doors in order to allow a total of 262 spaces; and
- (d) In Section B.1. of Part 7A "Streamside Protection", the minimum distance from the top of bank for a "Natural Class B Stream" is reduced from 15.0 metres (50 ft.) to 0.0 metres (0 ft.).

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

- * Planning and Development advise (see memorandum dated January 8, 2019 in back-up) that all outstanding conditions have been met and it is in order to bring forward both Development Permit No. 7918-0262-00 and Development Variance Permit No. 7918-0262-00 for execution.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7918-0262-00 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.R19-70

Carried**Development Permit No. 7918-0262-00**

18890 – 22 Avenue

To permit development of a warehouse and distribution facility.

Authorized to draft: December 17, 2018

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7918-0262-00.

RES.R19-71

Carried**PERMITS - SUPPORT****12. Development Variance Permit No. 7912-0138-01**

H. Deng

c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

13924 - 56 Avenue

To increase the front yard setback on proposed Lots 1 and 2, the west side yard
 setback on proposed Lot 5 and reduce the front yard setback on proposed Lots 4 and
 5. These variances are required for a proposed 6-lot subdivision.No concerns were expressed by abutting property owners prior to printing of the
 Agenda.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7912-0138-01 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction with
 final approval of the Development Permit.

RES.R19-72

Carried

With Councillor Pettigrew opposed.

13. **Development Variance Permit No. 7917-0290-00**
 Z. Rafique and A. Rahmat
 c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)
 6545 - 142 Street
 To reduce the lot width from 13.4 metres (44 ft.) to 13.0 metres (43 ft.) for proposed Lots 1 and 2 in a 2-lot subdivision. This variance will allow for a front access side-by-side double garage on both lots and will provide a consistent streetscape fronting 142 Street.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit

No. 7917-0290-00 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.R19-73

Carried

14. **Development Variance Permit No. 7918-0255-00**
 Ch Strata 5 Developments Ltd.
 c/o Teck Construction LLP (Shauna Johnson)
 3473 - 190 Street
 To reduce the west side yard setback from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) in order to accommodate parking stalls on the south and east side of a new multi-tenant industrial building.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit

No. 7918-0255-00 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.R19-74

Carried

15. **Development Variance Permit No. 7917-0457-00**
 S. and J. Gill
 c/o Apex Design Group (Ran Chahal)
 5496 - 124 Street
 To reduce the front yard setback, reduce the east side yard setback, and reduce the setback distance from Top of Bank of a "Natural Class B Stream". These variances will allow for the construction of a new single family dwelling in approximately the same location as the existing house on the subject site.

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

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

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit

No. 7917-0457-00 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.R19-75

Carried

With Councillor Pettigrew opposed.

16. Temporary Use Permit No. 7918-0159-00

S & S Titan Development Group Inc.

c/o Mosaic Avenue Developments Ltd. (Adrien Herberts)

10575, 10593 and 10605 - 139 Street

To permit the development of a temporary real estate sales centre for a proposed multi-family residential project located directly across the street from the subject site (east side of 139 Street) for a period not to exceed three years.

Two (2) pieces of correspondence were received in support of Temporary Use Permit No. 7918-0159-00 at the time the Agenda was printed.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Temporary Use Permit No. 7918-0159-00

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.R19-76

Carried

INTRODUCTIONS

17. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2019, No. 19758"

3900-20-19758 – Regulatory Text Amendment

"Surrey Fee-Setting By-law, 2001, No. 14577", as amended, is further amended in Schedule I to remove the word "Act" from "Motor Vehicle Act" in the description of Services Provided.

Approved by Council: January 14, 2019

RES.R19-77 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Fee-Setting Bylaw, 2001,
No. 14577, Amendment Bylaw, 2019, No. 19758" pass its first reading.
Carried

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

RES.R19-78 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Fee-Setting Bylaw, 2001,
No. 14577, Amendment Bylaw, 2019, No. 19758" pass its second reading.
Carried

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

RES.R19-79 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Fee-Setting Bylaw, 2001,
No. 14577, Amendment Bylaw, 2019, No. 19758" pass its third reading.
Carried

18. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19760"
3900-20-19760 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Part 5
and by inserting a new Schedule J to include Electric Vehicle ("EV") charging
infrastructure requirements for 100% of all new residential parking spaces, 50% of
visitor parking spaces, and 20% of commercial parking spaces in new developments.

Approved by Council: December 17, 2018
Corporate Report Item No. 2018-R255

RES.R19-80 It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2019, No. 19760" pass its first reading.
Carried

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

RES.R19-81 It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2019, No. 19760" pass its second reading.
Carried

It was then
Moved by Councillor Locke
Seconded by Councillor Guerra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19760" be held at the City
Hall on February 11, 2019, at 7:00 p.m.

RES.R19-82 Carried

19. "Surrey Parks, Recreation and Culture Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2018, No. 19528, Second Amendment Bylaw, 2019, No. 19757" 3900-20-19757 – Regulatory Text Amendment
"Surrey Parks, Recreation and Culture Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2018, No. 19528" is amended to correct errors in the amending bylaw.

Approved by Council: December 17, 2018
Corporate Report Item No. 2018-R259

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Parks, Recreation and Culture
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2018, No. 19528, Second
Amendment Bylaw, 2019, No. 19757" pass its first reading.

RES.R19-83 Carried

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

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Parks, Recreation and Culture
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2018, No. 19528, Second
Amendment Bylaw, 2019, No. 19757" pass its second reading.

RES.R19-84 Carried

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

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Parks, Recreation and Culture
Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2018, No. 19528, Second
Amendment Bylaw, 2019, No. 19757" pass its third reading.

RES.R19-85 Carried

I. CLERK'S REPORT**1. Delegation Requests**

- (a) **Laura Ballance**
2019 America's Olympic Qualifier Bid Committee Representative
 File: 0250-20; 0550-20-10

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Laura Balance, 2019 America's Olympic
 Qualifier Bid Committee Representative be heard as a delegation at
 Council-in-Committee.

RES.R19-86 Carried

2. 2019 Council Meeting Calendar

File: 0550-20-01

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amended the 2019 Council
 Meeting Schedule by rescheduling the January 28, 2019 Council meetings to
 Wednesday, January 30, 2019.

RES.R19-87 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive the 2019 Union of British
 Columbian Municipality meeting dates for information.

RES.R19-88 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council reschedule the September 23,
 2019 Public Safety Committee meeting to September 30, 2019.

RES.R19-89 Carried

J. NOTICE OF MOTION**K. OTHER BUSINESS****1. Clothing Donation Bins**

File: 4780-01

Councillor Locke spoke to recent fatal events involving clothing donation bins and requested that staff provide a report regarding safety issues associated with the bins.

It was Moved by Councillor Locke
Seconded by Councillor Guerra
That Council direct staff to provide a report
regarding clothing donation bin safety, identifying:

1. The inventory of clothing donation bins throughout the city and how bins are regulated;
2. Safety precautions that are currently in place and may be required to prevent further fatalities; and,
3. If certain types of bin structures should be banned, including potential financial impacts to community associations should the bins be banned.

RES.R19-90 Carried

Council requested that staff include the organizations that supply the bins in its discussions and that correspondence received by the City on this issue be included in the report.

L. ADJOURNMENT

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the January 14, 2019 Regular Council -

Public Hearing meeting be adjourned.
RES.R19-91 Carried

The Regular Council - Public Hearing meeting adjourned at 8:47 p.m.

Certified correct:



Kelly Rayter, Acting City Clerk



Mayor Doug McCallum