

**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  
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 - April 1, 2019**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Special (Regular)  
Council meeting held on April 1, 2019, be adopted.

RES.R19-694

Carried**2. Council-in-Committee - April 1, 2019**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the  
Council-in-Committee meeting held on April 1, 2019, be received.

RES.R19-695

Carried**3. Regular Council - Land Use - April 1, 2019**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Regular Council -  
Land Use meeting held on April 1, 2019, be adopted.

RES.R19-696

Carried

## 4. Regular Council - Public Hearing - April 1, 2019

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the minutes of the Regular Council -  
 Public Hearing meeting held on April 1, 2019, be adopted.  
 RES.R19-697 Carried

## B. DELEGATIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19805"  
 Application: 7918-0168-00

CIVIC ADDRESS: 14136 – 59A Avenue

APPLICANT: K. and M. Sall  
 c/o CitiWest Consulting Ltd. (Roger Jawanda)PURPOSE: The applicant is seeking to rezone the property from  
 One-Acre Residential Zone to Single Family Residential (10)  
 Zone. The applicant is proposing to subdivide the property  
 into 4 single family small lots.

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 number of trees to be removed and the lack of accounting to replace  
 them.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19804"  
 Application: 7917-0502-00

CIVIC ADDRESS: 6360 – 138 Street

APPLICANT: S. Brar  
 c/o Centras Engineering Ltd. (Nirvair Singh)PURPOSE: The applicant is seeking to rezone the property from  
 One-Acre Residential Zone to Single Family Residential (10)  
 Zone. The applicant is proposing to subdivide the property  
 into 2 single family small lots.

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

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Wagstaff		X	

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19806"**  
**Application: 7918-0292-00**

CIVIC ADDRESS: 14745 – 60 Avenue

APPLICANT: J. and R. Garcha  
 c/o CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential Zone to Single Family Residential (10) Zone. The applicant is proposing to subdivide the property into 2 single family small lots.

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, the time it will take for new trees to mature and the need to review and revise how trees are identified for removal.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19812"**  
**Application: 7917-0069-00**

CIVIC ADDRESS: 14280 – 60 Avenue

APPLICANT: 1078804 B.C. Ltd. (Director Information: Iqbal Dhaliwal)  
 c/o F. Adab Architects Inc. (Fred Adab)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone. The applicant is proposing to develop 39 townhouse units on 2 separate lots, with 59A Avenue separating the 2 lots.

In addition, a Development Variance Permit is being sought to reduce the north, south, east and west setbacks on both lots and allow 2 visitor parking stalls to be located within the required setback on Lot A.

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 to the large number of alder trees to be removed from the site and expressed concern with respect to the lower replacement valuation of alders and cottonwood compared to other deciduous and conifers.

M. Kompter, Hub Engineering Ltd. (Agent on behalf of the Applicant): The agent provided an overview of the proposal and spoke to development in the area as it relates to the intent of the South Newton NCP, including required roadworks and community benefits, landscaping and site conditions.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
29 Form Letters	X		
4 Form Letters	X		
A. Kaps		X	

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19803"**  
**Application: 7918-0365-00**

CIVIC ADDRESS: 9114 – 156 Street

APPLICANT: R. Sahota, S. Sahota and N. Thoor  
 c/o CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential Zone to Single Family Residential (13) Zone. The applicant is proposing to subdivide the property into 2 single family small lots.

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.

6. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19802"**  
**Application: 7918-0301-00**

CIVIC ADDRESS: 5738 – 172 Street

APPLICANT: S. Kelleher  
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential Zone to Comprehensive Development Zone. The applicant is proposing to subdivide the property into 2 single family lots.

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

M. Bola, Cloverdale Community Association: The delegation spoke in opposition to the proposal and expressed concerns regarding local school capacity and increased traffic

D. Romey, Realtor on behalf of the Applicant: the delegation spoke regarding development in the surrounding area and local school capacity.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19811"**  
**Application: 7918-0181-00**

CIVIC ADDRESS: 17394 and 17414 – 58 Avenue

APPLICANT: 1019940 B.C. Ltd. (Director Information: Jasvir Hayer, Gurnam Kang, Jagjit Sandhu and Gurdip Sandhu) c/o Gerry Blonski Architect (Gerry Blonski)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone. The applicant is proposing to develop 10 townhouse units on the site.

In addition, a Development Variance Permit is being sought to reduce the minimum building setbacks along all lot lines; allow 2 visitor parking spaces within the required setbacks; and allow the entirety of the outdoor amenity space to be located within the required east rear yard setback in order to achieve a more urban, pedestrian streetscape.

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

M. Bola, Cloverdale Community Association: The delegation spoke in support of the proposal, citing support of local businesses and inclusion of street parking.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Gabriel		X	
L. Boseley			X
A. Kaps			X

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19808"  
Application: 7919-0019-00**

CIVIC ADDRESS: 12673 – 14B Avenue

APPLICANT: M. Fletcher and S. Cleveland  
c/o M. Fletcher

PURPOSE: The applicant is seeking to rezone the property from Comprehensive Development Zone (Bylaw No. 18513) to a new Comprehensive Development Zone. The applicant is proposing to increase the maximum allowable Floor Area Ratio (FAR) from 0.52 to 0.60 in order to retain existing floor area that was constructed without permits by the previous owner.

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
I. & G. Van Tine	X		

**9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19807"  
Application: 7918-0237-00**

CIVIC ADDRESS: 2830 – 156 Street

APPLICANT: Zenterra Croydon Ltd.  
c/o Zenterra Developments Ltd. (Rick Johal)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential Zone to Comprehensive Development Zone. The applicant is proposing to develop 16 townhouse units on the site.

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

K. Nowlan, Hyde Park Strata Representative: The delegation spoke in opposition to the proposal citing the proposed density, increased traffic congestion and safety concerns, air quality, parking and school capacity.

E. Hallenberg: The delegation expressed concerns regarding pedestrian safety and emergency vehicle access along 156 Street, traffic congestion, parking and the environment.

D. Jack, Surrey Environmental Partners: The delegation spoke regarding the removal and retention of trees for the subject site.

R. Johal, Zenterra Developments Ltd. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and spoke regarding density, required infrastructure work and traffic.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
L. Town		X	
K. Nowlan		X	
E. Hallenburg		X	

**10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19810"  
Application: 7917-0002-00**

CIVIC ADDRESS: 19283 – 28 Avenue

APPLICANT: PHF Ventures 28th Avenue Inc.  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is seeking to rezone the site from Agro-Industrial Zone to Business Park 1 Zone. The applicant is proposing to develop a multi-tenant industrial building.

In addition, a Development Variance Permit is being sought to reduce the required width of a maneuvering aisle on the east and west sides of the building, with both sides being restricted to one-way traffic.

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.

**11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19809"  
Application: 7916-0653-00**

CIVIC ADDRESS: 10362 – 142 Street; 14227 and 14235 – 103A Avenue

APPLICANT: Grandview 104 Ave Ltd.  
c/o Gerry Blonski Architect (Gerry Blonski)

PURPOSE: The applicant is seeking to rezone the site from Single Family Residential Zone to Comprehensive Development Zone. The applicant is proposing to develop a 6-storey

apartment building consisting of approximately 80 dwelling units.

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

P. Galbraith, Surrey Resident: The delegation spoke in opposition to the proposal citing density and land use designation.

G. Blonski, Gerry Blonski Architect (Architect on behalf of the Applicant): The Architect provided an overview of the proposal, noting density that supports future development of the transit corridor.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
D. Coughtrey	X		
A. Kaps		X	
P. & A. Galbraith		X	
L. Coleback		X	

**12. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2019, No. 19801"**

**PURPOSE:** To amend "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, to strengthen the alignment between the Surrey Langley SkyTrain extension and policies within the Official Community Plan as described in Corporate Report No. R059.

The Notice of the Public Hearing was read by the City Clerk.

Daryl Dela Cruz, SkyTrain for Surrey: The delegation spoke in support of the proposed bylaw amendment.

**13. Liquor Primary License Application: 7918-0304-00**

**CIVIC ADDRESS:** Unit B, 14914 – 104 Avenue

**APPLICANT:** S. Kong  
c/o Aegir Consulting Inc. (Stephen Barron)

**PURPOSE:** The applicant is seeking a Liquor Primary License to allow for an existing karaoke restaurant (K-Pop Restaurant) to be converted from a food primary to a liquor primary licensed establishment. The proposed hours of operation are from 4:00 pm to no later than 1:00 am Sunday through Thursday



and from 4:00 pm to no later than 2:00 am Friday and Saturday.

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

Resident, 140 Street and 104 Avenue: The delegation spoke in opposition to the proposal citing safety and parking concerns.

Local Business Owner: The delegation spoke in opposition to the proposal citing safety concerns.

S. Barron, Aegir Consulting Inc. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal.

C. Robinson: The delegation provided a safety overview of the proposal.

Resident, 148 Street and 103A Avenue: The delegation spoke in opposition to the proposal citing safety concerns and odour issues.

Resident: The delegation spoke in opposition to the proposal citing safety concerns, odour issues and dumping of cooking oil.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
5 Form Letters		X	
H. Tille		X	
J. Tehrani		X	
A. Tehrani		X	
B. Sabeeh		X	
Henry		X	
M. Gill		X	
M. Nejad		X	
G. & O. Holgado		X	
K. Wong		X	

**C. COMMITTEE REPORTS**

**1. Public Safety Committee - January 21, 2019**

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the minutes of the Public Safety  
 Committee meeting held on January 21, 2019, be received.  
Carried

RES.R19-698

2. **Agriculture and Food Policy Advisory Committee - March 12, 2019**

RES.R19-699 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Agriculture and  
Food Security Advisory Committee meeting held on March 12, 2019, be received.  
Carried

**D. BOARD/COMMISSION REPORTS**1. **Surrey Heritage Advisory Commission - March 13, 2019**

RES.R19-700 (a) It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on March 13, 2019, be received.  
Carried

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

**Addition of 5660 - 177B Street to the Heritage Register**

File: 6800-10

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive the on-table report dated March 13, 2019 (Appendix I) for information; and
2. Add the property located at 5660 - 177B Street to the Heritage Register.

RES.R19-701 Carried

**Heritage Conferences**

File: 0390-20

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Two Surrey Heritage Advisory Commissioners, depending on availability, be permitted to attend the Heritage BC Conference from May 9-11, 2019 in Nanaimo, BC and the National Trust Conference from October 17-19, 2019 in Winnipeg, Manitoba; and

2. The Finance Department reimburse applicable conference registration fees for the attending Commissioners', transportation, accommodation and per diem from the Surrey Heritage Advisory Commission Budget, based on City of Surrey policy.

RES.R19-702

Carried

**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor McCallum read the following proclamations:

- (a) Emergency Services Dispatcher Week – April 14 – 20, 2019; and
- (b) Advance Care Planning Day – April 16, 2019.

Councillor Locke read the following proclamation:

- (c) National Immunization Awareness Week – April 20 – 27, 2019.

Councillor Guerra read the following proclamation:

- (d) St. George's Day – April 23, 2019.

Councillor Elford read the following proclamation:

- (e) Day of Mourning – April 28, 2019.

**F. GOVERNMENTAL REPORTS**

**G. CORPORATE REPORTS**

The Corporate Reports, under date of April 15, 2019, were considered and dealt with as follows:

**Item No. Ro61**      ServiceNow Licensing and Support Subscription Agreement  
File: 1345-01

The General Manager, Corporate Services submitted a report seeking Council authority for a contract renewal with ServiceNow Inc. to provide software maintenance and licensing for a term of three years. ServiceNow is integral to the delivery of efficient and effective Information Technology ("IT") service to the organization which includes: IT Service Management; Service Request management for several City departments; IT Asset Management; and business process automation services across the organization.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Approve a three-year contract renewal with ServiceNow Inc. for Licensing and Support Subscription at an annual (average) cost of \$442,549.00, including GST;
2. Set the total three-year expenditure authorization limit at \$1,460,000.00, including taxes and contingency; and
3. Authorize the General Manager, Corporate Services to execute the contract renewal with ServiceNow Inc. for a three-year term.

RES.R19-703 Carried

**Item No. Ro62** Partial Acquisition at 2656 – 160 Street for Road Widening Purposes  
 File: R-15632, R18-0041

The General Manager, Engineering submitted a report to seek Council's approval to acquire a 493 square metres (5,307 square feet) portion of 2656 – 160 Street for the purposes of widening 160 Street, which is identified in the 2018 - 2027 10-Year Servicing Plan.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve the purchase of a  
 493 square metres (5,307 square feet) portion of 2656 – 160 Street (PID: 027-069-966), as described in Corporate Report Ro62 and as illustrated on the map attached as Appendix "I", for the purpose of supporting the 160 Street road widening project between 26 Avenue and 32 Avenue.

RES.R19-704 Carried

**Item No. Ro63** Extension of Contract No. 1220-040-2018-038 Pavement Cut and Maintenance Program  
 File: 2320-20 (Pavement Cut)

The General Manager, Engineering submitted a report to seek Council's approval to extend Contract No. 1220-040-2018-038 with Grandview Blacktop Ltd. for a second one-year term. In 2018, Grandview Blacktop Ltd. successfully performed the first one-year term. The contract includes options for the City to extend the contract for two additional one-year terms at the City's sole discretion. Staff will consider the award of these one-year extensions subject to satisfactory performance of the contractor and any other relevant considerations.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Extend Contract No. 1220-040-2018-038 to Grandview Blacktop Ltd. for a second one-year term in the amount of \$1,068,076.14 (including GST) for arterial milling and paving services at various locations throughout the City;
2. Extend Contract No. 1220-040-2018-038 for a third one-year term at the City's discretion, in the amount of \$1,068,076.14 (including GST), to provide arterial milling and paving services at various locations throughout the City. The cumulative second and third year cost for Contract No. 1220-040-2018-038 is \$2,136,152.28 (including GST);
3. Set the annual expenditure authorization limit for each of Year 2 and Year 3 for Contract No. 1220-040-2018-038 at \$1,175,000.00 (including GST and contingency); and
4. Authorize the General Manager, Engineering to approve all extensions and change orders related to Contract No. 1220-040-2018-038.

RES.R19-705

Carried

**Item No. Ro64** Construction of Storm Mains on 175A Street and Abbey Drive  
 File: 7817-0067-00; 3150-05

The General Manager, Engineering submitted a report to obtain Council approval to reimburse the Developer, Park Ridge Homes (Fraser Heights) LP, for the construction of the storm mains on 175A Street and Abbey Drive.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report Ro64 for information; and
2. Authorize the reimbursement to Park Ridge Homes (Fraser Heights) LP for the construction of the storm mains on 175A Street and Abbey Drive in the amount of \$991,000.00 (including GST) for the City's proportionate cost of these works.

RES.R19-706

Carried

**Item No. Ro65** Approval of the Sale of Closed Portions of Road Allowance Adjacent to  
 10035 – 176 Street and 17539 and 17570 – 100 Avenue (Step 2)  
 File: 7917-0067-00

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portions of road allowances for consolidation with the adjacent development lands at 10035 – 176 Street and 17539 and 17570 – 100 Avenue.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the sale of both  
 1,180.0 square metres (12,701 square feet) and 3,180.0 square metres (34,229 square feet)  
 areas, based on final survey information, of closed road allowances adjacent to 10035 –  
 176 Street and 17539 and 17570 - 100 Avenue under previously approved terms for these  
 closures and sales as outlined in Corporate Report No. Ro04; 2019, a copy of which is  
 attached to Corporate Report Ro65 as Appendix "I".

RES.R19-707

Carried

With Councillor Pettigrew opposed.

**Item No. Ro66**      Application to the CleanBC Communities Fund to Expand Surrey's Public  
 Electric Vehicle Charging Network  
 File: 1855-01

The General Manager, Engineering submitted a report to seek Council approval to apply  
 for a grant under the CleanBC Communities Fund to assist with funding the expansion of  
 the City's public electric vehicle charging network. The grant application requires a  
 Council Resolution confirming the City's support for the application and a commitment to  
 provide the City's share of the project costs, should the application be successful.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report Ro66 for information;
2. Authorize staff to submit a grant application to the CleanBC Communities Fund in  
 the amount of \$502,411 for the expansion of Surrey's public electric vehicle  
 charging network;
3. Approve the allocation of a total of \$182,726 over a six-year period for the City's  
 portion of the project costs to be funded from the operating budget of the City's  
 Parking Utility; and
4. Request that the City Clerk forward a copy of the report and related Council  
 resolution to the Ministry of Municipal Affairs and Housing, Infrastructure &  
 Finance Branch as information.

RES.R19-708

Carried

**Item No. Ro67**      George Massey Crossing Project Goals and Objectives  
 File: 8630-20 (Hwy 99)

The General Manager, Engineering submitted a report to inform Council and seek  
 endorsement of Ministry of Transportation and Infrastructure goals and objectives, with  
 recommended changes.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report Ro67 for information;
2. Endorse these additional/modified objectives for the George Massey Crossing project:
  - a. Assess and implement necessary improvements along the entire Highway 99 corridor within Metro Vancouver;
  - b. Include two lanes dedicated for transit priority to enhance transit speed and reliability and accommodate future rapid transit expansion; and
  - c. Integrate with regionally significant regional plans and strategies.
3. Authorize staff to share the report with the Ministry of Transportation and Infrastructure and continue to work with the Ministry on this project.

RES.R19-709

Carried

**Item No. Ro68** Closure of Road Adjacent to 6173 – 144 Street  
 File: 7915-0337-00

The General Manager, Engineering submitted a report to seek Council's approval to close and remove a portion of 62 Avenue as road allowance for disposition and consolidation with adjacent lands under Development Application No. 7915-0337-00.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the City Clerk to  
 bring forward a Bylaw to close and remove the dedication as highway of a 3,255.6 square metres (35,043 square feet) portion of unconstructed road allowance adjacent to 6173 – 144 Street, as generally illustrated in Appendix "I" attached to Corporate Report Ro68, subject to compliance with the notice provisions of the Community Charter, SBC 2003, c. 26.

RES.R19-710

Carried

**Item No. Ro69** Acquisition of Property for Park Purposes at 6173 – 144 Street  
 File: 0870-20/249E; 7915-0337-00

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase a portion of the property at 6173 - 144 Street for park purposes.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve the purchase of a  
 1,543.2 square metre portion of the property at 6173 – 144 Street (PID No. 002-340-852) for  
 park purposes, as illustrated on Appendix "I" attached to Corporate Report R069.  
 RES.R19-711 Carried

**Item No. R070** Love Where You Live – Surrey Clean-up and Beautification Initiative  
 File: 0350-01

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to provide Council with information on the new City clean-up and beautification initiative branded "Love Where You Live", which will be launched on May 6, 2019.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report R070 for information; and
2. Endorse the City-wide clean-up and beautification initiative branded as "Love Where You Live", as described within the report.

RES.R19-712 Carried

**Item No. R071** 2018 Annual Financial Statements  
 File: 1880-20

The General Manager, Finance submitted a report to provide Council with information about the results of the audit of the City of Surrey's 2018 financial statements, which will then be included in the City's 2018 Annual Municipal Report.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report R071 for information; and
2. Approve the 2018 Audited Financial Statements as presented in Appendix "I".

RES.R19-713 Carried

**Item No. R072** Renewal of Tree Watering Contract No. 1220-040-2015-074  
 File: 2320-20/H

The General Manager, Parks, Recreation & Culture submitted a report to obtain approval to renew a contract for the watering of street trees, park trees, and trees around civic buildings in 2019.



It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report R072 for information;
2. Authorize the renewal of Contract No. 1220-040-2015-074 with Horizon Landscape Contractors Inc. for 2019 in the amount of \$1,055,115.00 including GST, for the watering of street trees, park trees and trees around civic buildings;
3. Set the expenditure authorization limit for Contract No. 1220-040-2015-074 at \$1,303,377.00 including GST and contingency; and
4. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2015-074 to a maximum of \$1,303,377.00 including GST and contingency.

RES.R19-714

Carried

**Item No. R073** Supplemental Funding Request – 2019 Cultural Grants Program  
 File: 7800-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to obtain approval for the issuance of one supplemental grant under the Cultural Grants Program to the Latinos in Action Society to support hosting three Latin Summer Market Events in 2019.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Receive Corporate Report R073 for information; and
2. Approve in accordance with the Surrey Cultural Grants Program Guidelines, one supplemental grant to the Latinos in Action Society in the amount of \$4,000, as generally described in the report.

RES.R19-715

Carried

**Item No. R074** Award of Contract No. 1220-040-2018-107: Wood Soffit Repair and Refinishing  
 File: 0710-20 (City Hall)

The General Manager, Planning & Development, General Manager, Finance and General Manager, Corporate Services submitted a report to obtain Council's approval to award a contract related to the repairs and refinishing of wood soffits at City Hall to Wood Projects Ltd.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Award Contract No. 1220-040-2018-107 to Wood Projects Ltd. in the amount of \$1,037,400.00 (including GST) for the repairs and refinishing of wood soffits at City Hall;
2. Set the expenditure authorization limit for Contract No. 1220-040-2018-107 at \$1,150,000.00, including GST and contingency; and
3. Authorize the General Manager, Planning & Development, or his designate, to execute Contract No. 1220-040-2018-107 and related change orders.

RES.R19-716

Carried

**Item No. R075**      Early Adoption Initiative – Mass Timber Construction  
File: 0760-01

The General Manager, Planning & Development and Fire Chief submitted a report to provide background information to Council on the process staff is proposing to follow for Surrey to be considered as an early adopter of the Mass Timber Construction initiative with the goal of facilitating mass timber construction of buildings up to 12 storeys in Surrey.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report R075 for information;
2. Endorse the City's participation in the Early Adoption Initiative for Mass Timber Construction; and
3. Authorize staff to forward a copy of the report to the Ministry of Municipal Affairs and Housing along with supporting documents as required to participate in the Mass Timber Construction Initiative.

RES.R19-717

Carried

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, 19805"  
7918-0168-00 – K. and M. Sall  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
RA to RF-10 – 14136 – 59A Avenue - to subdivide into 4 single family small lots.

Council direction received April 1, 2019

RES.R19-718

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, 19805" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19804"  
7917-0502-00 – S. Brar  
c/o Centras Engineering Ltd. (Nirvair Singh)  
RA to RF-10 – 6360 – 138 Street – to subdivide into 2 single family small lots.

Council direction received April 1, 2019

RES.R19-719

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19804" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19806"  
7918-0292-00 – J. and R. Garcha  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
RA to RF-10 – 14745 – 60 Avenue - to subdivide into 2 single family small lots.

Council direction received April 1, 2019

RES.R19-720

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19806" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19812"  
7917-0069-00 – 1078804 B.C. Ltd. (Director Information: Iqbal Dhaliwal)  
c/o F. Adab Architects Inc. (Fred Adab)  
RA to RM-30 – 14280 – 60 Avenue - to develop 39 townhouse units.

Council direction received April 1, 2019

RES.R19-721

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19812" pass its third reading.  
Carried  
 With Councillor Pettigrew opposed.

**Development Variance Permit No. 7917-0069-00**

14280 – 60 Avenue

To reduce the north, south, east and west setbacks on both lots and allow 2 visitor parking stalls to be located within the required setback on Lot A.

RES.R19-722

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7917-0069-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.  
Carried  
 With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19803"  
 7918-0365-00 – R. Sahota, S. Sahota and N. Thoor  
 c/o Citiwest Consulting Ltd. (Roger Jawanda)  
 RF to RF-13 – 9114 – 156 Street - to subdivide into 2 single family small lots.

Council direction received April 1, 2019

RES.R19-723

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19803" pass its third reading.  
Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19802"  
 7918-0301-00 – S. Kelleher  
 c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
 RF to CD – 5738 – 172 Street - to subdivide into 2 single family lots.

Council direction received April 1, 2019

RES.R19-724

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19802" pass its third reading.  
Carried  
With Councillors Hundial and Pettigrew  
opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19811"  
7918-0181-00 – 1019940 B.C. Ltd. (Director Information: Jasvir Hayer, Gurnam  
Kang, Jagjit Sandhu and Gurdip Sandhu)  
c/o Gerry Blonski Architect (Gerry Blonski)  
RF to RM-30 – 17394 and 17414 – 58 Avenue - to develop 10 townhouse units.

Council direction received April 1, 2019

RES.R19-725

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19811" pass its third reading.  
Carried

**Development Variance Permit No. 7918-0181-00**

17394 and 17414 – 58 Avenue

To reduce the minimum building setbacks along all lot lines; allow 2 visitor parking spaces within the required setbacks; and allow the entirety of the outdoor amenity space to be located within the required east rear yard setback in order to achieve a more urban, pedestrian streetscape.

RES.R19-726

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit  
No. 7918-0181-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.  
Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19808"  
7919-0019-00 – M. Fletcher and S. Cleveland  
c/o M. Fletcher  
CD (Bylaw No. 18513) to CD – 12673 – 14B Avenue - to allow increased Floor Area Ratio for floor area that was constructed without permits.

Council direction received April 1, 2019

RES.R19-727 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19808" pass its third reading.  
Carried

- 9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19807"  
 7918-0237-00 – Zenterra Croydon Ltd.  
 c/o Zenterra Developments Ltd. (Rick Johal)  
 RA to CD – 2830 – 156 Street - to develop 16 townhouse units.

Council direction received April 1, 2019

RES.R19-728 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19807" pass its third reading.  
Carried  
 With Councillors Patton and Pettigrew  
 opposed.

- 10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19810"  
 7917-0002-00 – PHF Ventures 28th Avenue Inc.  
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
 IA to IB-1 – 19283 – 28 Avenue - to develop a multi-tenant industrial building.

Council direction received April 1, 2019

RES.R19-729 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19810" pass its third reading.  
Carried

**Development Variance Permit No. 7917-0002-00**

19283 – 28 Avenue

To reduce the required width of a maneuvering aisle on the east and west sides of the building, with both sides being restricted to one-way traffic.

RES.R19-730 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7917-0002-00 be supported and that staff be authorized to bring the Permit  
 forward for issuance and execution by the Mayor and City Clerk in conjunction  
 with final adoption of the related rezoning bylaw.  
Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19809"  
7916-0653-00 – Grandview 104 Ave Ltd.  
c/o Gerry Blonski Architect (Gerry Blonski)  
RF to CD – 10362 – 142 Street; 14227 and 14235 – 103A Avenue - to develop a  
6-storey apartment building consisting of approximately 80 dwelling units.

Council direction received April 1, 2019

RES.R19-731  
It was  
Amendment Bylaw, 2019, No. 19809" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

12. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
2019, No. 19801"  
3900-20-19801 – Regulatory Text Amendment  
To amend "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended,  
to strengthen the alignment between the Surrey Langley SkyTrain extension and  
policies within the OCP.

Council direction received April 1, 2019  
Corporate Report Item No. 2019-R059

RES.R19-732  
It was  
2013, No. 18020, Text Amendment Bylaw, 2019, No. 19801" pass its third reading.  
Carried

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,

13. **Liquor Primary License**  
7918-0304-00 – S. Kong  
c/o Aegir Consulting Inc. (Stephen Barron)  
14914 – 104 Avenue, Unit B  
To allow for conversion of an existing karaoke restaurant from a food primary to a  
liquor primary licensed establishment.

Council direction received April 1, 2019

It was Moved by Councillor Nagra  
 Seconded by Councillor Elford  
 That Liquor License Application No.  
 7918-0304-00 be referred to staff to address the alleged dumping of cooking oil  
 into the City's sewer system.

RES.R19-733

Carried  
 With Councillors Guerra and Pettigrew  
 opposed.

## PERMITS - SUPPORT

### 14. Development Variance Permit No. 7917-0400-00

G., S. and K. Kalar  
 c/o G. Kalar  
 13292 - 114 Avenue

To reduce the minimum front yard setback, rear yard setback and the minimum  
 streamside setback area for a "Class A Natural Stream" as measured from  
 top-of-bank. These variances will allow for the construction of a new single  
 family dwelling on a lot that has development restrictions due to Bolivar Creek.

One (1) piece of correspondence received in opposition of this Development  
 Variance Permit No. 7917-0400-00 at the time the agenda was printed.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7917-0400-00 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.R19-734

Carried  
 With Councillor Pettigrew opposed.

## FINAL ADOPTION

### 15. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2019, No. 19796" 3900-20-19796 – Regulatory Text Amendment

To amend "Surrey Building Bylaw, 2012, No. 17850" as amended, in Parts 1, 5, 12, 18A  
 and insert a new Part 16A and Schedule B to ensure that Surrey's building  
 regulations are in line with the BC Energy Step Code.

Council direction received April 1, 2019  
 Corporate Report Item No. 2019-R057.



It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Building Bylaw, 2012, No. 17850,  
 Amendment Bylaw, 2019, No. 19796" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R19-735 Carried

## INTRODUCTIONS

16. "Surrey General Rates Levy Bylaw, 2019, No. 19813"  
 3900-20-19813 – Council Initiative  
 A bylaw to provide for the levying of tax rates for general city purposes and special  
 services for the Year 2019 in the City of Surrey.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey General Rates Levy Bylaw, 2019,  
 No. 19813" pass its first reading.  
 RES.R19-736 Carried  
 With Councillors Annis, Hundial and Locke  
 opposed.

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey General Rates Levy Bylaw, 2019,  
 No. 19813" pass its second reading.  
 RES.R19-737 Carried  
 With Councillors Annis, Hundial and Locke  
 opposed.

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey General Rates Levy Bylaw, 2019,  
 No. 19813" pass its third reading.  
 RES.R19-738 Carried  
 With Councillors Annis, Hundial and Locke  
 opposed.

17. "Surrey Special Rates Levy Bylaw, 2019, No. 19814"  
 3900-20-19814 – Council Initiative  
 A bylaw to levy rates in the City of Surrey to provide the cost of special services  
 therein for the year 2019 for Surrey Drainage Specified Areas.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Special Rates Levy Bylaw, 2019,  
No. 19814" pass its first reading.  
RES.R19-739 Carried

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

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Special Rates Levy Bylaw, 2019,  
No. 19814" pass its second reading.  
RES.R19-740 Carried

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

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Special Rates Levy Bylaw, 2019,  
No. 19814" pass its third reading.  
RES.R19-741 Carried

- 18.** "Roads and Traffic Safety Levy Bylaw, 2019, No. 19815"  
3900-20-19815 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for  
the year 2019.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Roads and Traffic Safety Levy Bylaw,  
2019, No. 19815" pass its first reading.  
RES.R19-742 Carried  
With Councillors Hundial and Locke  
opposed.

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

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Roads and Traffic Safety Levy Bylaw,  
2019, No. 19815" pass its second reading.  
RES.R19-743 Carried  
With Councillors Hundial and Locke  
opposed.

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

RES.R19-744

It was	Moved by Councillor Guerra
	Seconded by Councillor Patton
2019, No. 19815" pass its third reading.	That "Roads and Traffic Safety Levy Bylaw,
	<u>Carried</u>
	With Councillors Hundial and Locke
	opposed.

- 19. "MVRD Tax Requisition Bylaw, 2019, No. 19816"  
3900-20-19816 – Council Initiative  
A bylaw to levy rates in the City of Surrey to provide for the amounts requested by MVRD for the year 2019.

RES.R19-745	It was	Moved by Councillor Guerra
		Seconded by Councillor Patton
	No. 19816" pass its first reading.	That "MVRD Tax Requisition Bylaw, 2019,
		<u>Carried</u>

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

RES.R19-746	It was	Moved by Councillor Guerra
		Seconded by Councillor Patton
	No. 19816" pass its second reading.	That "MVRD Tax Requisition Bylaw, 2019,
		<u>Carried</u>

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

RES.R19-747	It was	Moved by Councillor Guerra
		Seconded by Councillor Patton
	No. 19816" pass its third reading.	That "MVRD Tax Requisition Bylaw, 2019,
		<u>Carried</u>

**I. CLERK’S REPORT**

**1. Delegation Requests**

- (a) **Philip Aguirre, Executive Director  
Newton Business Improvement Association**  
File: 0250-20; 0550-20-10

RES.R19-748 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Philip Aguirre, Executive Director,  
Newton Business Improvement Association be heard as a delegation at  
Council-in-Committee.

Carried

- (b) **Parmvir Matharu, Facilitator**  
**British Columbia Centre on Substance Use**  
File: 0250-20; 0550-20-10

RES.R19-749 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Parmvir Matharu, Facilitator, British  
Columbia Centre on Substance Use be heard as a delegation at  
Council-in-Committee.

Carried

- (c) **Gary Ho, CEO and Tom Torng**  
**Tzu Chi Foundation Canada**  
File: 0250-20; 0550-20-10

RES.R19-750 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Gary Ho, CEO and Tom Torng, Tzu Chi  
Foundation Canada be heard as a delegation at Council-in-Committee.

Carried

- (d) **Clint Morrison and Jeff Utilppy**  
**Surrey Special Olympics**  
File: 0250-20; 0550-20-10

RES.R19-751 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Clint Morrison and Jeff Utilppy, Surrey  
Special Olympics be heard as a delegation at Council-in-Committee/Parks,  
Recreation and Culture Committee.

Carried

## J. NOTICE OF MOTION

**K. OTHER BUSINESS**

**1. Interim Moratorium on Development Applications Along the Fraser Highway SkyTrain Corridor**

File: 8740-20

At the April 1, 2019, Regular Council – Public Hearing Meeting, Councillor Locke put forward a Notice of Motion regarding development applications along the Fraser Highway SkyTrain corridor.

It was Moved by Councillor Locke  
Seconded by Councillor Pettigrew  
That Council consider withholding

Development Applications along Fraser Highway's SkyTrain Corridor planning area for an approximate eight to ten-month period until Council has had the opportunity to review and approve a new land use plan for the corridor, with student, social and below-market affordable housing applicants being exempt.

RES.R19-752

Defeated  
With Mayor McCallum and Councillors Elford, Guerra, Nagra and Patton opposed.

**2. Restrictions Regarding Vape Shops**

File: 4020-20 DPS

Councillor Pettigrew put forward the following motion:

Moved by Councillor Pettigrew  
Seconded by Councillor Guerra  
That Council request that staff provide a report that includes options for increasing the restrictions on vape shops, with consideration for the possibility of banning them altogether.

RES.R19-753

Carried

**L. ADJOURNMENT**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the April 15, 2019 Regular Council -


Public Hearing meeting be adjourned.


RES.R19-754

Carried

The Regular Council - Public Hearing meeting adjourned at 8:58 p.m.

Certified correct:

  
\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

  
\_\_\_\_\_  
Mayor Doug McCallum