

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 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Special (Regular)
Council meeting held on April 15, 2019, be adopted.

RES.R19-790

Carried

2. Council-in-Committee - April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the
Council-in-Committee meeting held on April 15, 2019, be received.

RES.R19-791

Carried

3. Regular Council - Land Use - April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Regular Council –
Land Use meeting held on April 15, 2019, be adopted.

RES.R19-792

Carried

4. Regular Council - Public Hearing - April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Regular Council -
Public Hearing meeting held on April 15, 2019, be adopted.

RES.R19-793

Carried

B. DELEGATIONS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19819"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19820"
Application: 7918-0202-00

CIVIC ADDRESS: 10683 and 10691 – 160 Street; Portion of unopened Lane

APPLICANT: J. and G. Sanghera
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Single Family Residential (13) Zone. The applicant is proposing to subdivide the site into 3 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.

Z. Ghaith, 156 Street and 101A Avenue: The delegation expressed concerns with respect to the closure of the back lane and the subdivision into 3 single family lots.

D. Jack, Surrey Environmental Partners: The delegation expressed concern regarding proximity to parks and the accounting for tree replacement.

M. Kompter, Hub Engineering Ltd. (Agent on behalf of the Applicant): The agent reported that the proposed lane closure is not necessary but was recommended by City staff during the review process.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19822"
Application: 7916-0154-00

CIVIC ADDRESS: 16421 – 20 Avenue

APPLICANT: 20 Development Inc.
c/o WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Single Family Residential (10) Zone and Single Family Residential (13) Zone. The applicant is proposing to subdivide the site into 15 single family small lots (5 RF-10 and 10 RF-13) and convey riparian protection area along the western portion of the site.

In addition, a Development Variance Permit is being sought to increase the minimum required front yard setback and reduce the minimum separation distance between the principal building and the detached garage for proposed Lots 12 to 15 in order to accommodate the required multi-use pathway along 20 Avenue.

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 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.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 1998, No. 13430, Amendment Bylaw, 2019, No. 19826"
Application: 7918-0312-00

CIVIC ADDRESS: 12505 – 22 Avenue

APPLICANT: J. and T. Baird
c/o M. Lord

PURPOSE: The applicant is seeking to amend Comprehensive Development Zone By-law No. 13430 in order to increase the maximum permitted floor area of the existing single family dwelling from 390 square metres (4,200 sq. ft.) to 446 square metres (4,800 sq. ft.), inclusive of all buildings and structures. This will bring the dwelling into conformance and allow the applicant to apply for an addition.

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.

- 4. **"Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1988, No. 9577, Amendment Bylaw, 2019, No. 19830"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831"
Corporate Report: 2019-L001

CIVIC ADDRESS: 1160 King George Boulevard

APPLICANT: Fountana Hotel Investment Corp

PURPOSE: The applicant is seeking to amend Comprehensive Development Zone By-law No. 9577 in order to remove references to 1160 King George Boulevard as shown in grey on the location map and rezone the property from Comprehensive Development Zone By-law No. 9577 to a new Comprehensive Development Zone. The applicant is proposing to increase the maximum allowable Floor Area Ratio from 0.5 to 0.65 in order to bring the existing hotel into zoning compliance and facilitate proposed renovations.

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.

- 5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19821"**
Application: 7918-0247-00

CIVIC ADDRESS: 14157 – 60A Avenue

APPLICANT: H. and L. Sandhu
c/o Mainland Engineering Design Corp. (Rajeev Mangla)

PURPOSE: The applicant is seeking to rezone the property from One-Acre 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. 19823"
Application: 7918-0438-00

CIVIC ADDRESS: 15315 – 66 Avenue

APPLICANT: 1152414 B.C. Ltd. (Director Information: Nachhattar Kooner and Anjali Sharma)
c/o Lo Studio Architecture (Marco Ciriello)

PURPOSE: The applicant is seeking to rezone the site shown in grey on the location map from Comprehensive Development Zone By-law No. 17404 to a new Comprehensive Development Zone. The applicant is proposing to develop a multi-tenant industrial/business park building containing warehouse and office space on the ground floor and office space on the second and third floors.

In addition, a Development Variance Permit is being sought to reduce the number of required parking spaces from 75% to 73%, resulting in a reduction from 177 to 130 parking spaces. Additional parking spaces will be available as part of an existing shared parking agreement at the adjacent property at 6638 – 152A Street.

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
A. Bains		X	

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19824"
Application: 7918-0252-00

CIVIC ADDRESS: 6157 – 144 Street

APPLICANT: S. Baldwin and P. Morioka
c/o M. Berar

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 19 townhouse units on the site.

In addition, a Development Variance Permit is being sought to reduce the minimum setbacks along all lot lines 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.

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal, noting the lack of adherence to "smart guidelines" and expressing concerns with the early removal of the detention pond for storm water run-off prior to full development of the area (some development applications still under review), traffic volume and the absence of a traffic impact study for the area, and lack of elementary schools for another 5 years.

M. Berar (Agent on behalf of the Applicant): The agent reported that staff confirmed the detention pond was no longer required as stormwater systems have been put in place. It was further noted that the Sullivan Heights School expansion will be ready for September 2021, accommodating an additional 700 students and that the proposed townhomes are estimated to complete between November 2021 and February 2022. Although not required, a public information meeting was held; 457 invitees resulting in 1 attendee and 30 written responses in support.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Chen			X
A. Kaps		X	

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2013, No. 18009, Amendment Bylaw, 2019, No. 19825"
Application: 7918-0283-00**

CIVIC ADDRESS: 10377 – 120 Street and 11959 – 103A Avenue (10355, 10365 and 10385 - 120 Street)

APPLICANT: Pacific Link Industrial Park Ltd.
c/o Wesgroup Properties Ltd. (Sunny Sandher)

PURPOSE: The applicant is seeking to amend Comprehensive Development Zone Bylaw No. 18009 in order to permit automotive service uses on the site and allow the development of a proposed automotive repair facility at 10365 – 120 Street.

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.

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19827"
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828"
 "Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19829"
 Application: 7918-0276-00

CIVIC ADDRESS: 9644 and 9656 King George Boulevard (9639 and 9643 – 136A Street; 9646 and 9648 King George Boulevard)

APPLICANT: Rize Atelier (KGB) Properties Ltd.
 c/o Stantec (Malcolm Elliot)

PURPOSE: The applicant is seeking to increase the maximum allowable density for the site from 3.5 to 5.5 Floor Area Ratio (FAR) and rezone the site from Highway Commercial Industrial Zone to Comprehensive Development Zone. The applicant is proposing to develop a 31-storey high-rise residential tower with a 4-storey residential podium consisting of 293 apartment units and 5 townhouse units on the eastern portion of the site. A separate 4-storey commercial building will be built on the western portion of the site and will be connected by an atrium to the North Surrey Medical Building.

In addition, a Heritage Revitalization Agreement is being sought to allow for the preservation and revitalization of the North Surrey Medical Building at 9656 King George Boulevard.

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

N. Davidowicz, 114 Avenue and 142 Street: The delegation spoke in support of the development and asked if there have been any allowances for future public transit connectivity options to the development and surrounding area and a pedestrian overpass at King George Boulevard and 96 Avenue.

E. Model, Downtown Surrey BIA: The delegation spoke in support of the proposal and the developer, citing economic impact to the City and the benefits to the health and technology district, offering office space, commercial space and residential space as well as the heritage component.

D. Sharma, 152 Street and 87A Avenue: The delegation spoke in support of the proposal citing: tree retention, additional trees added and a development that will fit seamlessly in the existing diverse community.

R. Landale, 95 Avenue and 149 Street: The delegation spoke regarding the application and expressed concern for the OCP amendment and lack of smart

development guidelines but acknowledged the inclusion of the Heritage Revitalization Agreement to preserve and revitalize the medical building.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
S. Darby		X	
H. Dhaliwal	X		
D.Luo	X		
A. Kaps		X	

**10. Liquor Primary License
Application: 7919-0084-00**

CIVIC ADDRESS: 10767 King George Boulevard (10753 to 10789 King George Boulevard)

APPLICANT: Canada Future Investment Co. Ltd.
c/o Taurus Commercial Real Estate Services Ltd. (Cliff Raps)

PURPOSE: The applicant is seeking a Liquor Primary License to allow for liquor to be sold and consumed at the temporary location of the Whalley Legion while their current site is undergoing redevelopment. The proposed hours of operation are from 11:00 am to no later than 1:00 am Sunday through Thursday and from 11:00 am 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.

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

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
J. Duggan	X		
E. Hurford	X		

C. COMMITTEE REPORTS

1. Parks, Recreation & Culture Committee - March 12, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Parks, Recreation
and Culture Committee meeting held on March 12, 2019, be received.

RES.R19-794

Carried

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

Cllr. Pettigrew 24th anniversary

1. Proclamations

Councillor Guerra read the following proclamations:

- (a) MS Awareness Month – May, 2019;
- (b) National Hospice Month – May, 2019; and
- (c) National Missing Children's Month – May, 2019 and National Missing Children's Day – May 25, 2019.

Councillor Locke read the following proclamations:

- (d) Emergency Preparedness Week – May 5 – 11, 2019; and
- (e) Neighbourhood House Week – May 5 – 11, 2019.

Councillor Elford read the following proclamation:

- (f) North American Occupational Health & Safety Week – May 5 – 11, 2019.

Councillor Patton read the following proclamation:

- (g) Mental Health Week – May 6 – 12, 2019; and
- (h) Tzu Chi Day – May 12, 2019.

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

The Corporate Reports, under date of April 29, 2019, were considered and dealt with as follows:

Item No. Ro76 Approval of the Sale of a Closed Portion of Road Allowance
Adjacent to 16470 and 16510 – 18 Avenue (Step 2)
File: 0910-20/439A; 7917-0603-00

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 16470, 16510 and 16558 - 18 Avenue.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the sale of a
 146.1 metre squared (1,573 square feet) area of closed road allowance adjacent to 16470 and
 16510 - 18 Avenue under previously approved terms for this closure and sale as outlined in
 Corporate Report No. R011; 2019, a copy of which is attached to Corporate Report R076 as
 Appendix "I".

RES.R19-795

Carried
 With Councillor Pettigrew opposed.

Item No. R077 Parking Update – Select Land Uses and Parking Stall Dimensions
 File: 5480-01

Note: See Bylaw No. 19817 under Section H.

The General Manager, Engineering and General Manager, Planning & Development
 submitted a report to obtain Council approval for amendments to Surrey Zoning By-law,
 1993, No. 12000, as amended, as it relates to off-street parking requirements and parking
 stall dimensions.

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

1. Receive Corporate Report R077 for information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as amended, Part 1
 "Definitions" and Part 5 "Off-Street Parking and Loading/Unloading", as generally
 described in the report and detailed in Appendix "I"; and
3. Authorize the City Clerk to bring forward the necessary Bylaws for the required
 readings.

RES.R19-796

Carried

Item No. R078 Award of Contract 1220-030-2019-015: Synthetic Turf Field
 Replacement – Tamanawis Park
 File: 6140-20/A

The General Manager, Parks, Recreation & Culture submitted a report to obtain approval
 to award a contract for the removal and replacement of synthetic turf surfacing on the two
 field hockey fields at Tamanawis Park located at 12601 64 Avenue.

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

1. Receive Corporate Report R078 for information;
2. Award Contract 1220-030-2019-015 to AstroTurf West Distributors, Ltd. in the amount of \$1,093,050.00 including GST, for supply, delivery and installation of synthetic turf field surfacing on field hockey Fields #1 and #2 at Tamanawis Park;
3. Set the expenditure authorization limit for Contract 1220-030-2019-015 at \$1,202,355.00 including GST and contingency; and
4. Authorize the General Manager, Parks, Recreation & Culture to execute Contract 1220030-2019-015 to a maximum of \$1,202,355.00 including GST and contingency.

RES.R19-797

Carried

With Councillor Pettigrew opposed.

H. BYLAWS AND PERMITS**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19819"
7918-0202-00 – J. and G. Sanghera
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-13 – 10683 and 10691 – 160 Street - to subdivide into 3 single family small lots.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Paton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19819" pass its third reading.

RES.R19-798

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19820"
RA to RF-13 – to rezone a portion of the unopened lane.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19820" pass its third reading.

RES.R19-799

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19822"

7916-0154-00 – 20 Development Inc.
 c/o WSP Canada Inc. (Clarence Arychuk)
 RA to RF-10 and RF-13 – 16421 – 20 Avenue - to subdivide into 15 single family small lots (5 RF-10 and 10 RF-13).

Council direction received April 15, 2019

RES.R19-800 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19822" pass its third reading.
Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0154-00

16421 – 20 Avenue

To increase the minimum required front yard setback and reduce the minimum separation distance between the principal building and the detached garage for proposed Lots 12 to 15 in order to accommodate the required multi-use pathway along 20 Avenue.

RES.R19-801 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7916-0154-00 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.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 1998, No. 13430, Amendment Bylaw, 2019, No. 19826"
 7918-0312-00 – J. and T. Baird c/o M. Lord
 To amend CD By-law No. 13430 - 12505 – 22 Avenue - to increase the maximum permitted floor area from 390 square metres (4,200 sq. ft.) to 446 square metres (4,800 sq. ft.) in order to bring the existing single family dwelling into conformance and allow an addition.

Council direction received April 15, 2019

RES.R19-802 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw 1998, No. 13430, Amendment Bylaw, 2019, No. 19826" pass its third reading.
Carried

4. "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1988, No. 9577, Amendment Bylaw, 2019, No. 19830"
Corporate Report: 2019-L001 - Fountana Hotel Investment Corp.
To amend CD By-law No. 9577 - 1160 King George Boulevard - in order to remove references to the subject property at 1160 King George Boulevard.

Council direction received April 15, 2019
Corporate Report Item No. 2019-L001

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1988, No. 9577, Amendment Bylaw, 2019, No. 19830" pass its third reading.

RES.R19-803

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831"
CD (By-law No. 9577) to CD - 1160 King George Boulevard - to bring the existing building into zoning compliance by increasing the density from 0.5 FAR to 0.65 FAR.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831" pass its third reading.

RES.R19-804

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19821"
7918-0247-00 - H. and L. Sandhu
c/o Mainland Engineering Design Corp. (Rajeev Mangla)
RA to RF-13 - 14157 - 60A Avenue - to subdivide into 2 single family small lots.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19821" pass its third reading.

RES.R19-805

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823"
7918-0438-00 – 1152414 B.C. Ltd. (Director Information: Nachhattar Kooner and Anjali Sharma)
c/o Lo Studio Architecture (Marco Ciriello)
CD (By-law No. 17404) to CD – 15315 – 66 Avenue - to develop a multi-tenant industrial/business park building.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19823" pass its third reading.

RES.R19-806

Carried

Development Variance Permit No. 7918-0438-00

15315 – 66 Avenue

To reduce the number of required parking spaces from 75% to 73%, resulting in a reduction from 177 to 130 parking spaces. Additional parking spaces will be available as part of an existing shared parking agreement at the adjacent property at 6638 – 152A Street.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit
No. 7918-0438-00 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.R19-807

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19824"
7918-0252-00 – S. Baldwin and P. Morioka c/o M. Berar
RA to RM-30 – 6157 – 144 Street - to develop 19 townhouse units.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19824" pass its third reading.

RES.R19-808

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0252-00

6157 – 144 Street

To reduce the minimum setbacks along all lot lines in order to achieve a more urban, pedestrian streetscape.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7918-0252-00 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.R19-809 Carried
 With Councillor Pettigrew opposed.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2013, No. 18009,
 Amendment Bylaw, 2019, No. 19825"
 7918-0283-00 – Pacific Link Industrial Park Ltd.
 c/o Wesgroup Properties Ltd. (Sunny Sandher)
 To amend CD Bylaw No. 18009 - 10377 – 120 Street and 11959 – 103A Avenue - in
 order to permit automotive service uses.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw 2013, No. 18009, Amendment Bylaw, 2019, No. 19825" pass its
 third reading.

RES.R19-810 Carried

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,
 No. 19827"
 7918-0276-00 – Rize Atelier (KGB) Properties Ltd. c/o Stantec (Malcolm Elliot)
 To increase the maximum allowable density for the site 9644 and 9656 King
 George Boulevard from "3.5 FAR" to "5.5 FAR".

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2019, No. 19827" pass its third reading.

RES.R19-811 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828"
 CHI to CD – 9644 and 9656 King George Boulevard - to develop a 31-storey
 high-rise residential tower containing 293 apartment units and 5 townhouse units
 and a separate 4-storey commercial building.

Council direction received April 15, 2019

RES.R19-812

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828" pass its third reading.
	<u>Carried</u>

"Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19829"
To allow for the preservation and revitalization at 9656 King George Boulevard of
the North Surrey Medical Building.

Council direction received April 15, 2019

RES.R19-813

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19829" pass its third reading.
	<u>Carried</u>

10. **Liquor Primary License**

7919-0084-00 – Canada Future Investment Co. Ltd.
c/o Taurus Commercial Real Estate Services Ltd. (Cliff Raps)
10767 King George Boulevard (10761 King George Boulevard)
To allow for liquor to be sold and consumed at the temporary location of the
Whalley Legion while their current site is undergoing redevelopment.

Council direction received April 15, 2019

At the April 15, 2019 Regular Council – Land Use meeting, Council authorized the
proposed Liquor Primary License under Development Application No. 7919-0084-00
to proceed to Public Notification to solicit neighbourhood feedback regarding the
proposal.

It was	Moved by Councillor Guerra Seconded by Councillor Patton That, after taking into account the following criteria outlined in the attached Planning Report dated April 15, 2019:
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- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities
and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license
establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

After undertaking Public Notification to gather the views of area residents and businesses with respect to the proposed liquor license application,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. a maximum capacity of 149 persons;
2. the hours of operation for the liquor primary establishment are 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday and 11:00 a.m. to no later than 2:00 a.m. on Friday and Saturday.

RES.R19-814 Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council be authorized to issue Liquor License

Application No. 7919-0084-00.

RES.R19-815 Carried

PERMITS - APPROVALS

11. **Development Variance Permit No. 7918-0368-00**

S. and R. Batth
c/o K. Singh
8741 - 140A Street

To reduce the minimum front and rear yard setbacks in order to construct a new single family dwelling on an existing lot that has development restrictions due to statutory right-of-ways.

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. 7918-0368-00 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.R19-816 Carried

12. **Development Variance Permit No. 7918-0386-00**

D. and C. Parsons
c/o Thor's Hammer (Chad Von Hahn)
2307 - 130 Street

To increase the maximum permitted floor area of the second storey in order to allow for an addition above the garage of an existing dwelling.

One (1) piece of correspondence received in support of this Development Variance Permit No. 7918-0386-00 at the time the agenda was printed.

It was

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

No. 7918-0386-00 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.R19-817

Carried

13. Development Variance Permit No. 7919-0050-00

K. Sanghera
848 – 160 Street

To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0050-00 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.R19-818

Carried

14. Development Variance Permit No. 7919-0051-00

J. Khakha and K. Mahal
c/o K. Mahal
840 – 160 Street

To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0051-00 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.R19-819 Carried

15. Development Variance Permit No. 7919-0052-00

J. Chhoker
828 – 160 Street
To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0052-00 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.R19-820 Carried

16. Development Variance Permit No. 7919-0053-00

V. Dhanoa
816 – 160 Street
To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0053-00 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.R19-821 Carried

17. Development Variance Permit No. 7919-0054-00

Unique Dream Builders Ltd.
c/o Unique Dream Builders Ltd. (Harjit Sunner)
822 – 160 Street

To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0054-00 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.R19-822

Carried

18. Development Variance Permit No. 7919-0055-00

A. and H. Bassi
c/o A. Bassi
836 – 160 Street

To reduce the minimum distance between the principal building and a detached garage in order to extend the driveway length to accommodate a steep grade from the rear lane, which will provide access to the detached garage.

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. 7919-0055-00 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.R19-823

Carried

19. Development Variance Permit No. 7919-0074-00

0752567 B.C. Ltd. (Director Information: Raghbir Mand, Gurnek Rai and Amarjit Samra)
c/o 0752567 B.C. Ltd. (Ray Mand)

14310, 14320, 14330, 14340, 14350, 14360, 14370, 14380 and 14390 – 64 Avenue

To reduce the parking requirement for an eating establishment in order to accommodate a proposed 2-storey building, which will include a restaurant and office space.

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. 7919-0074-00 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.R19-824

Carried

PERMITS – SUPPORT

20. Development Variance Permit No. 7918-0346-00

Surrey Village Holdings Ltd.

c/o Realstar Management (Hedayat Nasoody)

9801 King George Boulevard (9835 King George Boulevard)

To reduce the number of required parking stalls from 423 to 367 and replace the development drawings attached to Land Use Contract No. 420. These variances will convert an existing commercial space into 63 proposed rental residential units and will allow for exterior renovations to both the proposed rental residential building and an existing high-rise residential building.

One letter of concern was received by an abutting property owner.

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

No. 7918-0346-00 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.R19-825

Carried

21. Temporary Use Permit No. 7919-0018-00

0917723 B.C. Ltd. (Director Information: Jagminder Paul K. Dhesi)

c/o Capital Steel Ltd. (Aman Dhillon)

10915 – 125 Street

To permit the outdoor storage of rebar materials and machinery for a period not to exceed three (3) years, expiring on April 29, 2022.

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 Temporary Use Permit No.
 7919-0018-00 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.R19-826

Carried**FINAL ADOPTION**

22. "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.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey General Rates Levy Bylaw, 2019,
 No. 19813" be finally adopted, signed by the Mayor and Clerk, and sealed with the
 Corporate Seal.

RES.R19-827

Carried

With Councillors Annis, Hundial, Locke and
 Pettigrew opposed.

23. "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.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Special Rates Levy Bylaw, 2019,
 No. 19814" be finally adopted, signed by the Mayor and Clerk, and sealed with the
 Corporate Seal.

RES.R19-828

Carried

24. "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.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Roads and Traffic Safety Levy Bylaw,
 2019, No. 19815" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R19-829 Carried
 With Councillors Annis, Hundial, Locke and
 Pettigrew opposed.

25. "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.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "MVRD Tax Requisition Bylaw, 2019,
 No. 19816" be finally adopted, signed by the Mayor and Clerk, and sealed with the
 Corporate Seal.

RES.R19-830 Carried

26. "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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Text Amendment Bylaw, 2019, No. 19801" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-831 Carried

INTRODUCTIONS

27. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19817"
 3900-20-19817 – Regulatory Text Amendment

To amend "Surrey Zoning By-law, 1993, No. 12000" as amended, in Parts 1, 5, 22, 23, 24, 25, 26, 27, 31, 32, 39, 47C, 48, 48A and 49 as it relates to off-street parking requirements and parking stall dimensions for select land uses.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.Ro77. Bylaw No. 19817 is therefore in order for consideration.

RES.R19-832 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2019, No. 19817" pass its first reading.
Carried

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

RES.R19-833 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2019, No. 19817" pass its second reading.
Carried

RES.R19-834 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19817" be held at the
 City Hall on May 13, 2019, at 7:00 p.m.
Carried

I. CLERK'S REPORT

1. Animal Control Officer Appointments

File: 2770-01

RES.R19-835 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Pursuant to Section 146 of the
 Community Charter, S.B.C. 2003, c.26 and amendments thereto and the
 Appointment of By-law Enforcement Officers, By-law, 1994, No. 12167, as amended,
 Danielle McKenzie and Ariana Jones are hereby appointed under Section 146 of the
 Community Charter, S.B.C. 2003, c.26 and amendments thereto as Animal Control
 Officers for the City of Surrey to be effective at the start date of their employment
 and continuing for the duration of the person's employment by the City of Surrey as
 Animal Control Officers.
Carried

2. Fleetwood Business Improvement Association

File: 1970-10 F

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council receive the 2018 Audited

Financial Statements submitted by the Fleetwood Business Improvement

Association and that the 2018 Audited Financial Statements be considered for

approval at the May 13, 2019 Council meeting.

RES.R19-836

Carried

J. NOTICE OF MOTION

K. OTHER BUSINESS

1. Single-Use Plastic Items

File: 5380-01

It was

Moved by Councillor Annis

Seconded by Councillor Patton

That staff provide Council with an update on

what is being planned at the regional level to reduce or eliminate single use plastic

items and provide options for how the City can move forward with a strategy for

Surrey.

RES.R19-837

Carried

L. ADJOURNMENT

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the April 29, 2019 Regular Council -

Public Hearing meeting be adjourned.


RES.R19-838

Carried

The Regular Council - Public Hearing meeting adjourned at 7:52 p.m.

Certified correct:


Jennifer Ficocelli, City Clerk


Mayor Doug McCallum