





2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19937"  
**Application: 7917-0465-00**

CIVIC ADDRESS: 2419 and 2429 – 168 Street

APPLICANT: Ikonik Homes Ltd.  
 c/o Martin Liew Architecture Inc. (Martin Liew)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Comprehensive Development Zone. The applicant is proposing to develop a 4-storey apartment building containing 29 units and a 5-storey apartment building containing ground floor commercial units and 104 apartment units.

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

Agent on behalf of the Applicant: The Agent submitted a form letter with 15 signatures in support of the proposal.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
D. Johannes			X
G. Morgan		X	
J. Nossova			X
W. & C. Leckie		X	

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938"  
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19939"  
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19940"  
**Application: 7915-0118-00**

CIVIC ADDRESS: 155, 161, and 193 – 172 Street

APPLICANT: Peace Park Developments Ltd.  
 WG Architecture Inc. (Joe. N.J. Hwang)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate a portion of the site from Urban to Multiple Residential. The applicant is also seeking to rezone the site from One-Acre Residential Zone to Comprehensive Development Zone and Multiple Residential 30 Zone. The proposal includes the development of a three-storey mixed-use building on the eastern portion of the site with ground floor commercial units with 30 apartment units on the upper floor. The proposal also includes the development of 45 townhouse units on the western portion of the site.

In addition, a Development Variance Permit is being sought to:

- (a) reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (c) reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to Building 2 and to 6.0 metres (20 ft.) to Building 1;
- (d) reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to Buildings 8 and 9 and to 1.7 metres (6 ft.) to the Amenity Building; and
- (e) reduce the minimum side yard (northeast) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to the Amenity Building.

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

B. Butler, 1 Avenue and 172 Street: The delegation spoke in opposition to the proposal citing the elimination of 1A Avenue, density, proposed setback reductions and privacy and property value impacts.

J. Purdon, 1 Avenue and 172A Street: The delegation spoke in opposition to the proposal citing height, traffic impacts and lack of transit, sidewalks and greenspace.

Resident, 172 Street and 1 Avenue: The delegation spoke in opposition to the proposal citing the inclusion of commercial retail units.

Resident, 1 Avenue and 172 Street: The delegation expressed concerns regarding the road width along 172 Street and 1 Avenue, setback reductions and density.

Resident, 1 Avenue and 172A Street: The delegation spoke in opposition to the proposal citing height, inclusion of commercial retail units, lack of entrances to the area, privacy and traffic impacts, lack of proposed parking spaces and transit services in the area and the non-conformance of the design with the existing neighbourhood character.

Resident, 1 Avenue and 171 Street: The delegation spoke in opposition to the proposal citing non-conformance of the design with the existing neighbourhood character and removal of trees from the subject site.

Resident: The delegation spoke in opposition to the proposal citing removal of trees from the subject site and the impact on the existing eagle conservation area.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
R. Pedersen		X	
D. Ypenburg		X	
H. Racine		X	
R. & J. Purdon		X	
A. Mackenzie			X
B. & C. Butler		X	
B. Pavananthan		X	
G. & M. Carter			X
G. Morgan		X	
I. & J. Hauen		X	
J. & A. Lunn			X
J. Gouk		X	
K. Lyons		X	
L. Sturgess		X	
L. van der Velden & T. Thorne			X
M. Carter		X	
M. Gulliver		X	
P. Maestrello		X	
P. Schwartz		X	
R. Sturgess		X	
S. Bhagat		X	
S. Heerspink		X	
S. Ridley		X	

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

NAME	SUPPORT	OPPOSED	CONCERNED
T. Harvey		X	

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341"  
Application: 7915-0020-00

CIVIC ADDRESS: 5175 - 184 Street

APPLICANT: o865838 B.C. Ltd.  
(Director Information: Kenneth and Jeffrey Kooyman)  
c/o Krahn Engineering Ltd. (Dave Batten)

PURPOSE: The applicant is seeking to rezone the site from General Agriculture Zone and High Impact Industrial Zone to Comprehensive Development Zone. The applicant is proposing to redevelop an existing abattoir facility as a non-farm use on the eastern portion of the site and to allow for the continuation of agricultural uses on the western portion of the site. This application and the proposed

Comprehensive Development Bylaw No. 19341 has been updated to reflect the current proposal and the changes requested by the Agriculture Land Commission as conditions of approval.

The proposed changes relate to the total floor area, setbacks, maximum number of parking stalls, landscaping and the maximum size of the farm residential footprint.

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

D. Jack, Surrey Environmental Partners: The delegation suggested that broad canopy trees be provided for shade and that a green roof be implemented.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
A. Farr			X
A. Kaps		X	

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19934"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19935"**  
**Application: 7916-0441-00**

CIVIC ADDRESS: 18782 No. 10 Highway (56 Avenue)

APPLICANT: M. and H. Johal, G. Gill  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Comprehensive Development Zone and Neighbourhood Commercial Zone. The applicant is proposing to develop two commercial buildings on the northern portion of the site and subdivide the southern portion of the site into 5 single family small suburban lots.

In addition, a Development Variance Permit is being sought to:

- (a) reduce the minimum north side yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) on proposed Lot 6 (proposed commercial lot);
- (b) reduce the minimum front (east) yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 6 (proposed commercial lot); and
- (c) increase the height of a principal building in the C-5 Zone from 9 metres (30 ft.) to 9.2 metres (30 ft.) on proposed Lot 6 (proposed commercial lot).

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

J. Sidhu, 187 Street and 56 Avenue: The delegation spoke in support of the proposal citing lack of existing commercial and amenity space in the area and appropriate height and design.

S. Sahi, 187 Street and 55A Avenue: The delegation spoke in support of the proposal citing lack of existing commercial and amenity space in the area.

D. Soni, Colliers International: The delegation provided an overview of commercial vacancy rates and impacts on business rental rates. The delegation spoke in support of the proposal citing lack of existing commercial and amenity space in the area.

M. Grewal, Colliers International: The delegation spoke in support of the proposal citing lack of existing commercial and amenity space in the area.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
Residents – Four Form Letters		X	
A. Nauss & R. Kelly		X	
A. Kaps		X	
J. Sandhu			X

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

- 13 in support; and
- 0 in opposition.

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19932"  
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19933"  
 Application: 7918-0032-00

CIVIC ADDRESS: 8013 - 144 Street; Portion of Road (Hawkstream Drive)

APPLICANT: K. and L. Dhaliwal  
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the site shown from Suburban to Urban and rezone the site from Comprehensive Development By-law No. 11397 to Single Family Residential Zone. The

applicant is proposing to subdivide the site into 2 single family lots.

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

R. Coill, 22 Avenue and 154 Street: The delegation spoke in opposition to the proposal and suggested increased density for the subject site.

M. Kompter, Hub Engineering Inc. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and spoke to lot size.

Resident: The delegation spoke in support of the proposal

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19941"**

**PURPOSE:** To amend "Surrey Zoning By-law, 1993, No. 12000" as amended, in Parts 35 and 39 to add private liquor store as a permitted use in the Neighbourhood Commercial Zone and the Highway Commercial Industrial Zone, as described in Corporate Report 2019-R195, which was approved at the October 7, 2019 meeting.

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

M. Starchuk, 85 Avenue and 144A Street: The delegation spoke in opposition to the proposal citing no community benefits of the text amendment and alternative options for job creation. The delegation expressed concerns regarding the loss of public consultation.

Resident: The delegation spoke in opposition to the proposal citing increased accessibility to alcohol and the number of current liquor stores throughout the city.

Resident: The delegation spoke in opposition to the proposal citing the number of current liquor stores throughout the city.

Resident: The delegation spoke in opposition to the proposal citing increased accessibility to alcohol, the number of current liquor stores throughout the city, alternative options for job creation and expressed concerns regarding public safety.

Resident, 113 Avenue and 156A Street: The delegation spoke in opposition to the proposal and expressed concern regarding the loss of public consultation.

Resident: The delegation spoke in opposition to the proposal.

Resident: The delegation spoke in opposition to the proposal citing inappropriate land use for liquor stores in residential areas and expressed concerns regarding public safety.



There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
I. McKeown		X	
M. Jensen & B. Gresko		X	
A. Kaps		X	
C. Ullmann		X	
D. Sanderson		X	
E. Amundson		X	
H. Sahota		X	
J.K. Hannah & D.E. Beall		X	
J. Anakotta		X	
J. Eatmon		X	
J. Garcha		X	
K. Douglas		X	
S. Sanderson		X	

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

NAME	SUPPORT	OPPOSED	CONCERNED
J. Temple		X	

**B. DELEGATIONS – PUBLIC HEARING – LAND USE CONTRACT TERMINATION**

**8. "Surrey Land Use Contract No. 175, Termination Bylaw, 2019, No. 19924"  
Application: 7917-0222-00**

**CIVIC ADDRESS:** Nico Wynd Estates and Golf Course, generally located north of Crescent Road between 140 Street and 142A Street

**PURPOSE:** To terminate Land Use Contract No. 175 and introduce a Comprehensive Development Bylaw for the underlying lands that reflects the current use of the lands.

**Note:** This Public Hearing is for Land Use Contract Termination Bylaw No. 19924. Due to a notification error it is requested that Council set a new Public Hearing date for "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19925, which addresses the underlying lands and reflects the current use of the lands.

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

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
K. Ross			X

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Public Hearing on Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19925 be held at the City Hall  
 on November 4, 2019, at 7:00 p.m.  
 RES.R19-1808 Carried

### C. COMMITTEE REPORTS

### D. BOARD/COMMISSION REPORTS

#### 1. Surrey Heritage Advisory Commission - September 11, 2019

(a) It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the minutes of the Surrey Heritage  
 Advisory Commission meeting held on September 11, 2019, be received.  
 RES.R19-1809 Carried

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

#### **House at 17706 57 Avenue Request of Removal from Heritage Inventory**

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

1. Receive the report dated September 11, 2019 for information (attached as Appendix I); and
2. Proceed with an amended version of Option 2: Remove from heritage inventory; and
3. Remove the house located at 17706 57 Avenue from the Heritage Inventory.

RES.R19-1810 Carried

### E. MAYOR'S REPORT

#### 1. Proclamations File: 0630-02

Mayor McCallum read the following proclamation:

(a) Waste Reduction Week – October 21 – 27, 2019

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

The Corporate Reports, under date of October 21, 2019, were considered and dealt with as follows:

**Item No. R198** Amendments to the Highway and Traffic Bylaw, 1997, No. 13007  
File: 3900-20-13007

Note: See Bylaw No. 19944 under Section H.

The General Manager, Corporate Services and Acting General Manager, Engineering submitted a report to obtain Council's approval to amend the Highway and Traffic Bylaw to prohibit large vehicles, such as recreational vehicles and campers ("Large Vehicles"), from being occupied while parked on City roads between the hours of 10:00 p.m. and 6:00 a.m., to prohibit Large Vehicles from being parked adjacent to public parks, schools, churches or residences beyond 3 hours between the hours of 6:00 a.m. and 10:00 p.m., and to prohibit them from being occupied while parked during that time.

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

1. Receive Corporate Report R198 for information;
2. Approve proposed amendments to the *Highway and Traffic By-law, 1997, No. 13007*, as amended, as documented in Appendix "I" of the report which restricts the parking of large vehicles on highways; and
3. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings.

Before the question was put:

It was Moved by Councillor Locke  
Seconded by Councillor Guerra  
That Corporate Report R198 be referred back

to staff to consider housing impacts.

RES.R19-1811

Carried  
With Councillor Elford opposed.

**Item No. R199** Award of Contract No. 1220-040-2019-054: Supply of One Compressed Natural Gas Fueled Combination Sewer and Catch Basin Cleaner Vacuum Truck  
File: 2320-20 (Vacuum Truck)

The Acting General Manager, Engineering submitted a report to seek Council approval for staff to purchase one new dedicated compressed natural gas ("CNG") fueled combination sewer and catch basin cleaner vacuum truck, as identified within this report. The purchase of this truck will add to the City's growing fleet of CNG vehicles, supporting the City's Sustainability Charter 2.0 in meeting its Corporate Emissions reduction target of 20% below the baseline standards by 2020.

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

1. Award Contract No. 1220-040-2019-054 to Vimar Equipment Ltd. in the amount of \$633,037.44 (including all applicable taxes and levies) for the supply of one compressed natural gas fueled tandem axle combination sewer and catch basin cleaner vacuum truck;
2. Set the expenditure authorization limit for this contract at \$670,000.00 (including contingencies and taxes); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2019-054.

RES.R19-1812

Carried

**Item No. R200** Reimbursement to Developer for the Construction of Sanitary and Storm Mains and Dedication of Drainage Corridors  
File: 7816-0376-00; 3150-05

The Acting General Manager, Engineering submitted a report to obtain Council approval to reimburse Seiba Properties & Investments Limited for the construction of the upsized sanitary mains on 15 Avenue, upsized storm mains on 168 Street, and dedication of drainage corridors adjacent to 15 Avenue and 15A Avenue.

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

1. Receive Corporate Report R200 for information; and

2. Authorize the reimbursement to Seiba Properties & Investments Limited for the construction of the upsized sanitary mains on 15 Avenue, upsized storm mains on 168 Street, and dedication of drainage corridors on 15 Avenue and 15A Avenue in the amount of \$759,026.84 (including GST) for the City's proportionate cost for these works in conjunction with Servicing Agreement No. 7816-0376-00.

RES.R19-1813

Carried

**Item No. R201** East Clayton Parking Strategy  
File: 5480-01

The Acting General Manager, Engineering submitted a report to update Council on staff's review of the parking strategies for East Clayton and to seek Council approval of a one-year queuing street pilot project to help alleviate parking challenges facing the neighbourhood.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Council:

1. Receive Corporate Report R201 for information; and
2. Endorse staff to proceed with a residential engagement and queuing street conversion pilot project for up to four streets for a one-year term in East Clayton.

RES.R19-1814

Carried

**Item No. R202** Acquisition of Property at 13420 – 92 Avenue for Parkland Purposes  
File: 0870-20/235B

The Acting General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase the property at 13420 - 92 Avenue for parkland purposes.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Council approve the purchase of the

property at 13420 – 92 Avenue (PID No. 000-819-107) for parkland purposes, as illustrated on the map attached as Appendix "I".

RES.R19-1815

Carried

**Item No. R203** Community Enhancement Partnership Program Grant Application  
– Spirit Garden Walking Path Extension Project  
File: 1850-01

The General Manager, Parks, Recreation & Culture and General Manager, Finance submitted a report to recommend that Council award a Community Enhancement Partnership grant to support the Spirit Garden South Surrey community group for the Spirit Garden Walking Path Extension project which proposes to extend the existing

asphalt walking path that traverses the south side of the garden from 140 Street to the alley. The extension will provide a walking loop for residents to stroll around the Spirit Garden.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Council approve a grant under the  
 Community Enhancement Partnership Program for \$3,000 to the Spirit Garden South  
 Surrey community group for the Spirit Garden Walking Path Extension project located at  
 the 2680 140 Street detention pond.

RES.R19-1816

Carried

**Item No. R204** Surrey School District Eligible School Sites Proposal 2020-2021  
 Capital Plan  
 File: 0510-02 (School District No. 36 [Surrey])

The General Manager, Planning & Development submitted a report to provide information to Council on the Surrey School District's Eligible School Sites Proposal for 2020 to 2021.

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

1. Receive Corporate Report R204 for information;
2. Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2020-2021 Capital Plan, attached as Appendix "I," and
3. Instruct the City Clerk to forward a copy of the report and the related Council resolution to the Surrey School District.

RES.R19-1817

Carried

**Item No. R205** City Centre Plan Update  
 File: 6520-20 (City Centre)

The General Manager, Planning & Development submitted a report to seek Council authorization to review and update the City Centre Plan. Additionally, this report is seeking Council approval to move towards the establishment of a designated Central Business District within portions of Surrey City Centre.

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

1. Receive Corporate Report R205 for information;

2. Authorize staff to initiate a review of the City Centre Plan, including a comprehensive program of community and stakeholder engagement, as outlined in the report;
3. Approve the proposed boundary extension to the City Centre Plan Area, as described in the report and illustrated in Appendix "I"; and
4. Endorse the general location of an interim Central Business District area within City Centre as illustrated in Appendix "II," along with a provisional policy requirement that new developments therein provide at minimum 50% of its floor area for office and/or institutional uses.

RES.R19-1818

Carried

**Item No. R206** Updates to Indoor and Outdoor Amenity Space Requirements  
File: 6440-01; 3900-30-12000

Note: See Bylaw Nos. 19945, 19946 and 19947 under Section H.

The General Manager, Planning & Development submitted a report to inform Council of the current indoor and outdoor amenity space requirements associated with multi-family development and propose changes that will better align with the Surrey housing market and align with Council's expectations, and to ensure the delivery of and access to indoor amenity space for residents within their complexes by ensuring new minimum space requirements.

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Council:

1. Receive Corporate Report R206 for information;
2. Amend *Surrey Zoning By-law, 1993, No. 12000*, as described in the report and documented in Appendix "I";
3. Replace the existing Council Policy No. O-48, Relaxation of Indoor and Outdoor Multiple Unit Residential Amenity Space Requirements with a revised Policy O-48 as described in the report and documented in Appendix "II";
4. Amend *City of Surrey Amenity Space Capital Works Reserve Fund By-law, 2001, No. 14343*, as described in the report and documented in Appendix "III";
5. Amend *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as described in the report and documented in Appendix "IV"; and
6. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

RES.R19-1819

Carried





Before the question was put:

It was	Moved by Councillor Hundial Seconded by Councillor Guerra That Corporate Report R208 be referred back to staff for more information regarding the speaker Betsy Myers and whether the topic is political in nature and to determine what the requested funding will be used for.
RES.R19-1821	<u>Carried</u>

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19936"  
7918-0082-00 - D. Dukanovic  
c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)  
RF to RF-10 - 15428 - 28 Avenue - to subdivide into 2 single family small lots.

Council direction received October 7, 2019

It was	Moved by Councillor Guerra Seconded by Councillor Nagra That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19936" pass its third reading.
RES.R19-1822	<u>Carried</u> With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19937"  
7917-0465-00 - Ikonik Homes Ltd.  
c/o Martin Liew Architecture Inc. (Martin Liew)  
RA to CD - 2419 and 2429 - 168 Street - to develop a 4-storey apartment building  
containing 29 units and a 5-storey apartment building containing ground floor  
commercial units and 104 apartment units.

Council direction received October 7, 2019

It was	Moved by Councillor Guerra Seconded by Councillor Nagra That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19937" pass its third reading.
RES.R19-1823	<u>Carried</u>

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938"  
7915-0118-00 - Peace Park Developments Ltd.  
c/o WG Architecture Inc. (Joe N.J. Hwang)  
To redesignate Portions of 155, 161, 193 – 172 Street from Urban to Multiple Residential.

Council direction received October 7, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938" pass its third reading.

Before the question was put:

It was Moved by Councillor Hundial  
Seconded by Councillor Nagra  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938" be referred back to staff to address the concerns raised during the public hearing regarding height, density, parking and impact on eagle nesting habitat.

RES.R19-1824

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19939"  
RA to CD – Portions of 155, 161, 193 - 172 Street – to permit a three-storey mixed-use building with ground floor commercial units and 30 apartment units on the upper floor.

Council direction received October 7, 2019

This item was out of order.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19940"  
RA to RM-30 – Portions of 155, 161, 193 - 172 Street – to permit 45 townhouse units.

Council direction received October 7, 2019

This item was out of order.

**Development Variance Permit No. 7915-0118-00**

Portions of 155, 161, 193 – 172 Street

To reduce setbacks along all property lines for the townhouse portion of the site in order to allow for a more pedestrian-oriented, urban streetscape along 172 Street.

This item was out of order.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19341"  
 7915-0020-00 - 0865838 B.C. Ltd. (Director Information: Kenneth and Jeffrey  
 Kooyman)  
 c/o Krahn Engineering Ltd. (Dave Batten)  
 A-1 and IH to CD – 5175 - 184 Street – to allow the redevelopment of an existing  
 abattoir facility and continuation of agricultural uses.

Council direction received October 7, 2019

RES.R19-1825 It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19341" pass its third reading.  
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19934"  
 7916-0441-00 - M. and H. Johal, G. Gill  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 RA to CD – 18782 No. 10 Highway (56 Avenue) - to allow subdivision into 5 single  
 family small suburban lots.

Council direction received October 7, 2019

RES.R19-1826 It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19934" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19935"  
 RA to C-5 - 18782 No. 10 Highway (56 Avenue) - to construct 2 commercial  
 buildings.

Council direction received October 7, 2019

RES.R19-1827 It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19935" pass its third reading.  
Carried

**Development Variance Permit No. 7916-0441-00**

18782 No. 10 Highway (56 Avenue)

To reduce the north side yard and the front (east) yard building setback and to  
 increase the height of a principal building on proposed lot 6 (proposed  
 commercial lot).

- RES.R19-1828
- It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Development Variance Permit  
No. 7916-0441-00 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
6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,  
No. 19932"  
7918-0032-00 - K. and L. Dhaliwal  
c/o Hub Engineering Inc. (Mike Kompter)  
To redesignate the site - 8013 - 144 Street; Portion of Road (Hawkstream Drive) -  
from Suburban to Urban.
- Council direction received October 7, 2019
- RES.R19-1829
- It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19932" pass its third reading.  
Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19933"  
CD By-law No. 11397 to RF - 8013 - 144 Street; Portion of Road (Hawkstream  
Drive) - to subdivide the site into 2 single family lots.
- Council direction received October 7, 2019
- RES.R19-1830
- It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19933" pass its third reading.  
Carried
7. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19941"  
3900-20-19941 – Regulatory Text Amendment  
To amend "Surrey Zoning By-law, 1993, No. 12000" as amended, in Parts 35 and 39  
to add private liquor store as a permitted use in the Neighbourhood Commercial  
Zone and the Highway Commercial Industrial Zone.
- Council direction received July 22, 2019  
Corporate Report Item No. 2019-R195

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2019, No. 19941" pass its third reading.  
Defeated

**PERMITS - APPROVALS**

**8. Development Variance Permit No. 7916-0194-00**

A. and S. Punni  
 c/o Westridge Engineering & Consulting Ltd. (Dharam Kajal)  
 8951 – 156 Street

To reduce the minimum lot depth for proposed Lot 1 and for proposed Lot 2; to reduce the minimum front yard setback for proposed Lot 2 for 50% of the principal building on the north side and for the remaining 50% of the principal building on the south side; to reduce the minimum rear yard setback of proposed Lot 2 for the principal building; and to increase the minimum north side yard setback on a flanking street (89B Avenue) for the garage only on proposed Lot 2. These variances will maximize the buildable floor area for each single family lot in a 2-lot subdivision.

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Development Variance Permit  
 No. 7916-0194-00 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.R19-1831

Carried

**9. Development Variance Permit No. 7919-0163-00**

K. Dhaliwal and G. Khangura  
 c/o K. Dhaliwal  
 5922 – 147 Street

To reduce the minimum rear yard (east) setback of the principal building face for the covered deck. These variances will allow for a more functional site layout for a proposed single family dwelling while retaining a tree on the neighbouring site along 147 Street (northwest of the subject site).

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Development Variance Permit  
 No. 7919-0163-00 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.R19-1832

Carried**PERMITS – SUPPORT****10. Temporary Use Permit No. 7918-0234-00**

H. and H. Visscher  
 c/o DOM Santi (Bob Papau)  
 6455 – 176 Street

To permit the continued storage of RV's on proposed Lot 1 for a period not to  
 exceed three (3) years, expiring on October 21, 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 Nagra  
 That Council support the issuance of  
 Temporary Use Permit No. 7918-0234-00 and consider approval of the Permit upon  
 final approval of the associated Development Variance Permit and Development  
 Permit.

RES.R19-1833

Carried**Development Variance Permit No. 7918-0234-00**

6455 – 176 Street

To reduce the minimum front yard (west) setback for proposed Lot 2. This will  
 allow for the development of an addition to an automotive repair shop on  
 proposed Lot 2.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Council support the issuance of  
 Development Variance Permit No. 7918-0234-00 and consider approval of the  
 Permit upon final approval of the associated Temporary Use Permit and  
 Development Permit.

RES.R19-1834

Carried

11. **Development Variance Permit No. 7919-0162-00**

R. Schultz

c/o R. Schultz

13076 Crescent Road

To reduce the minimum side yard (east) setback for the principal building for a proposed addition to an existing dwelling. This variance will allow for an addition of a deck with an enclosed carport underneath.

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

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Development Variance Permit

No. 7919-0162-00 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.R19-1835

Carried12. **Development Variance Permit No. 7919-0206-00**

Little Rock Property Management Ltd.

c/o Project Sustainable Architecture (Roger Amenyogbe)

13507 – 105A Avenue and 13508 – 106 Avenue

To waive the requirement that a child care centre be located on the same lot as its associated open space and play area. The proposed variances will allow for a child care centre to be located at 13508 – 106 Avenue, with its associated open space and play area located on the neighbouring lot to the south at 13507 – 105A Avenue.

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

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Development Variance Permit

No. 7919-0206-00 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.R19-1836

Carried**FINAL ADOPTIONS**

## 13. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19902"

3900-20-19902 - Regulatory Text Amendment

To amend "Surrey Zoning By-law, 1993, No. 12000" as amended, in Part 5 in order to include the changes that were originally intended, as it relates to off-street parking requirements and parking stall dimensions for select land uses, in Corporate Report 2019-R077, which was approved at the April 29, 2019 meeting.

Approved by Council: April 29, 2019  
Corporate Report Item No. 2019-R077

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2019, No. 19902" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R19-1837 Carried

14. "Section 220 and 224 (2) (f) and (h) Tax Exemption Bylaw, 2019, No. 19908"  
3900-20-19908 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the  
City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the *Community  
Charter*.

Approved by Council: October 7, 2019  
Corporate Report Item No. 2019-R180

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Section 220 and 224 (2) (f) and (h) Tax  
Exemption Bylaw, 2019, No. 19908" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1838 Carried

15. "Section 224 Tax Exemption Bylaw, 2019, No. 19909"  
3900-20-19909 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the  
City of Surrey pursuant to Section 224 of the *Community Charter*.

Approved by Council: October 7, 2019  
Corporate Report Item No. 2019-R181

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Section 224 Tax Exemption Bylaw,  
2019, No. 19909" be finally adopted, signed by the Mayor and Clerk, and sealed  
with the Corporate Seal.

RES.R19-1839 Carried

16. "Section 224 (2) (g) Tax Exemption Bylaw, 2019, No. 19910"  
3900-20-19910 – Tax Exemption  
A bylaw to provide for the exemption from taxation of certain properties in the  
City of Surrey pursuant to Section 224 (2) (g) of the *Community Charter*

Approved by Council: October 7, 2019



Corporate Report Item No. 2019-R182

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Section 224 (2) (g) Tax Exemption  
 Bylaw, 2019, No. 19910" be finally adopted, signed by the Mayor and Clerk, and  
 sealed with the Corporate Seal.

RES.R19-1840 Carried

17. "Section 225 Tax Exemption Bylaw, 2019, No. 19911"  
 3900-20-19911 – Tax Exemption  
 A bylaw to provide for the exemption from taxation of certain properties in the  
 City of Surrey pursuant to Section 225 of the *Community Charter*

Approved by Council: October 7, 2019  
 Corporate Report Item No. 2019-R183

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Section 225 Tax Exemption Bylaw,  
 2019, No. 19911" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R19-1841 Carried

18. "Newton Neighbourhood Community Dog Park Tax Exemption Bylaw, 2019,  
 No. 19912"  
 3900-20-19912 – Tax Exemption  
 A bylaw to provide for the exemption from taxation of certain properties in the  
 City of Surrey pursuant to Section 224 of the *Community Charter*

Approved by Council: October 7, 2019  
 Corporate Report Item No. 2019-R184

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Newton Neighbourhood Community  
 Dog Park Tax Exemption Bylaw, 2019, No. 19912" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1842 Carried

19. "SAFE Centre Tax Exemption Bylaw, 2019, No. 19913"  
 3900-20-19913 – Tax Exemption  
 A bylaw to provide for the exemption from taxation of certain properties in the  
 City of Surrey pursuant to Section 224 of the *Community Charter*

Approved by Council: October 7, 2019  
 Corporate Report Item No. 2019-R185

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "SAFE Centre Tax Exemption Bylaw,  
 2019, No. 19913" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R19-1843 Carried

## INTRODUCTIONS

20. "Surrey Highway and Traffic Bylaw 1997, No. 13007, Amendment Bylaw, 2019,  
 No. 19944"  
 3900-20-19944 – Regulatory Text Amendment  
 To amend "Surrey Highway and Traffic By-law 1997, No. 13007", as amended, to  
 prohibit large vehicles such as recreational vehicles and campers from being  
 occupied overnight while parked on City roads and to limit the allowable hours  
 that large vehicles may be parked adjacent to businesses, public parks, schools,  
 churches or residences.

Corporate Report Item No. R198

This item is out of order.

21. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19945"  
 3900-20-19945 – Regulatory Text Amendment  
 "Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to add  
 definitions of Lock-Off Suite and Micro Unit, and to add amenity space  
 requirements in Parts 4, 20 – 27, and 37-38 for Lock-Off Suites and Micro Units.

Approved by Council: October 21, 2019

Corporate Report Item No. R206

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No. R206. Bylaw No. 19945 is therefore in order for consideration.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2019, No. 19945" pass its first reading.

RES.R19-1844 Carried

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Text Amendment Bylaw, 2019, No. 19945" pass its second reading.

RES.R19-1845 Carried

- It was then  
 Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19945" be held at the  
 City Hall on November 4, 2019, at 7:00 p.m.  
 RES.R19-1846 Carried
22. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,  
 No. 19946"  
 3900-20-19946 – Regulatory Text Amendment  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further  
 amended to clarify outdoor amenity space requirements in Development Permit  
 Area 1, Form and Character.
- Approved by Council: October 21, 2019  
 Corporate Report Item No. R206
- Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No. R206. Bylaw No. 19946 is therefore in order for consideration.
- It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2019, No. 19946" pass its first reading.  
 RES.R19-1847 Carried
- The said By-law was then read for the second time.
- It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2019, No. 19946" pass its second reading.  
 RES.R19-1848 Carried
- It was then  
 Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19946" be  
 held at the City Hall on November 4, 2019, at 7:00 p.m.  
 RES.R19-1849 Carried
23. "City of Surrey Amenity Space Capital Works Reserve Fund Bylaw, 2001, No. 14343,  
 Amendment Bylaw, 2019, No. 19947"  
 3900-20-19947 – Regulatory Text Amendment  
 "City of Surrey Amenity Space Capital Works Reserve Fund By-law, 2001,  
 No. 14343", as amended, is further amended to incorporate housekeeping changes  
 that reference current legislative requirements.

Approved by Council: October 21, 2019  
Corporate Report Item No. R206

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R206. Bylaw No. 19947 is therefore in order for consideration.

RES.R19-1850 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "City of Surrey Amenity Space Capital  
Works Reserve Fund Bylaw, 2001, No. 14343, Amendment Bylaw, 2019, No. 19947"  
pass its first reading.  
Carried

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

RES.R19-1851 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "City of Surrey Amenity Space Capital  
Works Reserve Fund Bylaw, 2001, No. 14343, Amendment Bylaw, 2019, No. 19947"  
pass its second reading.  
Carried

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

RES.R19-1852 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "City of Surrey Amenity Space Capital  
Works Reserve Fund Bylaw, 2001, No. 14343, Amendment Bylaw, 2019, No. 19947"  
pass its third reading.  
Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **A. Uppal and J. Dhillon, Students**  
**Climate Clock**  
**Sustainabiliteens**  
File: 5280-01: 0550-20-10

RES.R19-1853 It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That A. Uppal and J. Dhillon, Students,  
Climate Clock, Sustainabiliteens be heard as a delegation at Environmental  
Sustainability Advisory Committee.  
Carried  
With Councillor Pettigrew opposed.

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the October 21, 2019 Regular Council -

Public Hearing meeting be adjourned.

RES.R19-1854

Carried

The Regular Council - Public Hearing meeting adjourned at 8:54 p.m.

Certified correct:



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



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