

c. Regular Council - Public Hearing - November 4, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Regular Council -
Public Hearing meeting held on November 4, 2019, be adopted.
Carried

RES.R19-1980

B. DELEGATIONS – PRESENTATION

1. Scott Lamont, President-elect, Public Works Association of BC

File: 0290-20

The delegation presented the following awards:

- The American Public Works Association (APWA) Excellence in Snow and Ice Control Award to Surrey City Council. The award was established to promote excellence in the management and administration of public works snow and ice operations.
- The Public Works Association of BC (PWABC) Manager of the Year to Ray Kerr, Manager, Engineering Operations. The award is presented to an individual who exemplifies the spirit and professionalism of the Public Works profession.

B. DELEGATIONS – PUBLIC HEARING

**1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19948"
Application: 7919-0128-00**

CIVIC ADDRESS: 3353 - 194 Street

APPLICANT: Tag Properties (2018) Ltd.
c/o KCC Architecture and Design Ltd. (Karla Castellanos)

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

In addition, a Development Variance Permit is being sought to reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the drive-aisle on the north side of the proposed building.

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

D. Jack, Surrey Environmental Partners: The delegation expressed concerns regarding tree removal from the subject site and the lack of a green roof.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
P. Johal	X		
S. Johal	X		

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19953"**
Application: 7919-0134-00

CIVIC ADDRESS: 1740 – 140 Street

APPLICANT: S. and A. Maheem, R. and G. Loodu
 c/o CitiWest Consulting Ltd. (Natalie Pullman)

PURPOSE: The applicant is seeking to rezone the property from Single Family Residential Zone to Single Family Residential (9) Zone. The applicant is proposing to facilitate the consolidation with the adjacent property (1748 – 140 Street) and subdivide the site into 3 single family small lots.

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

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

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
M. van Teunenbroek			X

3. **"City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954"**
Application: 7915-0310-00

CIVIC ADDRESS: 13539 – 16 Avenue

APPLICANT: N. and G. Kooner
 c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to enter into a Heritage Revitalization Agreement in order to allow for the restoration and long term protection of the Verna Porter Residence. The applicant is proposing to subdivide the site into 4 single family lots and one lot for park purposes. The existing heritage home (Verna Porter Residence) will be relocated onto proposed Lot 3.

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

Resident, 135 Street and 16 Avenue: The delegation expressed concerns regarding the current condition of the house, the proposed subdivision plan and the lack of traffic turn around space.

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

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19949"**
Application: 7918-0183-00

CIVIC ADDRESS: 6029 – 168 Street

APPLICANT: Crown West Development Ltd.
c/o Jya Jinyong Yum Architect (Jin Yum)

PURPOSE: The applicant is seeking to rezone the site from Local Commercial Zone to Comprehensive Development Zone. The applicant is proposing to develop a mixed-use building with commercial uses on the ground floor and a residential unit on the second floor.

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

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

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19951"**
Application: 7919-0200-00

CIVIC ADDRESS: 7480 – 146B Street

APPLICANT: J. and L. Turnbull
c/o J. Turnbull

PURPOSE: The applicant is seeking to rezone the site from Comprehensive Development Zone (By-law No. 12898) to Comprehensive Development Zone (Bylaw No. 19951). The applicant is proposing to develop a secondary suite within the existing single family dwelling.

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

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

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

NAME	SUPPORT	OPPOSED	CONCERNED
S. Goyal	X		
A. Goyal	X		

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19952"
Application: 7919-0174-00**

CIVIC ADDRESS: 5677 – 146 Street

APPLICANT: L. Baggio
c/o WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential Zone to Quarter Acre Residential Zone. The applicant is proposing to subdivide the property into 2 single family residential lots. The panhandle portion on proposed Lot 2 will remain undeveloped until future consolidation with the adjacent property at 5671 – 146 Street.

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

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

**7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19956"
Application: 7919-0166-00**

CIVIC ADDRESS: 5438 – 127 Street (12735 – 54 Avenue)

APPLICANT: J., P., C. and G. Mann
c/o Mainland Engineering Design Corporation (Rajeev Mangla)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone. The applicant is proposing to remove the existing tennis court and permit the development of a new covered tennis court in the rear yard (fronting 54 Avenue and abutting the east side yard) of an existing single family dwelling.

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

B. Campbell, 127 Street and Southridge Drive: The delegation spoke in opposition to the proposal citing the precedent the application could set and unsightliness of a fence on the property.

J. Mann, Applicant: The Applicant spoke in support of the proposal citing his family's need for a covered tennis court and noted that the proposal will include landscaping to minimize the visual impact of the structure.

A. Whyte, 127 Street and 54 Avenue: The delegation expressed concerns regarding the current condition of the property and the aesthetics of the proposal

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
C. Thomas		X	
Form Letter - 22 signatures	X		
Form Letter - 2 signatures	X		

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

NAME	SUPPORT	OPPOSED	CONCERNED
R. Thandhawa	X		
D. Ghtaura	X		
J. Bassi	X		
T. Sarai	X		
P. Sarai	X		
T. Dhaliwal	X		
P. Dhaliwal	X		
J. Gill	X		
D. Campbell		X	
B. Campbell		X	

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19950"
Application: 7917-0047-00**

CIVIC ADDRESS: 15110 and 15140 – 101 Avenue

APPLICANT: 1064762 B.C. Ltd. (Director Information: Cho-Yeup Yoo)
c/o ZGF Cotter Architects Inc. (Joseph Lau)

PURPOSE: The applicant is seeking to rezone the site from Community Commercial Zone to Comprehensive Development Zone. The applicant is proposing to construct two mixed-use high rise buildings (24-storey and a 12-storey) containing approximately 270 dwelling units and 1,178 square metres (12,680 sq. ft.) of ground floor commercial/retail space in Guildford Town Centre.

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

R. Marchioni, 150 Street and 101 Avenue: The delegation spoke in opposition of the proposal citing traffic, safety and building height.

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

Bonnie Burnside, Downtown Surrey BIA and Member of the Whalley Temporary Homeless Accommodation Community Advisory Committee

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council create a Housing Task Force to address long-term homelessness and housing needs in the city.

Before the question was put:

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Social Equity and Diversity Committee recommendation regarding the creation of a Housing Task Force be considered when developing the Housing Needs Report as outlined in Corporate Report R221.

RES.R19-1983 Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - September 11, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Board of Variance meeting held on September 11, 2019, be received.

RES.R19-1984 Carried

2. Board of Variance - October 9, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Board of Variance meeting held on October 9, 2019, be received.

RES.R19-1985 Carried

3. **Surrey Heritage Advisory Commission - October 16, 2019**

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the minutes of the Surrey Heritage
Advisory Commission meeting held on October 16, 2019, be received.
RES.R19-1986 Carried

E. **MAYOR'S REPORT**

F. **GOVERNMENTAL REPORTS**

G. **CORPORATE REPORTS**

The Corporate Reports, under date of November 18, 2019, were considered and dealt with as follows:

Item No. R215 2020 Staff Inclusion Calendar
File: 0330-01

The General Manager, Corporate Services and General Manager, Parks, Recreation & Culture submitted a report to provide Council with information on the key cultural events and important awareness days to be celebrated as outlined in the 2020 Staff Inclusion Calendar, attached to this report as Appendix "I".

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council receive Corporate Report R215
for information.
RES.R19-1987 Carried

Item No. R216 Emerging Leaders Program
File: 2800-01

The General Manager, Corporate Services submitted a report to provide Council with an update of the City of Surrey Emerging Leaders Program activities in 2019 and to invite Council to the Emerging Leaders Program graduation on December 5, 2019.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council receive Corporate Report R216
for information.
RES.R19-1988 Carried

Item No. R217 Award of Contract No. 1220-040-2019-026 for the Re-Roofing of 14577 – 66 Avenue
File: 0930-30/464

The Acting General Manager, Engineering submitted a report to obtain approval to award a contract for the re-roofing of the City-owned warehouse building located at 14577 - 66 Avenue, as illustrated on the map attached to this report as Appendix "I".

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

1. Award Contract No. 1220-040-2019-026 to Mack Kirk Roofing & Sheet Metal Ltd. in the amount of \$655,145.40 (including GST) for the re-roofing of the City-owned building located at 14577 – 66 Avenue;
2. Set expenditure authorization limit for Contract No. 1220-040-2019-026 at \$720,000 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2019-026.

RES.R19-1989 Carried

Item No. R218 Quarterly Financial Report – Third Quarter – 2019
File: 1880-20

The General Manager, Finance submitted a report to provide Council with an update on the City’s financial activity through the third quarter of 2019 and to compare this activity with the 2019 Financial Plan and the same period in 2018.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council receive Corporate Report R218

for information.

RES.R19-1990 Carried

Item No. R219 Meagan Anne MacDougall Park Improvements and Construction of Fleetwood Reservoir
File: 0930-30/422

The Acting General Manager, Engineering, General Manager, Corporate Services, and General Manager, Parks, Recreation & Culture submitted a report to apprise Council of the results of the public consultation and engagement program for park improvements and reservoir construction within Meagan Anne MacDougall Park and seek Council’s authority to grant a lease and SRW to GVWD for the reservoir.

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

1. Receive Corporate Report R219 for information;
2. Authorize staff to grant a Lease and Statutory Right-of-Way to the Greater Vancouver Water District over portions of 9008 Fleetwood Way (PID No. 017-029-546), as described in the report for the purposes of installing and maintaining the proposed new Fleetwood Reservoir as well as for park improvements including a new playground, paths and seating areas; and
3. Pursuant to Sections 26 and 94 of the Community Charter, S.B.C. 2003, Chapter 26, as amended, authorize staff to give notice of the intention to dispose of partial interests in the Property by way of a Lease and Statutory Right-of-Way.

RES.R19-1991

Carried

Item No. R220 Newton Sustainability in Action Plan
 File: 0512-02

The General Manager, Parks, Recreation & Culture, Acting General Manager, Engineering, and General Manager, Planning & Development submitted a report to seek Council approval of the Newton Sustainability in Action Plan that has been developed in collaboration with community stakeholders to fulfill the requirements of the Federation of Canadian Municipalities Green Municipal Fund ("GMF") funding agreement. Council approval of this plan is a requirement of the GMF Grant program application criteria.

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

1. Receive Corporate Report R220 for information; and
2. Approve the Newton Sustainability in Action Plan (attached as Appendix "I") as generally described in the report.

RES.R19-1992

Carried

Item No. R221 Application for a Union of British Columbia Municipalities Housing Needs Reports Program Grant
 File: 4815-01

The General Manager, Planning & Development, and General Manager, Finance submitted a report to provide Council with information about a grant application for submission to the UBCM Housing Needs Reports Program which supports local governments in undertaking the reports in order to meet new provincial legislation that requires all local municipalities to submit a Housing Needs Report every five years. The report also requests that Council support the City's overall grant management for the proposed project.

Earlier in the meeting, Council passed a resolution to include the Social Equity and Diversity Committee recommendation from the October 2, 2019 meeting regarding the creation of a Housing Task Force as part of the recommendations for Corporate Report R221.

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

1. Receive Corporate Report R221 for information;
2. Authorize staff to submit an application to the Union of British Columbia Municipalities("UBCM") Housing Needs Reports Program for a grant of \$70,000 to prepare a Surrey Housing Needs Report; and
3. Support the City of Surrey’s application to the UBCM *Housing Needs Reports Program* and the City’s willingness to provide overall grant management, as outlined in the report; and

RES.R19-1993 Carried

Item No. R222 Grant Applications for the Civic Facility Condition Assessment and Asset Management Project
File: 5000-01

The General Manager, Planning & Development, and General Manager, Finance submitted a report to seek Council support for staff to submit grant applications for facility asset management program, including UBCM’s Asset Management Grant Program and other relevant grant opportunities, to support the Project. With the goal to increase the sustainability of its service delivery, this Project was initiated by the Civic Facilities Division to provide data-driven insights to quantify, inform, and prioritize preventative maintenance and capital replacements efforts on existing civic buildings.

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

1. Receive Corporate Report R222 for information;
2. Support the City’s \$15,000.00 grant application to the Union of British Columbia Municipalities Asset Management Grant Program; and
3. Authorize staff to submit other grant applications towards the Civic Facility Condition Assessment and Asset Management project.

RES.R19-1994 Carried

Item No. R223 Cloverdale Town Centre Stage 2 Plan
File: 6520-20 (CTC)

Note: See Bylaw No. 19996 under Section H.

The General Manager, Planning & Development, Acting General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council approval of the Cloverdale Town Centre Plan (TCP). The Cloverdale TCP includes changes to land uses, the parks and open space network, road and transportation network, engineering servicing strategy, and a financing strategy to ensure the necessary delivery of community amenities and engineering infrastructure.

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

1. Receive Corporate Report R223 for information;
2. Approve the Cloverdale Town Centre Plan ("TCP") and its associated engineering servicing strategy and the related financial strategy document attached as Appendix "I" and generally described in the report;
3. Approve amendments, as documented in Appendix "II" and Appendix "III", to *Surrey Official Community Plan Bylaw, 2014, No. 18020* to align the land uses designations within the Cloverdale TCP with those in the Official Community Plan; and
4. Authorize the City Clerk to introduce the necessary amending bylaws for the required readings and to set a date for the related public hearing.

RES.R19-1995 Carried

Item No. R224 Community Amenity Contribution and Density Bonus Program Update
File: 6440-01; 3900-30-12000

Note: See Bylaw Nos. 19958 and 19995 under Section H.

The General Manager, Planning & Development submitted a report to introduce a new City-wide Community Amenity Contribution and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in City's Annual Five-Year Capital Financial Plan.

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

1. Receive Corporate Report R224 for information;

2. Amend *Surrey Zoning By-law, 1993, No. 12000* ("the Zoning Bylaw"), as described in the report and documented in Appendix "I" and Appendix "II";
3. Replace the existing Council Policy No. O-54, Interim Bonus Density Policy ("Policy O-54") (Appendix "III") with the replacement Council Policy No. O-54, Density Bonus Policy and OCP and Plan Amendment Community Amenity Contributions as described in the report and documented in Appendix "IV";
4. Authorize the City Clerk to introduce the proposed new "City of Surrey Capital Projects Reserve Fund Bylaw, 2019, No. 19958", as contained in Appendix "V";
5. Authorize staff to bring forward amendments to the Surrey City Centre Plan to ensure consistency with the Density Bonusing Program as described in the report; and
6. Authorize the City Clerk to bring forward the necessary Zoning Bylaw amendments for the required Readings and to set a date for the related Public Hearing.

RES.R19-1996

Carried

With Councillors Annis and Locke opposed.

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19948"
7919-0128-00 - Tag Properties (2018) Ltd.
c/o KCC Architecture and Design Ltd. (Karla Castellanos)
A-1 to IB-1 - 3353 - 194 Street - to develop a multi-tenant industrial building.

Council direction received November 4, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19948" pass its third reading.

RES.R19-1997

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7919-0128-00

3353 - 194 Street

To reduce the minimum width of a vehicle maneuvering aisle for the drive-aisle on the north side of the proposed building.

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

No. 7919-0128-00 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.R19-1998

Carried
With Councillor Pettigrew opposed.

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19953"
7919-0134-00 - S. and A. Maheem, R. and G. Loodu
c/o CitiWest Consulting Ltd. (Natalie Pullman)
RF to RF-9 - 1740 - 140 Street - to subdivide into 3 single family small lots.

Council direction received November 4, 2019

It was
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19953" pass its third reading.

RES.R19-1999

Carried
With Councillors Locke and Pettigrew
opposed.

- 3. "City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954"
7915-0310-00 - N. and G. Kooner
c/o Hub Engineering Inc. (Mike Kompter)
To allow for the restoration and long term protection of - 13539 - 16 Avenue - the
Verna Porter Residence.

Council direction received November 4, 2019

It was
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2019, No. 19954" pass its third reading.

RES.R19-2000

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19949"
7918-0183-00 - Crown West Development Ltd.
c/o Jya Jinyong Yum Architect (Jin Yum)
C-4 to CD -6029 - 168 Street - to develop a mixed-use building with commercial uses
on the ground floor and residential units on the second floor.

Council direction received November 4, 2019

RES.R19-2001
It was
Amendment Bylaw, 2019, No. 19949" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19951"
7919-0200-00 - J. and L. Turnbull
c/o J. Turnbull
CD By-law No. 12898 to CD - 7480 - 146B Street - to develop a secondary suite
within the existing single family dwelling.

Council direction received November 4, 2019

RES.R19-2002
It was
Amendment Bylaw, 2019, No. 19951" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19952"
7919-0174-00 - L. Baggio
c/o WSP Canada Inc. (Dexter Hirabe)
RH to RQ - 5677 - 146 Street - to subdivide into 2 single family residential lots.

Council direction received November 4, 2019

RES.R19-2003
It was
Amendment Bylaw, 2019, No. 19952" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19956"
7919-0166-00 - J., P., C. and G. Mann
c/o Mainland Engineering Design Corporation (Rajeev Mangla)
RH to CD - 5438 - 127 Street - to permit the development of a covered tennis court
in the rear yard of an existing single family dwelling.

Council direction received November 4, 2019

Council requested that the Applicant be required to address the existing fencing
and tree planting plan for screening purposes prior to final adoption of the bylaw.

RES.R19-2004
It was
Amendment Bylaw, 2019, No. 19956" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillors Annis, Hundial, Locke and
Pettigrew opposed.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19950"
7917-0047-00 - 1064762 B.C. Ltd. (Director Information: Cho-Yeup Yoo)
c/o ZGF Cotter Architects Inc. (Joseph Lau)
C-8 to CD - 15110 and 15140 - 101 Avenue - to construct two mixed-use high rise
buildings (24-storey and a 12-storey) with ground floor commercial uses in
Guildford Town Centre.

Council direction received November 4, 2019

RES.R19-2005
It was
Amendment Bylaw, 2019, No. 19950" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

PERMITS - APPROVALS

9. **Development Variance Permit No. 7919-0252-00**
E., C. and D. Chan
c/o Style Elite Homes Ltd. (Daman Teja)
8754 - 151B Street
To permit the construction of a basement access well from the front lot line off of
152 Street (used as rear yard) for a proposed new single family dwelling. The
subject property is a "through lot" with frontage on 151B Street and 152 Street.

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. 7919-0252-00 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.R19-2006

Carried

10. **Development Variance Permit No. 7919-0260-00**

S., G. and J. Sahota
c/o S. Sahota

13530 - 111A Avenue

To allow for a proposed paved second driveway (off of 135A Street) that does not lead to the garage (located off of 111A Avenue) in order to allow for a third parking space for a secondary suite within a newly constructed single family dwelling.

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. 7919-0260-00 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.R19-2007

Carried

PERMITS – SUPPORT

11. **Development Variance Permit No. 7919-0130-00**

J. and S. Lail

c/o Unibuild Construction Management Ltd. (Vikas Mehta)

14107 - 34A Avenue

To reduce the minimum side yard (west) setback on a flanking street (141 Street) in order to allow for the construction of a new single family dwelling.

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. 7919-0130-00 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.R19-2008 Carried

FINAL ADOPTIONS

12. "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
regulate large vehicles when parked on a highway.

Council direction received November 4, 2019
Corporate Report Item No. 2019-R209

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Highway and Traffic Bylaw
1997, No. 13007, Amendment Bylaw, 2019, No. 19944" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R19-2009 Carried
With Councillors Locke and Pettigrew
opposed.

13. "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment
Bylaw, 2019, No. 19957"
3900-20-19957 – Regulatory Text Amendment
To amend "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691", as amended,
to allow bylaw contravention notices to be written for violations of the new
Highway and Traffic By-law provisions related to the parking and occupancy of
large vehicles.

Council direction received November 4, 2019
Corporate Report Item No. 2019-R209

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Bylaw Notice Enforcement
Bylaw, 2016, No. 18691, Amendment Bylaw, 2019, No. 19957" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R19-2010 Carried
With Councillors Locke and Pettigrew
opposed.

14. "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.

Council direction received October 21, 2019
Corporate Report Item No. 2019-R206

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2019, No. 19945" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R19-2011

Carried

15. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text 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.

Council direction received October 21, 2019
Corporate Report Item No. 2019-R206

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2019, No. 19946" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2012

Carried

16. "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.

Council direction received October 21, 2019
Corporate Report Item No. 2019-R206

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" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2013 Carried

INTRODUCTIONS

17. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2019, No. 19996"
3900-20-19996 – Regulatory Text Amendment
To amend "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, to align the land use designations within the Cloverdale Town Centre Plan with those in the Official Community Plan.

Approved by Council: November 18, 2019
Corporate Report Item No. R223

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R223. Bylaw No. 19996 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, Text Amendment Bylaw, 2019, No. 19996" pass its first reading.

RES.R19-2014 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, Text Amendment Bylaw, 2019, No. 19996" pass its second reading.

RES.R19-2015 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, Text Amendment Bylaw, 2019, No. 19996" be held at the City Hall on December 2, 2019, at 7:00 p.m.

RES.R19-2016 Carried

18. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19995"
3900-20-19995 – Regulatory Text Amendment
Housekeeping changes to "Surrey Zoning By-law, 1993, No. 12000" as amended, to increase transparency by simplifying language and by combining the existing Schedules F and G to provide information related to secondary plan areas and corresponding amenity contributions in one schedule.

Approved by Council: November 18, 2019
Corporate Report Item No. R224

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R224. Bylaw No. 19995 is therefore in order for consideration.

RES.R19-2017 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2019, No. 19995" pass its first reading.
Carried

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

RES.R19-2018 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2019, No. 19995" pass its second reading.
Carried

RES.R19-2019 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. 19995" be held at the
City Hall on December 2, 2019, at 7:00 p.m.
Carried

19. "City of Surrey Capital Plan Projects Reserve Fund Bylaw, 2019, No. 19958"
3900-20-19958 – Council Initiative
A Bylaw to establish a Capital Plan Projects Reserve Fund for the provision of amenities in the City of Surrey.

Approved by Council: November 18, 2019
Corporate Report Item No. R224

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R224. Bylaw No. 19958 is therefore in order for consideration.

J. NOTICE OF MOTION

K. OTHER BUSINESS

1. **Review of Bill 21 in Quebec**

File: 0125-01

At the November 4, 2019 Regular Council – Public Hearing meeting, Councillor Locke requested that Council consider the following motion:

"WHEREAS in 2019, the Province of Quebec enacted Bill 21 (*An Act Respecting the Laicity of the State*), which prohibits public servants from wearing religious symbols including turbans, hijabs, yarmulke, the cross and others;

AND WHEREAS Surrey celebrates multiculturalism and diversity as an inclusive city and is home to many churches, gurdwaras, mosques, mundars, temples and other places of gathering and worship;

AND WHEREAS the City of Surrey has made a proclamation during United Nations World Interfaith Harmony Week that commits to "upholding zero tolerance for discrimination and supporting programs and projects that inspire residents to practice and observe one's religion, individual conviction or beliefs without fear is a priority of the municipality and community partners in Surrey";

AND WHEREAS Freedom of Religion in Canada is protected by the *Canadian Charter of Human Rights and Freedoms* and the *Canadian Human Rights Act*;

AND WHEREAS disallowing citizens the right to fully participate and acknowledge their cultural and religious practices fosters intolerance and inequity;

AND WHEREAS Bill 21 discriminates and divides communities and creates barriers to employment for some people of faith;

AND WHEREAS big cities in Canada like Victoria, Calgary, Edmonton and Brampton has expressed their support for equality and diversity with their opposition to Bill 21;

AND WHEREAS Surrey is one of the fastest growing cities in Canada that welcomes over 1,000 people each month from throughout the world;

THEREFORE BE IT RESOLVED that Surrey City Council continue to support diversity and equality for all citizens and support in principle the legal challenge against the discrimination of freedom of religion as set out in Quebec's Bill 21."

It was

Moved by Councillor Locke
Seconded by Councillor Hundial
That:

WHEREAS in 2019, the Province of Quebec enacted Bill 21 (*An Act Respecting the Laicity of the State*), which prohibits public servants from wearing religious symbols including turbans, hijabs, yarmulke, the cross and others;

AND WHEREAS Surrey celebrates multiculturalism and diversity as an inclusive city and is home to many churches, gurdwaras, mosques, mundars, temples and other places of gathering and worship;

AND WHEREAS the City of Surrey has made a proclamation during United Nations World Interfaith Harmony Week that commits to "upholding zero tolerance for discrimination and supporting programs and projects that inspire residents to practice and observe one's religion, individual conviction or beliefs without fear is a priority of the municipality and community partners in Surrey";

AND WHEREAS Freedom of Religion in Canada is protected by the *Canadian Charter of Human Rights and Freedoms* and the *Canadian Human Rights Act*;

AND WHEREAS disallowing citizens the right to fully participate and acknowledge their cultural and religious practices fosters intolerance and inequity;

AND WHEREAS Bill 21 discriminates and divides communities and creates barriers to employment for some people of faith;

AND WHEREAS big cities in Canada like Victoria, Calgary, Edmonton and Brampton has expressed their support for equality and diversity with their opposition to Bill 21;

AND WHEREAS Surrey is one of the fastest growing cities in Canada that welcomes over 1,000 people each month from throughout the world;

THEREFORE BE IT RESOLVED that the City of Surrey join the growing number of cities across Canada that are publicly denouncing Bill 21; and that the City formally express its denouncement of this bill to both the Government of Canada and the Province of Quebec.

RES.R19-2025

Carried

L. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That the November 18, 2019 Regular Council

- Public Hearing meeting be adjourned.

RES.R19-2026

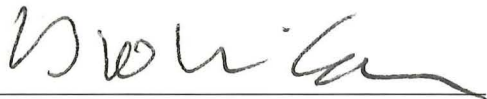
Carried

The Regular Council - Public Hearing meeting adjourned at 8:12 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum