

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
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTIONS

1. Adoption of the Agenda

RES.R20-29	<p>It was</p> <p>Regular Council Public Hearing meeting be adopted.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That the agenda of the January 13, 2020, <u>Carried</u></p>
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2. Adoption of the Minutes

a. Special (Regular) Council - December 16, 2019

RES.R20-30	<p>It was</p> <p>Council meeting held on December 16, 2019, be adopted.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That the minutes of the Special (Regular) <u>Carried</u></p>
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b. Council-in-Committee - December 16, 2019

RES.R20-31	<p>It was</p> <p>Council-in-Committee meeting held on December 16, 2019, be received.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That the minutes of the <u>Carried</u></p>
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c. Regular Council - Land Use - December 16, 2019

RES.R20-32

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -
Land Use meeting held on December 16, 2019, be adopted.
Carried

d. Regular Council - Public Hearing - December 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -
Public Hearing meeting held on December 16, 2019, be adopted.

Before the question was put:

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That Council postpone adoption of the
minutes for the Regular Council - Public Hearing meeting held on
December 16, 2019 to the January 27, 2020 Regular Council - Public
Hearing meeting.
Defeated
With Mayor McCallum and Councillors
Elford, Guerra, Nagra and Patton opposed.

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That Council seek legal advice or
parliamentary opinion to determine if Items H.11 and H.15 - 47 inclusive
were appropriately considered and adopted at the December 16, 2019
Regular Council - Public Hearing meeting.
Defeated
With Mayor McCallum and Councillors
Elford, Guerra, Nagra and Patton opposed.

Councillor Annis advised that she voted in favor of Item K.2 - Metro
Vancouver Board of Director Appointments at the December 16, 2019
Regular Council - Public Hearing meeting and requested that the minutes
be amended to reflect this.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the minutes of the Regular Council -
 Public Hearing meeting held on December 16, 2019, be amended to reflect
 Councillor Annis as voting in favour for Item K.2 and that the minutes be
 adopted as amended.

RES.R20-33

Carried
 With Councillors Annis, Hundial, Locke and
 Pettigrew opposed.

B. DELEGATIONS - PUBLIC HEARING

1. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20011"**
Application: 7918-0257-00

CIVIC ADDRESS: 15889 – 112 Avenue

APPLICANT: o805567 B.C. Ltd. (Director Information: Kuo-Feng Chin)
 c/o CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone the site from One-Acre
 Residential Zone to Half-Acre Residential Zone in order to
 subdivide the site into 2 half-acre single family residential lots.

In addition, a development variance permit is being sought to
 reduce the minimum lot width from 30 metres (100 ft.) to
 27 metres (89 ft.) for proposed Lots 1 and 2; and reduce the
 minimum side yard setback from 4.5 metres (15 ft.) to
 3.0 metres (10 ft.) for principal buildings on both proposed lots.

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

Resident, 125 Street and Grove Crescent: The delegation expressed concerns
 regarding the proposed variance request.

D. Jack, Surrey Environmental Partners: The delegation expressed concerns
 regarding the removal of City trees and lack of a proposed replanting plan.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
T. Xu			X

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009"
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20010"
 Application: 7918-0125-00

CIVIC ADDRESS: 10315, 10327 and 10335 – 133 Street

APPLICANT: 1142374 B.C. Ltd. (Director Information: Li Jian Jiang, Mei Ping Zhang)
 c/o Wilson Chang Architect Inc. (Wilson Chang)

PURPOSE: The applicant is seeking to redesignate the site from Multiple Residential to Central Business District and include the site in Figure 16: Central Business District Densities with a permitted density of "3.5 FAR". The applicant is proposing to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 26-storey high-rise residential tower consisting of approximately 223 dwelling units.

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

K. Tavana, 133 Street and Central Avenue: The delegation spoke in opposition to the proposal citing the building height and impact on existing views.

Resident: The delegation spoke in support of increased density and building height in City Centre.

W. Chang, Wilson Chang Architect Inc. (Architect on behalf of the Project): The Architect spoke to the height transition of the proposal to neighbouring properties.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
E. Lobo			X
A. Kambo		X	
F. Xu		X	
K. Tavana		X	
M. Chumingway & C. Chen		X	
N. Lolo		X	
S. Heer		X	

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20012"
 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20013"
 Application: 7917-0397-00 & 7917-0397-01

CIVIC ADDRESS: 13317 and 13335 King George Boulevard; 13377 Barker Street;
 Portion of Barker Street (13323 King George Boulevard;
 13350 and 13362 Bolivar Road)

APPLICANT: 0915726 B.C. Ltd (Director Information: Li Chen, Jun He,
 Xue Yuan Hu, Can Ming Xiao)
 c/o MCM Architects (Renante Solivar)

PURPOSE: The applicant is seeking to redesignate the site from Multiple Residential to Central Business District and include the site in Figure 16: Central Business District Densities with a permitted density of "3.5 FAR". The applicant is proposing to rezone the site from Single Family Residential Zone, Highway Commercial Industrial Zone and Comprehensive Development Zone (By-law No. 17223) to Comprehensive Development Zone (Bylaw No. 20013). The proposal includes a multiple residential development consisting of three high-rise buildings with podiums, including a 26-storey mixed-use high rise in Phase 1, two low-rise buildings, a child care centre and a café.

Note: "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17223" will be repealed once "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20013" comes into effect.

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
N. Davidowicz			X

C. COMMITTEE REPORTS

1. Social Equity and Diversity Committee - December 4, 2019

It was Moved by Councillor Locke
 Seconded by Councillor Guerra
 That the minutes of the Social Equity and
 Diversity Committee meeting held on December 4, 2019, be received.

RES.R20-34

Carried

D. BOARD/COMMISSION REPORTS

This section has no items to consider.

E. MAYOR'S REPORT

1. Council Committee Appointments

File: 0540-20

Mayor McCallum announced the Council committee volunteer appointments to fill vacancies in 2020.

Board of Variance

Three-year term, ending December 31, 2022

1. Inderjit Dhillon
2. Gil Mervyn
3. Dave Hans

Surrey Heritage Advisory Commission

Two-year term, ending December 31, 2021

1. Michael Gibbs
2. Faythe Lou
3. Penny Priddy

Surrey Public Library Board

Two-year term, ending December 31, 2021

1. Louise Hearty
2. Connie Hong
3. Neelam Sahota
4. Kiran Dhesa
5. Perbeen Mann
6. Dupinder Kaur Saran
7. Moninder Singh
8. Jennifer Zhen

Parks, Recreation and Culture Committee

One-year term, ending December 31, 2020

File: 0540-01

Mayor McCallum announced the Parks, Recreation and Culture Standing Committee volunteer and Council appointments for 2020 as follows:

Council Appointments

1. Councillor Guerra, Chair
2. Councillor Elford

3. Councillor Annis
4. Councillor Patton

Volunteer Appointments

1. Bonnie Burnside
2. Stuart Drysdale
3. Carole Girardi

Investment and Innovation Standing Committee

One-year term, ending December 31, 2020

File: 0540-01

Mayor McCallum announced the establishment of a new standing committee entitled Investment and Innovation Committee and advised that terms of reference will be developed and provided to Council for information. Committee members were appointed as follows:

1. Mayor McCallum, Chair
2. Councillor Patton
3. Councillor Nagra

Mayor's Task Force on New and Innovative Revenue Generation

File: 0540-01

Mayor McCallum announced the establishment of a Mayor's Task Force entitled New and Innovative Revenue Generation Task Force and advised that terms of reference will be developed and provided to Council for information. The Task Force has a 1-year term. Committee members were appointed as follows:

1. Mayor McCallum, Chair
2. Councillor Patton
3. Councillor Guerra

2. Elimination of Plastic Bags

File: 5380-01

The Mayor directed staff to prepare bylaws that would eliminate the use of plastic shopping bags in Surrey by no later than January 1, 2021.

F. GOVERNMENTAL REPORTS

This section has no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of January 13, 2020, were considered and dealt with as follows:

Item No. R001 Dedication of Drainage Corridor and Construction of Road Works in the Sunnyside Heights Neighbourhood Concept Plan Area
File: 7811-0219-00; 3150-05

The General Manager, Engineering submitted a report to obtain Council approval to reimburse StreetSide Development (South Grandview) Ltd. for the dedication of a drainage corridor on 20 Avenue, as per the 10-Year (2018-2027) Servicing Plan, and construction of the road works on the north side of 21 Avenue.

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

1. Receive Corporate Report R001 for information; and
2. Authorize the reimbursement to StreetSide Development (South Grandview) Ltd. for the dedication of a drainage corridor on 20 Avenue and construction of the road works on the north side of 21 Avenue in the amount of \$610,555.44 (including GST) for the City's proportionate cost for these works in conjunction with Servicing Agreement No. 7811-0219-00.

RES.R20-35 Carried

Item No. R002 Award of Contract No. 1718-059-11: 2020 Traffic Signal and Pedestrian Crossing Enhancements
File: 1718-059/11

The General Manager, Engineering submitted a report regarding the award of contract No. 1718-059-11 for 2020 traffic signal and pedestrian crossing enhancements.

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

1. Award Contract No. 1718-059-11 to Crown Contracting Limited in the amount of \$3,146,715.23 (including GST) for traffic signal and pedestrian crossing enhancements at various locations throughout the City;
2. Set the expenditure authorization limit for Contract No. 1718-059-11 at \$3,461,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1718-059-11.

RES.R20-36 Carried

Item No. Roo3 Award of Contract No. 1220-040-2019-022: Annual Repaving and Road Restoration Services
File: 2323-20 (Road Restoration)

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1220-040-2019-022 to Grandview Blacktop Ltd. for annual repaving and road restoration services required as part of the Engineering Department's in-house constructing services. Staff will consider the award of further one-year extensions to a maximum of five years, subject to satisfactory performance of the contractor and any other relevant considerations.

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

1. Award Contract No. 1220-040-2019-022 to Grandview Blacktop Ltd. for annual repaving and road restoration services for a one-year term in the amount of \$1,769,747.23 (including GST);
2. Approve the option to extend Contract No. 1220-040-2019-022 for four additional one-year terms at the City's discretion to provide annual repaving and road restoration services;
3. Set the annual expenditure authorization limit for Contract No. 1220-040-2019-022 at \$1,947,000.00 (including GST and contingency); and
4. Authorize the General Manager, Engineering to execute Contract 1220-040-2019-022 and approve all optional extensions related to Contract No. 1220-040-2019-022 within the approved annual expenditure authorization limit of \$1,947,000.00 (including GST and contingency) plus annual Vancouver Consumer Price Index rate adjustments.

RES.R20-37

Carried

Item No. Roo4 2020 Council Committee Appointments
File: 0540-20

The General Manager, Corporate Services submitted a report to seek Council's endorsement to reappoint members of Council to Select Committees and reappoint a Council member to the Surrey Public Library Board as outlined in this report.

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

1. Receive Corporate Report Roo4 for information;
2. Endorse the appointments for the following Select Committees:

- a) Councillor Hundial as Chair of the Agriculture and Food Policy Advisory Committee;
 - b) Councillor Pettigrew as Chair of the Environmental Sustainability Advisory Committee; and
 - c) Councillor Locke as Chair of the Social Equity and Diversity Committee;
3. Endorse the appointment for the following Statutory Committee:

RES.R20-38 a) Councillor Hundial as a Member of the Surrey Public Library Board.
Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20011" 7918-0257-00 – 0805567 B.C. Ltd. (Director Information: Kuo-Feng Chin) c/o CitiWest Consulting Ltd. (Roger Jawanda) RA to RH – 15889 – 112 Avenue - to subdivide into 2 half-acre single family residential lots.

Council direction received December 16, 2019

RES.R20-39 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20011" pass its third reading.
Carried

Development Variance Permit No. 7918-0257-00
15889 – 112 Avenue

To reduce the minimum lot width for proposed Lots 1 and 2; and reduce the minimum side yard setback for principal buildings on both proposed lots.

RES.R20-40 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit No. 7918-0257-00 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

- 2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009"
7918-0125-00 - 1142374 B.C. Ltd. (Director Information: Li Jian Jiang, Mei Ping Zhang)
c/o Wilson Chang Architect Inc. (Wilson Chang)
To redesignate the site - 10315, 10327 and 10335 – 133 Street - from Multiple Residential to Central Business District and include the site in Figure 16: Central Business District Densities with a permitted density of "3.5 FAR".

Council direction received December 16, 2019

RES.R20-41

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009" pass its third reading. <u>Carried</u> With Councillor Pettigrew opposed.
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20010"
RF to CD – 10315, 10327 and 10335 – 133 Street - to develop a 26-storey high-rise residential tower consisting of approximately 223 dwelling units.

Council direction received December 16, 2019

RES.R20-42

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20010" pass its third reading. <u>Carried</u> With Councillor Pettigrew opposed.
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- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20012"
7917-0397-00 & 7917-0397-01 - 0915726 B.C. Ltd (Director Information: Li Chen, Jun He, Xue Yuan Hu, Can Ming Xiao)
c/o MCM Architects (Renante Solivar)
To redesignate the site - 13317 and 13335 King George Boulevard; 13377 Barker Street; Portion of Barker Street - from Multiple Residential to Central Business District and include the site in Figure 16: Central Business District Densities with a permitted density of "3.5 FAR".

Council received direction December 16, 2019

RES.R20-43

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20012" pass its third reading. <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20013"
 RF, CHI and CD Bylaw No. 17223 to CD – 13317 and 13335 King George Boulevard;
 13377 Barker Street; Portion of Barker Street – to develop a multiple residential
 development consisting of three high-rise buildings with podiums, including a 26-storey
 mixed-use high rise in Phase 1, two low-rise buildings, a child care centre and a café.

Council received direction December 16, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 20013" pass its third reading.

RES.R20-44

Carried

PERMITS – SUPPORT

4. **Development Variance Permit No. 7917-0100-01**
 0942748 B.C. Ltd. (Director Information: David Leung Jung and Robert George Wiens)
 c/o Hub Engineering Inc. (Mike Kompter)
 2145 and 2171 – 168 Street
 To reduce the minimum separation distance between the principal dwelling and
 the detached garage on proposed Lot 13. This variance will maximize the amount of
 rear yard space for a proposed single family dwelling on Lot 13 in a proposed 13-lot
 subdivision. The associated Bylaw "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19505" received Third Reading at the February 19, 2018
 Regular Council – Public Hearing meeting.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7917-0100-01 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.

RES.R20-45

Carried

INTRODUCTIONS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20014"
 3900-20-20014 – Regulatory Text Amendment
 "Surrey Zoning By-law, 1993, No. 12000" is amended in multiple parts to re-instate
 density requirements for house construction, inadvertently deleted by amendment
 Bylaw No. 19995, adopted on December 16, 2019.

* Planning and Development advise (see memo dated January 7, 2020 in backup) that the recent amendments to the Zoning Bylaw related to amenity contribution and bonus density programs adopted by Council inadvertently deleted sections related to house construction requirements. This bylaw is intended to re-instate those deleted sections.

RES.R20-46 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2020, No. 20014" pass its first reading.
Carried
With Councillors Annis, Hundial, Locke and
Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-47 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2020, No. 20014" pass its second reading.
Carried
With Councillors Annis, Hundial, Locke and
Pettigrew opposed.

RES.R20-48 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, 2020, No. 20014" be held at City
Hall on Monday, January 27, 2020, at 7:00 p.m.
Carried
With Councillors Annis, Hundial, Locke and
Pettigrew opposed.

I. CLERK'S REPORT

1. Delegation Requests

(a) **Yasmin de Joya-Pagal, Event Assistant**
Sources Community Resources Society
File: 0250-20; 0550-20-10

RES.R20-49 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Yasmin de Joya-Pagal, Event Assistant,
Sources Community Resources Society be heard as a delegation at Council-
in-Committee.
Carried

J. NOTICE OF MOTION

This section has no items to consider.

K. OTHER BUSINESS

1. Ukraine International Airlines Flight 752

Councillor Hundial requested a moment of silence to recognize the victims of Ukraine International Airlines Flight 752 that included 57 Canadians.

L. ADJOURNMENT

It was	Moved by Councillor Guerra Seconded by Councillor Patton That the January 13, 2020 Regular Council -
Public Hearing meeting be adjourned. RES.R20-50	<u>Carried</u>

The Regular Council - Public Hearing meeting adjourned at 7:46 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum