Regular Council - Public Hearing Minutes

Location: Virtual
MONDAY, MAY 4, 2020
Time: 7:00 p.m.

Present:	**Absent:**	**Staff Present:**
Chairperson - Mayor McCallum		City Manager
Councillor Annis		City Clerk
Councillor Elford		General Manager, Corporate Services
Councillor Guerra		General Manager, Engineering
Councillor Hundial		General Manager, Finance
Councillor Locke		General Manager, Parks, Recreation & Culture
Councillor Nagra		General Manager, Planning & Development
Councillor Patton		City Solicitor
Councillor Pettigrew		Manager, Area Planning & Development, North Division
		Manager, Area Planning & Development, South Division
		Land Development Engineer

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the agenda of the May 4, 2020, Regular Council Public Hearing meeting be adopted.

RES.R20-639 Carried

2. Adoption of the Minutes

a. Special (Regular) Council - April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Special (Regular) Council meeting held on April 20, 2020, be adopted.

RES.R20-640 Carried

b. Council-in-Committee - April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Council-in-Committee meeting held on April 20, 2020, be received.

RES.R20-641 Carried

c. Regular Council - Land Use - April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council – Land Use meeting held on April 20, 2020, be adopted.

RES.R20-642 Carried

d. Regular Council - Public Hearing - April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council - Public Hearing meeting held on April 20, 2020, be adopted.

RES.R20-643 Carried

B. DELEGATIONS - PUBLIC HEARING

1. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20050**"
Application: 7915-0452-00

CIVIC ADDRESS: 6289 King George Boulevard (6295 King George Boulevard)

APPLICANT: SGB Properties Inc.
c/o Ionic Architecture Inc. (Samuel Chan)

PURPOSE: The applicant is seeking to rezone the site from Community Commercial Zone to Comprehensive Development Zone. The applicant is proposing to develop 8 townhouse units and a 6-storey mixed-use building with commercial units on the ground floor and 36 residential units above.

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

R. Kaptyn, 152 Street and 18 Avenue: The delegation spoke to a lack of road infrastructure improvements, traffic congestion, safety and questioned whether new firehalls will be implemented alongside new developments.

R. Warraich, 63 Avenue and King George Boulevard: The delegation spoke in support of the proposal citing lack of development in the area.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of tress from the subject site, the reclassification of a Class B watercourse on the subject site and the additional amenity space provided as part of the application.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
A. & M. Bock			X
R. Thandi		X	
G. LeBlanc & J. Wilson		X	
S. & C. Scott		X	
S. Kaur	X		
Petition – 57 signatures		X	

2. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20057**"
"**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20071**"
Application: 7919-0191-00

CIVIC ADDRESS: 5650 - 144 Street

APPLICANT: H. Grewal
c/o Avnash Banwait, Mainland Engineering Design Corporation (Rajeev Mangla)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone and Single Family Residential (13) Zone. The applicant is proposing to subdivide the site into 2 single family residential lots.

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

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

3. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20070**"
Application: 7918-0432-00

CIVIC ADDRESS: 14044 Hyland Road

APPLICANT: S. Gill, R. Warich
c/o Centras Engineering Ltd. (Centras Engineering Ltd.)

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

In addition, a development variance permit is being sought to reduce the minimum lot depth from 24 metres to 22.8 metres for proposed Lot 1.

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

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

4. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20072**"
"**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20073**"
Application: 7914-0308-00

CIVIC ADDRESS: 5620 and 5630 - 144 Street

APPLICANT: A. Sidhu
c/o Mainland Engineering Corporation (Rajeev Mangla)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone and Single Family Residential (13) Zone. The applicant is proposing to subdivide the site into 6 single family lots.

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

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
G. Basra		X	
Jerry		X	

5. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20069**"
Application: 7919-0153-00

CIVIC ADDRESS: 19426 - 36 Avenue; 3560 - 194 Street

APPLICANT: Awesome Industrial Holdings Ltd.
c/o Orion Construction (Braden Smith)

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 9,311 square metre industrial building.

In addition, a development variance permit is being sought to reduce the minimum landscape buffer requirement from 6 metres to 2.1 metres along 194 Street.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and suggested that a green roof be implemented.

Resident, 125 Street and Grove Crescent: The delegation spoke in opposition to the proposal citing inappropriate use of Agricultural Land Reserve land.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
P. Lugtigheid			X
S. Chartrand		X	
M. Chartrand			X
S. Lee		X	

6. "**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20052**"
Application: 7919-0132-00

CIVIC ADDRESS: 15243 – 99 Avenue

APPLICANT: Metro Vancouver Housing Corporation
c/o VIA Architecture (Stephanie Coleridge)

PURPOSE: The applicant is seeking to rezone the site from Multiple Residential 45 Zone to Comprehensive Development Zone. The applicant is proposing to develop a 4-storey apartment building with approximately 85 rental dwelling units.

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

J. Hingley, Metro Vancouver Housing Corporation (Agent on behalf of the application): The agent provided an overview of the proposal and spoke to: the mission of the Corporation, its history in Surrey, goals and targets, sustainability, accessibility and maintenance plans.

P. MacDonald, VIA Architecture (Architect on behalf of the applicant): The architect was available for any questions of Council.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and suggested that a green roof be incorporated and that one side of the garden implement a wide-edge for enhanced accessibility.

Resident, 149 Street and 95A Avenue: The delegation expressed concerns regarding the clear cutting of the site.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
S. MacAlpine		X	

NAME	SUPPORT	OPPOSED	CONCERNED
L. Zhang		X	
A. MacLeod	X		
M. Oszkiel		X	

7. "**Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20058**"

PURPOSE: To amend "Surrey Zoning Bylaw, 1993, No. 12000," as amended, to incorporate housekeeping and text amendments to clarify amenity space definitions, bicycle space requirements, and other items in order to be consistent with other City policies and regulations as described in detail in Corporate Report 2020-R066.

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

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

C. COMMITTEE REPORTS

This section had no items to consider.

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Councillor Hundial read the following proclamation:

(a) National Hospice Month – May, 2020

Councillor Patton read the following proclamation:

(b) MS Awareness Month – May, 2020

Councillor Locke read the following proclamation:

(c) Surrey World Labyrinth Day – May 2, 2020

Councillor Pettigrew read the following proclamation:

(d) Neighbourhood House Week – May 3 – 9, 2020

Councillor Elford read the following proclamation:

(e) North American Occupational Health and Safety Week – May 3 – 9, 2020

Councillor Annis read the following proclamation:

(f) Mental Health Week – May 4 – 10, 2020

Mayor McCallum read the following proclamation:

(g) Komagata Maru Remembrance Day – May 23, 2020

Councillor Guerra read the following proclamation:

(h) National Missing Children's Month – May, 2020
National Missing Children's Day – May 25, 2020

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of May 4, 2020, were considered and dealt with as follows:

Item No. R068 Quarterly Financial Report – First Quarter - 2020
File: 1880-20

The General Manager, Finance submitted a report to provide Council with an update on the City's financial activity for the first quarter of 2020 and to compare this activity with the 2020 Financial Plan and the same period in 2019.

It was

Moved by Councillor Locke
Seconded by Councillor Patton
That Council receive Corporate Report R068 for information.

RES.R20-644 Carried

Item No. R069 Alternative Municipal Tax Collection Scheme for the Year 2020 Due to COVID-19
File: 1970-01

Note: See Bylaw No. 20082 under Section H.

The General Manager, Finance submitted a report suggesting that Council invoke the alternative municipal tax collection scheme for this fiscal year in order to proactively provide financial relief to residents. This alternative municipal tax collection scheme will enable the City to change the penalty effective date to October 1, 2020 for the annual tax year so that all classes of properties have the same penalty effective date, thus providing assistance to the residential property class.

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

1. Receive Corporate Report R069 for information;

2. Authorize staff to take necessary steps to implement the Alternative Municipal Tax Collection Scheme, under *Section 235 of the Community Charter*, for the year 2020; and

3. Authorize the City Clerk to bring forward "*Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082"* for the required readings and final adoption, attached as Appendix "I" to the report.

RES.R20-645 Carried

Item No. R070 COVID-19: Emergency Operations Centre Update
File: 7130-16

The City Manager submitted a report to provide Council a status update of various actions taken in response to COVID-19 since the last report to Council.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R070 for information.

RES.R20-646 Carried

Item No. R071 Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic
File: 0550-20-06: 6750-01

The City Manager, General Manager, Investment & Intergovernmental Relations and General Manager, Planning & Development submitted a report to provide Council with a proposed Surrey Economic Action and Recovery Plan, which is centered on encouraging and supporting residents, businesses, investments, and job creation opportunities in the

City in order to proactively recover as soon as possible from the COVID-19 pandemic and to obtain Council approval to implement the measures required to enact the proposed Surrey Economic Action and Recovery Plan.

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

1. Receive Corporate Report R071 for information; and

2. Approve the Surrey Economic Action and Recovery Plan and its related actions, as shown in Appendix "I" and as set out in this report.

Before the vote was taken:

A friendly amendment to the Surrey Economic Action and Recovery Plan was accepted unanimously to amend the Surrey Economic Action and Recovery Plan as presented in Corporate Report R071. The amendment refers to page 6 of the report under the heading "Surrey's Development Sector" as follows:

Delete
"A 50% discount to the following application fees will be provided as a set-off to the Building Permit fees when the Building Permit is issued for the eligible project, if the Building Permit is issued on or between May 5, 2020 and June 1, 2021."

Insert
"A 50% discount to the following application fees will be provided as a set-off to the building permit fees when the building permit is issued for the eligible project, if the building permit is applied for before December 15, 2020 and the said building permit is issued on or between May 5, 2020 and December 15, 2021."

The vote was then taken on the main motion, as amended.

RES.R20-647 main motion, as amended, Carried

Item No. R072 Zero Waste Strategy Development
File: 5360-01; 3900-02

The General Manager, Engineering submitted a report to seek Council's endorsement for staff proceeding with the development of a Zero Waste Strategy.

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

1. Receive Corporate Report R072 for information; and

2. Endorse the development of a Zero Waste Strategy for Surrey in an attempt to become Canada's first zero waste to landfill community in Canada.

RES.R20-648 Carried

Item No. R073 Award of Contract No. 6020-010 D1: Design of Serpentine River Sea Dam Replacement
File: 6020-010/01

The General Manager, Engineering submitted a report to obtain Council's approval to award an agreement for engineering services for the design of the Serpentine River Sea Dam Replacement, as illustrated on the map attached to this report as Appendix "I".

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

1. Award Consultant Design Agreement No. 6020-010 D1 for the design of the Serpentine River Sea Dam Replacement to Associated Engineering (B.C.) Ltd. at an estimated fee limit of $1,039,327.80 (including GST);

2. Set the expenditure authorization limit for Consultant Design Agreement No. 6020-010 D1 at $1,143,260.58 (including contingencies and GST);

3. Authorize the General Manager, Engineering to execute Consultant Design Agreement No. 6020-010 D1; and

4. Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain Associated Engineering (B.C.) Ltd. to provide engineering services for the optional tendering and construction services of the Serpentine River Sea Dam Replacement at an estimated fee limit of $1,135,858.91 (including contingencies and GST).

RES.R20-649 Carried

Item No. R074 Award of Contract No. 1220-020-2020-002: District Energy – Energy Transfer Stations Construction at Various Locations
File: 5519-002/11

The General Manager, Engineering submitted a report regarding the award of contract No. 1220-020-2020-002 for District Energy energy transfer stations construction at various locations.

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

1. Award Contract No. 1220-020-2020-002 to Modern Niagara Vancouver Inc. in the amount of $616,255.50 (including GST) for construction of District Energy - Energy Transfer Stations at various locations;

2. Set the expenditure authorization limit for Contract No. 1220-020-2020-002 at $678,000.00 (including GST and contingency); and

3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2020-002.

RES.R20-650 Carried

Item No. R075 Acquisition of Property at 17169 – 104 Avenue for Drainage Purposes
File: 0870-20/563A

The General Manager, Engineering submitted a report to seek Council's approval to purchase the property located at 17169 – 104 Avenue for drainage purposes.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the property at 17169 – 104 Avenue (PID No. 001-131-681) for drainage purposes, as illustrated in Appendix "I" attached to Corporate Report R075.

RES.R20-651 Carried

Item No. R076 Acquisition of Property at 13760 – 62 Avenue for Parkland Purposes
File: 0870-20/573A

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase the property located at 13760 - 62 Avenue for parkland purposes.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the property at 13760 – 62 Avenue (PID No. 005-590-710) for parkland purposes, as illustrated in Appendix "I" attached to Corporate Report R076.

RES.R20-652 Carried

Item No. R077 Acquisition of Property at 18132 – 96 Avenue for Parkland Purposes
File: 0870-20/462D

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase the property located at 18132 - 96 Avenue for parkland purposes.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the property at 18132 – 96 Avenue (PID No. 018-685-951) for parkland purposes, as illustrated in Appendix "I" attached to Corporate Report R077.

RES.R20-653 Carried

Item No. R078 Livestreaming Surrey Canada Day 2020
File: 8200-01

The General Manager, Parks, Recreation & Culture submitted a report to seek Council's support to host a livestream Canada Day in response to the COVID-19 pandemic.

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

1. Receive Corporate R078 for information; and

2. Authorize Parks, Recreation & Culture Department staff to produce Surrey Canada Day as a live streamed event on July 1, 2020 that positively responds to the challenges of the COVID-19 pandemic.

RES.R20-654 Carried

Item No. R079 Redwood Heights Neighbourhood Concept Plan – Stage 2 Final Report
File: 6520-20 (GH#4NCP)

Note: See Bylaw Nos. 20074, 20075, 20076 & 20077 under Section H.

The General Manager, Planning & Development, General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council approval of the Stage 2 Redwood Heights Neighbourhood Concept Plan. The Redwood Heights NCP includes changes to land uses, parks and open space network, biodiversity conservation areas, road and transportation network, engineering servicing strategy, and introduces a financing strategy in order to ensure the necessary delivery of community amenities and engineering infrastructure for an estimated 6,000 new residential units.

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

1. Receive Corporate Report R079 for information;

2. Approve the final (Stage 2) Redwood Heights Neighbourhood Concept Plan and its associated engineering servicing and financial strategies as documented in the report and attached as Appendix "I";

3. Authorize staff to bring forward amendments to Schedule D of the "Surrey Road Classification Map (R-91)" and Schedule K "Surrey Major Road Allowance Map" of *Subdivision & Development By-law, 1986, No. 8830* in order to reflect the road network illustrated in Appendix "II";

4. Authorize staff to bring forward bylaw amendments as documented in Appendix "III" to *Surrey Official Community Plan Bylaw, 2014, No. 18020* in order to align related figures and land use designations within the Redwood Heights Neighbourhood Concept Plan with those in the Official Community Plan, and authorize the City Clerk to introduce the necessary Official Community Plan amending bylaws for the required readings and to set a date for the related Public Hearing;

5. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000* in order to include amenity contributions for the Redwood Heights area based upon the density bonus concept, as documented in Appendix "IV", and authorize the City Clerk to introduce the necessary *Surrey Zoning By-law, 1993, No. 12000* amending bylaws for the required readings and to set a date for the related Public Hearing;

6. Authorize staff to incorporate the Development Cost Charge-eligible infrastructure related to water, stormwater, sanitary sewer, transportation, and parkland acquisition for the Neighbourhood Concept Plan in the next edition of the City's 10-Year Servicing Plan and Parkland Acquisition Program;

7. Authorize staff, as part of the next edition of the City's 10-Year Servicing Plan and Parkland Acquisition Program, to bring forward amendments to *Surrey Development Cost Charge Bylaw, 2018, No. 19478* in order to establish area-specific Development Cost Charge rates for this Neighbourhood Concept Plan area, as described in the report; and

8. Approve amendments to *Development Application Fees Bylaw, 2016, No. 18641* in order to require the payment of additional application fees, which allows for the repayment of the costs incurred in preparing the Neighbourhood Concept Plan for the Redwood Heights area, as documented in Appendix "V".

RES.R20-655 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20050"
7915-0452-00 - SGB Properties Inc.
c/o Ionic Architecture Inc. (Samuel Chan)
C-8 to CD – 6289 King George Boulevard – to develop 8 townhouse units and a 6-storey mixed-use building with commercial units on the ground floor and 36 residential units above.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20050" pass its third reading.

RES.R20-656 Carried
With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20057"
7919-0191-00 - H. Grewal
c/o Avnash Banwait, Mainland Engineering Design Corporation (Rajeev Mangla)
RH to CD – Portion of 5650 - 144 Street - to subdivide a portion into 1 lot.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20057" pass its third reading.

RES.R20-657 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20071"
RH to RF-13 – Portion of 5650 - 144 Street - to subdivide a portion into 1 lot.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20071" pass its third reading.

RES.R20-658 Carried
With Councillor Pettigrew opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20070"

7918-0432-00 - S. Gill, R. Warich
c/o Centras Engineering Ltd. (Centras Engineering Ltd.)
RF-G to RF-13 - 14044 Hyland Road - to subdivide into 2 single family small lots.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20070" pass its third reading.

RES.R20-659 Carried

Development Variance Permit No. 7918-0432-00
14044 Hyland Road
To reduce the minimum lot depth from 24 metres to 22.8 metres for proposed Lot 1.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support the issuance Development Variance Permit No. 7918-0432-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R20-660 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20072"
7914-0308-00 - A. Sidhu
c/o Mainland Engineering Corporation (Rajeev Mangla)
RH to CD - Portion of 5620 and 5630 - 144 Street - to subdivide into 2 lots.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20072" pass its third reading.

RES.R20-661 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20073"
RH to RF-13 - Portion of 5620 and 5630 - 144 Street - to subdivide into 4 lots.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20073" pass its third reading.

RES.R20-662 Carried
With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20069"
7919-0153-00 - Awesome Industrial Holdings Ltd.
c/o Orion Construction (Braden Smith)
A-1 to IB-1 - 19426 - 36 Avenue and 3560 - 194 Street - to develop a multi-tenant 9,311 square-metre industrial building.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20069" pass its third reading.

RES.R20-663 Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7919-0153-00
19426 - 36 Avenue and 3560 - 194 Street
To reduce the minimum landscape buffer requirement from 6 metres to 2.1 metres along 194 Street.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support the issuance Development Variance Permit No. 7919-0153-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R20-664 Carried
With Councillor Pettigrew opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20052"
7919-0132-00 - Metro Vancouver Housing Corporation
c/o VIA Architecture (Stephanie Coleridge)
RM-45 to CD – Portion of 15243 – 99 Avenue – to develop a 4-storey apartment building with approximately 85 rental dwelling units.

Council direction received April 20, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20052" pass its third reading.

RES.R20-665 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20058"
3900-20-20058 – Regulatory Text Amendment
This Bylaw incorporates housekeeping and text amendments to clarify amenity space definitions, bicycle space requirements, and other items in order to be consistent with other City policies and regulations as described in detail in the accompanying Corporate Report.

Council direction received April 20, 2020
Corporate Report Item No. 2020-R066

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20058" pass its third reading.

RES.R20-666 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20058" be finally adopted.

RES.R20-667 Carried

PERMITS - APPROVALS

8. **Development Variance Permit No. 7920-0038-00**
P. Saini, P. Saini, G. Saini, M. Singh
c/o U.K. Concrete Pump Ltd. (Amritpal Randhawa)
10866 – 130A Street
To reduce the minimum building width from 7.0 metres to 6.4 metres in order to allow for the construction of a proposed new single family dwelling with a secondary suite on an existing undersized lot.

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

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Variance Permit No. 7920-0038-00.

RES.R20-668 Carried
With Councillor Pettigrew opposed.

PERMITS - SUPPORT

9. **Development Variance Permit No. 7920-0077-00**
Lark LVV Developments Ltd.
c/o Lark LVV Developments Ltd. (Graydon Halley)
10626 City Parkway
To reduce the minimum number of residential and visitor parking spaces for Phase 1 of an approved mixed-use project in City Centre (7917-0517-00). These variances will increase the total number of affordable housing units and will help maintain their affordability.

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

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance Permit No. 7920-0077-00 and consider issuance upon final adoption of the associated Housing Agreement Bylaw and Development Permit No. 7917-0517-00.

RES.R20-669 Carried

FINAL ADOPTIONS

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20008"
3900-20-20008 – Regulatory Text Amendment
A housekeeping Bylaw that addresses recent changes to the BC Building Code regarding universal access improvements for parking; more clarity for sensitive ecosystem application processes; and minor map amendments to update the Employment Areas map with respect to previously approved rezoning applications.

Council direction received April 6, 2020
Corporate Report Item No. 2020-R061

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20008" be finally adopted.

RES.R20-670 Carried

11. "Surrey General Rates Levy Bylaw, 2020, No. 20065"
3900-20-20065 – Council Initiative
A bylaw to provide for the levying of rates for general city purposes and special services for the Year 2020 in the City of Surrey.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey General Rates Levy Bylaw, 2020, No. 20065" be finally adopted.

RES.R20-671 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

12. "Surrey Special Rates Levy Bylaw, 2020, No. 20066"
3900-20-20066 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2020.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Special Rates Levy Bylaw, 2020, No. 20066" be finally adopted.

RES.R20-672 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

13. "Roads and Traffic Safety Levy Bylaw, 2020, No. 20067"
3900-20-20067 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for the year 2020.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Roads and Traffic Safety Levy Bylaw, 2020, No. 20067" be finally adopted.

RES.R20-673 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

14. "MVRD Tax Requisition Bylaw, 2020, No. 20068"
3900-20-20068 – Council Initiative
A bylaw to levy rates in the City of Surrey to provide for the amounts requested by Metro Vancouver Regional District for the year 2020.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "MVRD Tax Requisition Bylaw, 2020, No. 20068" be finally adopted.

RES.R20-674 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

15. "Council Code of Conduct Bylaw, 2020, No. 20020"
3900-20-20020 – New Regulatory Bylaw
A bylaw to regulate the conduct of Council members.

Council direction received April 6, 2020
Corporate Report Item No. 2020-R052

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Council Code of Conduct Bylaw, 2020, No. 20020" be finally adopted.

RES.R20-675 Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

16. "Surrey Development Cost Charge Bylaw, 2020, No. 20019"
3900-20-20019 – New Regulatory Bylaw
A new regulatory bylaw to impose development cost charges to assist the City in paying the capital cost of providing sewage, water, drainage and highway facilities as well as park land acquisition and improvements, for new subdivisions and the construction or alteration of buildings. This bylaw will also repeal Bylaw No. 19478 after a one year grace period.

Council direction received February 10, 2020
Corporate Report Item No. 2020-R052

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Development Cost Charge Bylaw, 2020, No. 20019" be finally adopted.

RES.R20-676 Carried

INTRODUCTIONS

17. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20074"
3900-20-20074 – Regulatory Text Amendment
A Bylaw to align the land use designations within the new Redwood Heights Neighbourhood Concept Plan with those in the Official Community Plan.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R079. Bylaw No. 20074 is therefore in order for consideration.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20074" pass its first reading.

RES.R20-677 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20074" pass its second reading.

RES.R20-678 Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2020, No. 20074" be held at City Hall on Monday, May 25, 2020, at 7:00 p.m.

RES.R20-679 Carried

18. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20075"
3900-20-20075 – Regulatory Text Amendment
A Bylaw to amend Schedule G of "Surrey Zoning By-law, 1993, No. 12000" to include amenity contributions for the new Redwood Heights Neighbourhood Concept Plan.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R079. Bylaw No. 20075 is therefore in order for consideration.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20075" pass its first reading.

RES.R20-680 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20075" pass its second reading.

RES.R20-681 Carried

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. 20075" be held at City Hall on Monday, May 25, 2020, at 7:00 p.m.

RES.R20-682 Carried

19. "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2020, No. 20076"
3900-20-20076 – Regulatory Text Amendment
A Bylaw to authorize the collection of development application fees for the new Redwood Heights Neighbourhood Concept Plan

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R079. Bylaw No. 20076 is therefore in order for consideration.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2020, No. 20076" pass its first reading.

RES.R20-683 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2020, No. 20076" pass its second reading.

RES.R20-684 Carried

The said Bylaw was then read for the third time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2020, No. 20076" pass its third reading.

RES.R20-685 Carried

20. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2020, No. 20077"
3900-20-20077 – Regulatory Text Amendment
A Bylaw to amend Schedule D and Schedule K of the "Surrey Subdivision and Development Bylaw, 1986, No. 8830" to reflect the planned road network for the new Redwood Heights Neighbourhood Concept Plan.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R079. Bylaw No. 20077 is therefore in order for consideration.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2020, No. 20077" pass its first reading.

RES.R20-686 — Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2020, No. 20077" pass its second reading.

RES.R20-687 — Carried

The said Bylaw was then read for the third time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2020, No. 20077" pass its third reading.

RES.R20-688 — Carried

21. "Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082"
3900-20-20082 – Council Initiative
A bylaw to provide for an Alternative Municipal Tax Collection Scheme for the Year 2020 in the City of Surrey.

* Pursuant to the provision granted under section 12 of Ministerial Order No. M139, Council is requested to grant three readings and final adoption of this bylaw.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R069. Bylaw No. 20082 is therefore in order for consideration.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082" pass its first reading.

RES.R20-689 — Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082" pass its second reading.

RES.R20-690 — Carried

The said Bylaw was then read for the third time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082" pass its third reading.

RES.R20-691 Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Alternative Municipal Tax Collection Scheme Bylaw, 2020, No. 20082" be finally adopted.

RES.R20-692 Carried

22. "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2020, No 20093"
3900-20-20093 – Council Initiative
To amend section 4 to adjust the percentage penalty and date the penalty will apply to October 1 to align with the Alternative Municipal Tax Scheme Bylaw being implemented for the 2020 tax year.

* Pursuant to the provision granted under section 12 of Ministerial Order No. M139, Council is requested to grant three readings and final adoption of this bylaw.

Note: Memo received from GM, Finance advising late penalty dates and rates for secondary suite service fees are being aligned with the late penalty dates and rates for property taxes and provide a 90-day extension to pay without late penalties.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2020, No 20093" pass its first reading.

RES.R20-693 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2020, No 20093" pass its second reading.

RES.R20-694 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2020, No 20093" pass its third reading.

RES.R20-695 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2020, No 20093" be finally adopted.

RES.R20-696 Carried

23. "Surrey Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2020, No 20094"
3900-20-20094 – Council Initiative
To amend section 51 to adjust the percentage penalty and date the penalty will apply to October 1 to align with the Alternative Municipal Tax Scheme Bylaw being implemented for the 2020 tax year.

* Pursuant to the provision granted under section 12 of Ministerial Order No. M139, Council is requested to grant three readings and final adoption of this bylaw.

Note: Memo received from GM, Finance advising late penalty dates and rates for waste collection services fees are being aligned with the late penalty dates and rates for property taxes and provide a 90-day extension to pay without late penalties.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2020, No 20094" pass its first reading.

RES.R20-697 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2020, No 20094" pass its second reading.

RES.R20-698 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2020, No 20094" pass its third reading.

RES.R20-699 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2020, No 20094" be finally adopted.

RES.R20-700 Carried

24. "Tax Prepayment Plan Bylaw, 1993, No. 11835, Amendment Bylaw, 2020, No. 20095"
3900-20-20095 – Council Initiative
To amend section 5 to adjust the percentage penalty and date the penalty will apply to October 1 to align with the Alternative Municipal Tax Scheme Bylaw being implemented for the 2020 tax year.

* Pursuant to the provision granted under section 12 of Ministerial Order No. M139, Council is requested to grant three readings and final adoption of this bylaw.

Note: Memo received from GM, Finance advising that these proposed changes ensure that customers on pre-authorized tax payment plans benefit from the 90-day extension to pay

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Tax Prepayment Plan Bylaw, 1993, No. 11835, Amendment Bylaw, 2020, No. 20095" pass its first reading.

RES.R20-701 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Tax Prepayment Plan Bylaw, 1993, No. 11835, Amendment Bylaw, 2020, No. 20095" pass its second reading.

RES.R20-702 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Tax Prepayment Plan Bylaw, 1993, No. 11835, Amendment Bylaw, 2020, No. 20095" pass its third reading.

RES.R20-703 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Tax Prepayment Plan Bylaw, 1993, No. 11835, Amendment Bylaw, 2020, No. 20095" be finally adopted.

RES.R20-704 Carried

I. CLERK'S REPORT

This section had no items to consider.

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

This section had no items to consider.

L. ADJOURNMENT

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the May 4, 2020 Regular Council - Public Hearing meeting be adjourned.

RES.R20-705 Carried

The Regular Council - Public Hearing meeting adjourned at 9:16 p.m.

Certified correct:

_____ _____

Jennifer Ficocelli, City Clerk Mayor Doug McCallum