# *Regular Council - Public Hearing Minutes*

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
**MONDAY, OCTOBER 5, 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 October 5, 2020, Regular Council Public Hearing meeting be adopted.

RES.R20-1498 Carried

### 2. Adoption of the Minutes

#### a. Special (Regular) Council – September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Special (Regular) Council meeting held on September 14, 2020, be adopted.

RES.R20-1499 Carried

#### b. Regular Council – Land Use – September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council – Land Use meeting held on September 14, 2020, be adopted.

RES.R20-1500 Carried

**c. Regular Council – Public Hearing – September 14, 2020**

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council - Public Hearing meeting held on September 14, 2020, be adopted.

RES.R20-1501 Carried

## B. DELEGATIONS - PRESENTATIONS

1. **Canadian Association of Municipal Administrators**
File: 0290-01

The Mayor announced that City of Surrey is the winner of the 2020 Canadian Association of Municipal Administrators (CAMA) Environment Award for a municipality with a population over 100,000 for the Coastal Flood Adaptation Strategy. A video presentation from CAMA highlighting the achievements of the Strategy was presented.

## B. DELEGATIONS - PUBLIC HEARING

**1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20169"**
**Application: 7920-0020-00**

CIVIC ADDRESS**:** 12183 Agar Street

APPLICANT**:** T. Senghera, N. Sidhho
c/o Brickhouse Building Ltd. (Kevin Basran)

PURPOSE**:** The applicant is seeking to rezone the site from Single Family Residential Zone to Comprehensive Development Zone to allow the construction of a new single family dwelling.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject site and contributions to the Green City fund.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| A. Kaps | | | X |
| R. Landale | | X | |

**2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20159"**
**Application: 7920-0037-00**

CIVIC ADDRESS: 5289 - 188 Street

APPLICANT: L. Grecica, S. Grecica
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is seeking to rezone the site from General Agriculture Zone to Quarter Acre Residential Zone in order to subdivide the property into three suburban residential lots in a panhandle configuration.

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

Resident: The delegation expressed support for the proposal, noting that the subject site would not be viable as a commercial farm due to its size.

D. Jack, Surrey Environmental Partners: The delegation spoke to the industrial buffer, lack of information on landscaping materials and the removal of trees from the subject site.

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject site, development contributions and school capacity and transportation.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| A. Kaps | | X | |
| R. Landale | | X | |

**3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20172"**
**Application: 7920-0035-00**

CIVIC ADDRESS: 5790 King George Boulevard

APPLICANT: 1161454 B.C. Ltd.
c/o Vesterra (Gary Dhaliwal)

PURPOSE: The applicant is seeking to rezone the site from Local Commercial Zone to Comprehensive Development Zone to allow the operation of a child care centre in a commercial building that was previously approved under Development Application No. 7916-0644-00.

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

M. Gibbs, 140 Street and 57A Avenue: The delegation spoke in opposition to the proposal citing traffic safety and suggested reduced speed zones and traffic calming measures.

A. Greywall, 141 Street and 57a Avenue: The delegation spoke in opposition to the proposal citing inappropriate land use and road, safety, drainage, access and parking issues.

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal.

D. Jack, Surrey Environmental Partners: The delegation suggested broad canopy trees for shade and pollinating plants be utilized in the landscaping.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| G. Romaniuk, S. Bishop & D. Lehman | | | X |
| A. & A. Greywall | | X | |
| C. Zwicker Johnson | | X | |
| G. Sczerkowsky | | X | |
| M. Gibbs | | X | |
| N. & L. Wood | | | X |
| Petition – 113 Signatures | | X | |
| B. Huber | X | | |
| J. Pennock | X | | |
| R. Weller | X | | |
| R. Landale | | X | |
| Form Letter – 59 Signatures | X | | |
| D.Mayer | X | | |
| G. Dhaliwal | X | | |
| J. Sims | X | | |

**4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164" Application: 7918-0419-00**

CIVIC ADDRESS: 13853, 13871 and 13889 – 64 Avenue

APPLICANT: G. Kozevnikov, C. Kozevnikov, Skylion Construction Ltd. c/o DF Architecture Inc. (Jessie Arora

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone to allow the development of 39 townhouse units.

In addition, a development variance permit (DVP) is being sought:

(a) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;

(b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 5.1 metres to the first floor of Building 3 and to 4.5 metres for the upper storeys of Building 3, and from 6.0 metres to 3.0 metres to Building 4;

(c) to permit parking within the required rear yard (north) setback for visitor parking spaces 7 and 8; and

(d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a minimum of 20 metres for a portion of the site.

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

Resident: The delegation spoke in opposition to the proposal citing removal of trees from the subject site and loss of wildlife habitat.

Resident, 103 Avenue and 125 Street: The delegation spoke in opposition to the proposal citing a red-coded stream on the subject site and proposed setback variances.

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, development contributions, lack of information regarding a traffic impact assessment and projected student impacts.

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

A. Avery, 138 Street and 65 Avenue: The delegation spoke in opposition to the proposal citing red-coded stream and riparian area setbacks, removal of trees from the subject site and the loss of wildlife habitat.

D. Beall, 138 Street and 65 Avenue: The delegation spoke in opposition to the proposal citing density, school and road impacts, site access and egress, red-coded stream setbacks, the removal of trees from the subject site and loss of wildlife habitat.

J. Ozanich, 138 Street and 65 Avenue: The delegation spoke in opposition to the proposal citing environmental concerns and setback variances.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| M. Mumford | | X | |
| A. Kaps | | X | |
| R. Landale | | X | |

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| J. Hannah | | X | |
| K. Sudul | | X | |
| M. Mumford | | X | |
| A. David | | X | |
| D. Gardner | | X | |
| K. Borrie | | X | |

**5.** **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162" Application: 7918-0132-00**

CIVIC ADDRESS**:** 14188 - 62 Avenue

APPLICANT**:** Sabremark Developments Inc.
c/o Sabremark Developments Inc. (Rikki Shoker)

PURPOSE**:** The applicant is seeking to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone to allow the development of a three-storey mixed-use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject and neighbouring sites and projected student impacts.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject and neighbouring site and loss of green infrastructure services.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. Landale | | X | |
| A. Kaps | | | X |
| R. Rafi | | | X |
| S. Chang | | | X |

**6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20170"**
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20171"**
**Application: 7919-0319-00**

CIVIC ADDRESS: 17444, 17456, and 17468 - 100 Avenue

APPLICANT: J. S. Mulder, 1112374 B.C. Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the site from Suburban to Urban and rezone the site from One-Acre Residential Zone to Comprehensive Development Zone. The applicant is proposing to allow the development of 39 townhouse units.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject and neighbouring sites, projected student impacts and lack of a traffic impact study.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject and neighbouring site and loss of green infrastructure services.

Resident, 125 Street and Grove Crescent: The delegation spoke to the projected student impacts and removal of trees from the subject site.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. & J. Lans | | X | |
| R. Landale | | X | |
| A. Kaps | | X | |

**7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20166"**
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167"**
**Application: 7919-0338-00; 7919-0338-01**

CIVIC ADDRESS: 8140 – 166 Street

APPLICANT: 1014669 B.C. Ltd.
c/o WG Architecture Inc. (Joe Nae-Jer Hwang)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the site from Urban to Multiple Residential and rezone the site from Multiple Residential 30 Zone to Comprehensive Development Zone. The applicant is proposing to allow multiple unit residential development consisting of three 6-storey apartment buildings with underground parking and 31 ground-oriented townhouses.

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

G. Ruffo, 165 Street and 100 Avenue: The delegation expressed concerns regarding the loss of privacy and impacts due to the excavation of the site.

R. Kaptyn, 152 Street and 18 Avenue: The delegation expressed concerns regarding the lack of infrastructure and community facilities required to support population growth.

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of an amenity building from the subject site, lack of traffic impact study and projected student impacts.

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

Resident, 125 Street and Grove Crescent: The delegation spoke to the projected student impacts.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. Landale | | X | |
| A. Kaps | | X | |
| B. Berman | X | | |
| G. & K. Ruffo | | | X |
| R. Nissen | | | X |

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20165" Application: 7918-0054-00**

CIVIC ADDRESS**:** 10450, 10462, 10476, 10494 and 10506 - 125B Street

APPLICANT**:** 1152722 B.C. Ltd.
c/o DF Architecture Inc. (Jessie Arora)

PURPOSE**:** The applicant is seeking to rezone the site from Single Family Residential Zone to Comprehensive Development Zone to allow the development of 48 townhouse units in South Westminster Heights.

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

Resident, 138 Street and Hyland Drive: The delegation spoke in support of the proposal citing density and affordable housing.

Resident, 103 Avenue and 125 Street: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site, access, density, homelessness, environmental issues and lack of infrastructure.

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site and the Neighbourhood Concept Plan.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, Green City contribution fund and lack of historical information regarding the property and lack of a recent bird survey.

A. Richardson, 61 Avenue and 180A Street: The delegation spoke to the proposed density and the tree replanting plan and suggested building to Step 3 of the BC Step Code.

Resident, 104 Avenue and 127 Street: The delegation spoke in opposition to the proposal citing its heritage value, removal of trees from the subject site, loss of wildlife habitat, density and lack of a traffic impact study.

Resident, 104 Avenue and 125 Street: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site, lack of parking and traffic.

Resident, 104 Avenue and 125B Street: The delegation spoke in opposition to the proposal citing density, road safety, the removal of trees from the subject site and loss of wildlife habitat.

Resident, 127 Street and 104A Avenue: The delegation spoke to road conditions, the removal of trees from the subject site, loss of wildlife habitat and local school capacity.

Resident, 125 Street and Grove Crescent: The delegation spoke to the Neighbourhood Concept Plan, road conditions and Green City fund.

M. Kompter, Hub Engineering (Agent on behalf of the Applicant): The Agent spoke to the Neighbourhood Concept Plan, density and landscaping plans.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| A. Kaps | | X | |
| G. Rice | | X | |
| A. Hoare | | | X |
| C. Howarth | X | | |
| M. Vanderberg | X | | |
| S. Bilkhu | | X | |
| R. Landale | | X | |
| T. Bilkhu | | X | |
| A. Underwood | | X | |
| D. Aujla | X | | |
| J. Oppal | X | | |
| J. Samra | X | | |
| L. Wise | X | | |
| M. Bilkhu | | X | |

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| P. Oppal | X | | |
| S. Andhi | | X | |
| T. McFarland | | X | |
| T. Samra | X | | |

**9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20168" Application: 7919-0105-00**

CIVIC ADDRESS**:** 13333 Old Yale Road

APPLICANT**:** 0949152 B.C. Ltd.
c/o Townline Homes Inc. (Stefan Slot)

PURPOSE**:** The applicant is seeking to rezone the site from Comprehensive Development Zone to a new Comprehensive Development Zone to allow the development of a 32-storey residential apartment building in City Centre.

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

Resident, 138 Street and 65 Avenue: The delegation spoke in support of the proposal citing density and height.

Resident, 35 Avenue and 150A Street: The delegation spoke in support of the proposal citing density, proximity to transit and amenities, architectural design, height and safety.

Councillor Pettigrew raised a point of order requesting why the previous speaker's opportunity to provide comments to Council was concluded prior to the time limit expiring. He went on to advise that members of the public should be able to speak to items even if Council does not want to hear it.

Mayor McCallum advised that all speakers are informed several times that the Public Hearing is an opportunity for members of the public to provide comments to Council regarding the bylaw being considered by Council at the Public Hearing and that their comments must be relevant to the bylaw.

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject and neighbouring sites, lack of housing for seniors, traffic impact study and information regarding essential services and projected student impacts.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and green space in City Centre.

Resident, 125 Street and Grove Crescent: The delegation spoke to the project student impact, school capacity and tree canopy.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. Landale | | X | |
| A. Kaps | | X | |
| J. Hannah & D. Beall | X | | |

**10.** "**Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20160**"
"**Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20161**"
**Application: 7918-0443-00; 7918-0443-01**

CIVIC ADDRESS**:** 13245 - 104 Avenue

APPLICANT**:** West Fraser Holdings Ltd.
c/o Bingham Hill Architects (Doug Nelson)

PURPOSE**:** The applicant is seeking to amend the Official Community Plan to redesignate the site from Multiple Residential to Central Business District and to include Figure 16: Central Business District with a permitted density of "3.5 FAR". The applicant is also seeking to amend Figure 42: Major Employment Areas by adding the Central Business District designation. The applicant is proposing to rezone the site from Multiple Residential 45 Zone to Comprehensive Development Zone to allow two-phased development of a 13-storey rental apartment building and a 16-storey market apartment building.

In addition, a development variance permit is being sought:

(a) to reduce the minimum west side yard setback of the proposed CD Bylaw from 4.4 metres to 2.2 metres, in order to retain the existing 3-storey apartment; and

(b) to reduce the minimum parking requirement of the proposed CD Bylaw for the existing 3-storey apartment building from 41 to 26.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal citing removal of trees from the subject and neighbouring sites, traffic impacts, projected student impacts and lack of parking.

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

Resident, 125 Street and Grove Crescent: The delegation expressed concerns regarding the Green City fund contribution, projected student impacts, traffic impact study and parking reductions.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. Landale | | X | |
| T. Gjesdal | X | | |
| A. Wimmer | X | | |
| A. Haps | | X | |
| J. Dhillon | X | | |
| S. Gill | X | | |

**11. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20126"**

PURPOSE: This Bylaw amends Schedule G by updating the Fleetwood Town Centre Map, and minor housekeeping amendments to better define the timing of in-stream applications and collection of interim Tier 2 density bonus rates. These amendments will support development momentum along the Surrey-Langley Skytrain Corridor, as described in Corporate Report 2020-R139.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke in opposition to the proposal citing unclear development contributions.

There was correspondence on table from:

| NAME | SUPPORT | OPPOSED | CONCERNED |
|---|---|---|---|
| R. Landale | X | | |

## C. COMMITTEE REPORTS

Councillor Elford left the meeting at 9:51 pm.

**1. Parks, Recreation & Culture Committee – June 17, 2020**

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Parks, Recreation and Culture Committee meeting held on June 17, 2020, be received.

RES.R20-1502 Carried by members remaining

**2. Social Equity and Diversity Committee – July 8, 2020**

It was Moved by Councillor Guerra
Seconded by Councillor Patton

That the minutes of the Social Equity and Diversity Committee meeting held on July 8, 2020, be received.

Councillor Elford returned to the meeting at 9:53 pm.

An amendment was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Item H.2 be deleted from the July 8, 2020 Social Equity and Diversity Committee meeting minutes.
amendment motion Defeated
With Councillors Annis, Elford, Hundial, Locke and Pettigrew opposed.

RES.R20-1503
main motion Carried
With Mayor McCallum and Councillors Guerra, Patton and Nagra opposed.

**3. Environmental Sustainability Advisory Committee - July 29, 2020**

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Environmental Sustainability Advisory Committee meeting held on July 29, 2020, be received.
RES.R20-1504
Carried

**D. BOARD/COMMISSION/TASK FORCE REPORTS**

**1. Public Engagement Task Force – May 22, 2020**

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Public Engagement Task Force meeting held on May 22, 2020, be received.
RES.R20-1505
Carried

**2. Surrey Heritage Advisory Commission - July 15, 2020**

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Public Engagement Task Force meeting held on July 15, 2020, be received.
RES.R20-1506
Carried

## E. MAYOR'S REPORT

### 1. Proclamations
File: 0630-02

Councillor Guerra read the following proclamation:

(a) International Day of Older Persons – October 1, 2020

Councillor Elford read the following proclamation:

(b) Fire Prevention Week – October 4 – 10, 2020

Councillor Guerra read the following proclamations:

(c) Homelessness Action Week – October 11 – 17, 2020

Councillor Annis left the meeting at 10:06 p.m. and returned at 10:07 p.m.

(d) Community Living Month – October 2020

Councillor Patton read the following proclamation:

(e) Rett Syndrome Awareness Month – October 2020

Councillor Elford read the following proclamation:

(f) Manufacturing Month – October 2020

Councillor Patton read the following proclamation:

(g) Community Inclusion Month – October 2020

## F. GOVERNMENTAL REPORTS

This section has no items.

## G. CORPORATE REPORTS

The following Corporate Reports to be considered:

**Item No. R147** **Surrey Transportation Plan: Engagement Goals and Phases**
File: 8630-40

The General Manager, Engineering submitted a report to provide Council with an overview of Phase 2 engagement activities and outreach for the Surrey Transportation Plan that will begin on October 13, 2020.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R147

for information.

RES.R20-1507 Carried

**Item No. R148 Sale of City Property at 9779 – 190 Street**
File: 0910-40-225

The General Manager, Engineering submitted a report to seek Council approval to sell the vacant City-owned property located at 9779 – 190 Street, for future consolidation and development with the privately-owned 5.73 acres adjacent property located at 9697 - 190 Street.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the sale of the surplus City-owned property located at 9779 – 190 Street (PID No. 017-424-593), as generally described in Corporate Report R148 and illustrated in Appendix "I" attached to the report, subject to compliance with the notice provision under Sections 26 and 94 of the Community Charter, SBC 2003, c. 26.

RES.R20-1508 Carried

**Item No. R149 Acquisition of Property at 17011 – 24 Avenue for Parkland Purposes**
File: 0870-20/343Z

The General Manager, Engineering and General Manager, Parks, Recreation & Culture, submitted a report to seek Council approval to purchase the property located at 17011 - 24 Avenue for parkland purposes.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the property at 17011 – 24 Avenue (PID No. 001-587-897) for parkland purposes, as illustrated in Appendix "I" attached to Corporate Report R149.

RES.R20-1509 Carried

**Item No. R150 Modification of Lease Agreement for RCMP District 3 (Newton) Office**
File: 0930-20/053

The General Manager, Engineering and General Manager, Policing Transition, submitted a report to seek Council approval to authorize the execution of a lease modification to extend the current lease agreement for RCMP District 3 (Newton) office, for a further period of five years.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the execution by the appropriate City staff of a lease modification agreement, as generally described in Corporate Report R150, with 7218 KG Financial Inc., for the 12,752 sq. ft. building located at 7235 – 137 Street, as generally illustrated in Appendix "I" attached to the report, for the continued use as the Newton RCMP Community Police Office.

RES.R20-1510 Carried

**Item No. R151 COVID-19: Emergency Operations Centre Update**
File: 7130-16

The City Manager submitted a report to provide Council with a status update of various actions taken in response to COVID-19 since the last Corporate Report No. R141;2020, which was provided to Council at the September 14, 2020 Regular Council Public Hearing meeting.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R151 for information.

RES.R20-1511 Carried

Councillor Patton left the meeting at 10:03 pm.

Mayor McCallum declared a five-minute recess and the meeting recessed at 10:14 p.m. The meeting reconvened at 10:19 p.m. with all members of Council in attendance.

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20169"
7920-0020-00
Taj Senghera, Nilum Sidhho
c/o Kevin Basran, Brickhouse Building Ltd.
RF to CD - 12183 Agar Street – to permit the construction of a new single family dwelling.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20169" pass its third reading.

RES.R20-1512 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20159"
7920-0037-00
L. Grecica, S. Grecica
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
A-1 to RQ - 5289 - 188 Street – to subdivide the property into three suburban residential lots in a panhandle configuration.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20159" pass its third reading.

RES.R20-1513 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20172"
7920-0035-00
1161454 B.C. Ltd. (Director Information: Harjinder S Dhaliwal, Ravinder S Munday)
c/o Vesterra (Gary Dhaliwal)
C-4 to CD - 5790 King George Boulevard – to permit the operation of a child care centre in a commercial building that was previously approved under Development Application No. 7916-0644-00.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20172" pass its third reading.

Before the question was put:

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20172" be referred back to staff to address parking, traffic and safety concerns.

RES.R20-1514 Carried
With Councillors Hundial and Locke opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164"
7918-0419-00
G. Kozevnikov, C. Kozevnikov, Skylion Construction Ltd.
c/o DF Architecture Inc. (Jessie Arora)
RA to RM-30 - 13853, 13871 and 13889 – 64 Avenue – to permit the development of 39 townhouse units.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164" pass its third reading.

Before the question was put:

It was Moved by Councillor Annis
Seconded by Councillor Guerra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164" be referred back to staff to address traffic concerns, riparian setbacks and the projected student enrollment count.

RES.R20-1515 Carried

**Development Variance Permit No. 7918-0419-00**
13853, 13871 and 13889 – 64 Avenue
To reduce the minimum side yard (east) setback to the building face of Buildings 2 and 3 and the minimum rear yard (north) setback to the first floor of Buildings 3 and 4 located at 13853, 13871 and 13889 – 64 Avenue. The DVP is also seeking to permit parking within the required rear yard (north) setback for visitor parking spaces 7 and 8 and reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a minimum of 20 metres for a portion of the site.

This item was out of order.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162"
7918-0132-00
Sabremark Developments Inc.
c/o Sabremark Developments Inc. (Rikki Shoker)
RH to CD - 14188 - 62 Avenue - to permit the development of a three-storey mixed use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162" pass its third reading.

RES.R20-1516 Carried
With Councillor Pettigrew opposed.

"The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020, No. 20163"
To enter into a Housing Agreement to secure the rental apartment units for a period of 20 years for the site located at 14188 - 62 Avenue.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020, No. 20163" pass its third reading.

RES.R20-1517 Carried
With Councillor Pettigrew opposed.

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20170"
7919-0319-00
J. S. Mulder, 1112374 B.C. Ltd. (Director Information: John Trainer, Sander van der Vorm)
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
To redesignate the property located at 17444, 17456, and 17468 - 100 Avenue from Suburban to Urban.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20170" pass its third reading.

RES.R20-1518 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20171"
RA to CD – 17444, 17456, and 17468 - 100 Avenue - to permit the development of 39 townhouse units.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20171" pass its third reading.

RES.R20-1519 Carried
With Councillor Pettigrew opposed.

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20166"
7919-0338-00; 7919-0338-01
1014669 B.C. Ltd.; 0993006 B.C. Ltd. (Director Information: Baljit S Johal)
c/o WG Architecture Inc. (Joe Nae-Jer Hwang)
To redesignate the property located at 8140 – 166 Street from Urban to Multiple Residential.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20166" pass its third reading.

RES.R20-1520 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167"
RM-30 to CD – 8140 – 166 Street – to permit a multiple unit residential development consisting of three 6-storey apartment buildings with underground parking and 31 ground-oriented townhouses.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167" pass its third reading.

RES.R20-1521 Carried
With Councillor Pettigrew opposed.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20165"
7918-0054-00
1152722 B.C. Ltd. (Director Information: Kulwant Singh Dhesi, Jatwinder Singh Sidhu)
c/o DF Architecture Inc. (Jessie Arora)
RF to CD - 10450, 10462, 10476, 10494 and 10506 - 125B Street – to permit the development of 48 townhouse units in South Westminster Heights.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20165" pass its third reading.

RES.R20-1522 Carried
With Councillors Annis, Locke and Pettigrew opposed.

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20168"
7919-0105-00
0949152 B.C. Ltd. (Director Information: Rick Illich)
c/o Townline Homes Inc. (Stefan Slot)
CD to new CD - 13333 Old Yale Road – to permit the development of a 32-storey residential apartment building in City Centre.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20168" pass its third reading.

RES.R20-1523 Carried

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20160"
7918-0443-00; 7918-0443-01
West Fraser Holdings Ltd.
c/o Bingham Hill Architects (Doug Nelson)
To amend Figure 3 in the OCP from Multiple Residential to Central Business District. To amend Figure 16 to add 3.5 Far and amend Figure 42 to add Central Business District for the site located at 13245 - 104 Avenue.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20160" pass its third reading.

RES.R20-1524 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20161"
RM-45 to CD – 13245 - 104 Avenue – to permit two-phased development of a 13-storey rental apartment building and a 16-storey market apartment building.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20161" pass its third reading.

RES.R20-1525 Carried
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7918-0443-00**
13245 – 104 Avenue
To reduce the minimum west side yard setback from 4.4 metres to 2.2 metres in order to retain the existing 3-storey apartment. In addition, reduce the minimum parking requirement from for the existing 3-storey apartment building from 41 to 26.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance Permit No. 7918-0443-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R20-1526 — Carried
With Councillor Pettigrew opposed.

11. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20126"
3900-20-20126 – Regulatory Text Amendment
This Bylaw amends Schedule G by updating the Fleetwood Town Centre Map, and minor housekeeping amendments to better define the timing of in-stream applications and collection of interim Tier 2 density bonus rates. These amendments will support development momentum along the Surrey-Langley Skytrain Corridor.

Council direction received September 14, 2020

Councillor Nagra declared a conflict of interest and left the meeting at 10:47 p.m.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20126" pass its third reading.

RES.R20-1527 — Carried by members remaining

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2020, No. 20126" be finally adopted.

RES.R20-1528 — Carried by members remaining

Councillor Nagra rejoined the meeting at 10:49 p.m.

**PERMITS - APPROVAL**

12. **Development Variance Permit No. 7920-0139-00**
Owner: Dream-Spec Builders Ltd.
Agent: B. Toor
19240 Aloha Drive
To reduce the minimum rear yard setback from 6.0 metres to 3.0 metres in order to allow for the construction of a single family dwelling with a detached garage.

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. 7920-0139-00.

RES.R20-1529 Carried

13. **Development Variance Permit No. 7920-0170-00**
Owner: J. Sarai, B. Sarai
Agent: G. Sarai
5330 – 160 Street
To reduce the minimum side yard setback on a flanking street from 30.0 metres to 18.8 metres to allow for the construction of an agricultural storage barn.

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. 7920-0170-00.

RES.R20-1530 Carried

14. **Development Variance Permit No. 7917-0344-01**
Owner: N. Jabal
Agent: McElhanney Consulting Services Ltd. (Kasel Yamashita)
15614 – 20 Avenue
To reduce the minimum lot depth from 28 metres to 26.9 metres to allow the property to be subdivided into two single family lots.

One piece of correspondence expressing support with concerns received 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. 7917-0344-01.

RES.R20-1531 Carried

15. **Development Variance Permit No. 7920-0152-00**
Owner: Nick Gill Consulting Inc., Moranwali Construction Ltd.
Agent: Nick Gill Consulting Inc. (Nick Gill)
2095 – 165 Street
To allow a front-accessed double car garage that can accommodate two vehicles parked side by side.

Two pieces of correspondence in opposition received 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. 7920-0152-00.

RES.R20-1532 Carried

16. **Development Variance Permit No. 7920-0075-00**
Owner: 0909597 B.C. Ltd. (Director Information: Bhupinder Dubb)
Agent: Gradual Architecture Inc. (Ian Guan)
3010 – 148 Street
To reduce the minimum number of off-street parking spaces from 351 to 334 spaces in order to facilitate the operation of a child care centre.

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. 7920-0075-00.

RES.R20-1533 Carried

17. **Temporary Use Permit No. 7920-0198-00**
Owner: City of Surrey
Agent: Manly Shore Productions Services Inc. (Donald Munro)
17763 and 17835 - 62 Avenue; 17848 - 64 Avenue
To allow for construction of a production set on the Cloverdale Fairgrounds site to be used for movie/tv show filming purposes for a period of three years.

One piece of correspondence in opposition and one piece of correspondence in support received prior to the printing of this agenda.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Temporary Use Permit No. 7920 0198-00.

RES.R20-1534 Carried

18. **Development Variance Permit No. 7920-0051-00**
Owner: C. Li-Leger
Agent: Ankenman Associates Architects Inc. (Mark Ankenman)
2901 – 132 Street
To reduce the minimum front yard setback from 18.0 metres to 12.8 metres from the existing property line (10.7 metres from the ultimate property line) in order to allow for a new detached garage.

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

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Variance Permit No. 7920-0051-00.

RES.R20-1535 Carried

**Development Permit No. 7920-0051-00**
2901 – 132 Street
To permit an addition to an existing single family dwelling.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Permit No. 7920-0051-00.

RES.R20-1536 Carried

**PERMITS - SUPPORT**

19. **Development Variance Permit No. 7919-0266-00**
Owner: R. Sidhu
Agent: G. Sidhu
5097 – 168 Street
To increase the maximum setback of all portions of a single family dwelling from the front lot line from 50 metres to 60 metres and to increase the maximum depth of the farm residential footprint from the front lot line from 60 metres to 65.7 metres. This will allow the applicant to construct a new single family dwelling without any losses to farmable land on the property.

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 Council support Development Variance Permit No. 7919-0266-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R20-1537 Carried

**FINAL ADOPTIONS**

20. "Section 220 and 224 (2) (f) and (h) Tax Exemption Bylaw, 2020, No. 20153"
3900-20-20153 – Council Initiative
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224 (2) (f) and (h) of the Community Charter.

Council direction received September 14, 2020
Corporate Report Item No. 2020-R134

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Section 220 and 224 (2) (f) and (h) Tax Exemption Bylaw, 2020, No. 20153" be finally adopted.

RES.R20-1538 Carried

21. "Section 224 (2) (g) Tax Exemption Bylaw, 2020, No. 20154"
3900-20-20154 – Council Initiative
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 (2) (g) of the Community Charter.

Council direction received September 14, 2020
Corporate Report Item No. 2020-R135

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Section 224 (2) (g) Tax Exemption Bylaw, 2020, No. 20154" be finally adopted.

RES.R20-1539 Carried

22. "Section 224 Tax Exemption Bylaw, 2020, No. 20155"
3900-20-20155 – Council Initiative
A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

Council direction received September 14, 2020
Corporate Report Item No. 2020-R136

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Section 224 Tax Exemption Bylaw, 2020, No. 20155" be finally adopted.

RES.R20-1540 — Carried

23. "Section 225 Tax Exemption Bylaw, 2020, No. 20156"
3900-20-20156 – Council Initiative
A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

Council direction received September 14, 2020
Corporate Report Item No. 2020-R137

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Section 225 Tax Exemption Bylaw, 2020, No. 20156" be finally adopted.

RES.R20-1541 — Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

(a) Jonquil Hallgate, Chair, Surrey Road to Home Society, Keir McDonald, CEO, Phoenix Recovery Society and Susan Sanderson, Executive Director, Realistic Success Recovery Society
File: 0250-20

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Jonquil Hallgate, Chair, Surrey Road to Home Society, Keir McDonald, CEO, Phoenix Recovery Society and Susan Sanderson, Executive Director, Realistic Success Recovery Society be heard as a delegation at the Council-in-Committee.

RES.R20-1542 — Carried

(b) Jai Birdi, General Secretary
Chetna Association of Canada
File: 0250-20

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Jai Birdi, General Secretary, Chetna Association of Canada, be heard as a delegation at Council-in-Committee.

RES.R20-1543 — Carried

## J. NOTICE OF MOTION

This section has no items.

## K. OTHER BUSINESS

### 1. COVID-19 Testing Sites
File: 7130-01

At the September 14, 2020 Regular Council – Public Hearing meeting, Councillor Locke provided the following Notice of Motion.

"That the Emergency Operations Centre immediately contact Fraser Health Authority to rectify the COVID-19 testing situation and increase access to testing sites in Surrey."

Mayor McCallum advised that an additional COVID-19 testing site was recently opened and the motion is no longer necessary.

### 2. Social Equity Diversity Committee Anti-Racism Task Force
File: 0540-01

Councillor Locke advised that a consultant with the appropriate expertise in anti-racism is required to assist the work of the Anti-Racism Task Force which was approved by Council at the July 27, 2020 Regular Council – Public Hearing meeting.

In response to a question from Council, the General Manager, Finance, advised that there is adequate funding in the Council Initiative Fund for the proposal.

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That Council approve funding in the amount of $40,000 from the Council Initiative Fund to be used by the Anti-Racism Task Force for specialized consulting services to review systemic racism in the City of Surrey.

RES.R20-1544 Carried

### 3. Passing of Dr. Roy Strang
File: 0220-05

Councillor Locke reported that Dr. Roy Strang passed away September 13, 2020. Dr. Strang was a noted environmentalist who passionately supported Sunnyside Urban Park.

**L. ADJOURNMENT**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the October 5, 2020 Regular Council - Public Hearing meeting be adjourned.

RES.R20-1545

Carried

The Regular Council - Public Hearing meeting adjourned at 11:00 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum