

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTIONS**1. Adoption of the Agenda**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. The agenda of the February 8, 2021, Regular Council Public Hearing be amended by:
 - Adding an acknowledgement of Charan Gill;
 - Adding Corporate Report R031;
 - Removing Items B.3 and H.3
 - Adding Item K.2 "Warming Centres" under Other Business; and
2. The agenda be adopted as amended.

RES.R21-180

Carried

Mayor McCallum acknowledged Charan Gill who passed away on February 2, 2021. Mr. Gill established the Progressive Intercultural Community Services Society in 1987 and was a prominent community leader who worked on social and anti-racism issues.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width of a Type 1 Corner lot from 14 metres to 12.6 metres for proposed Lot 2.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, restrictive covenants, application of unrelated City Policies and payment for land included in setback.

I. Scott, South Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter.

C. Pronger, South Surrey: The delegation spoke in opposition to the proposal citing size of the homes, setbacks, lack of benefits to residents, removal of trees from the subject site and impact to the existing neighbourhood character.

L. Ypenberg, Surrey: The delegation spoke in opposition to the proposal citing size of the homes, opportunities for illegal secondary suites, traffic and lack of infrastructure to support development.

M. Smith, Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter.

A. Kaps, Surrey: The delegation spoke to payment for the proposed setbacks.

D. Johnstone, Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter.

Written comments were provided as follows:

- Email dated February 2, 2021, R Landale, expressing concerns for the proposal citing tree removal, restrictive covenants, payment for land included in setback.
- Email dated Feb 8, 2021, H Botham, C and N Ritchie, expressing concerns for the proposal citing lot size, hazard of driveway/garage, and parking, and removal of trees.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20274"**
Application: 7918-0163-00

CIVIC ADDRESS: 7328 and 7342 - 144 Street

APPLICANT: Owner: Newton Fellowship Baptist Church
Agent: Newton Fellowship Church (Colin van der Kuur)

PURPOSE: The applicant is requesting to rezone the site from Assembly Hall 1 Zone and One-Acre Residential Zone to Comprehensive Development Zone. The proposal includes the development of a child care centre on a lot with an existing church.

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

R. Landale, Fleetwood: The delegation expressed concerns regarding the removal of trees from the subject site.

M. Scott, South Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter.

C. Pronger, South Surrey: The delegation spoke in support of the proposal citing benefits to residents.

D. Bil, Surrey: The delegation came forward to provide comments on an issue unrelated to the Public Hearing matter.

Written comments received as follows:

- Email dated February 2, 2021, R Landale, expressing concerns for the proposal citing tree removal.
- Email dated February 4, 2021, H Sidhu, expressing support for the proposal.
- Email dated February 4, 2021, H Gill, expressing support for the proposal.
- Email dated February 4, 2021, S Sandhu, expressing support for the proposal.
- Email dated February 4, 2021, W S Lala, expressing support for the proposal.
- Email dated February 4, 2021, C Conkey, expressing support for the proposal.
- Email dated February 5, 2021, L Iankiara, expressing support for the proposal.
- Email dated February 7, 2021, U Parmar, expressing support for the proposal.
- Email dated February 8, 2021, T Rowlands, expressing opposition to the proposal.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20275"**
File: 3900-20-20275 – Regulatory Text Amendment

This item was out of order.

C. COMMITTEE REPORTS

This section had no items.

D. BOARD/COMMISSION REPORTS

1. Board of Variance - October 14, 2020

It was	Moved by Councillor Guerra Seconded by Councillor Patton That the minutes of the Board of Variance meeting held on October 14, 2020, be received.
--------	--

RES.R21-185

Carried

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

1. Award Contract No. 6020-014-11 to Delta Aggregates Ltd. in the amount of \$4,046,373.09 (including GST) for the Colebrook Dyke Upgrades (DMAF) – 200 Series;
 2. Set the expenditure authorization limit for Contract No. 6020-014-11 at \$4,452,000.00 (including GST and contingency); and
 3. Authorize the General Manager, Engineering to execute Contract No. 6020-014-11.
- RES.R21-187 Carried

Item No. R023 Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct
File: 0625-01

The General Manager, Corporate Services and General Manager, Finance submitted a report to seek Council approval for a policy setting out governance and direction on the payment of legal fees that a Council Member incurs as a result of responding to a complaint made against the Council Member under the Council Code of Conduct Bylaw, 2020, No. 20020.

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

1. Receive Corporate Report R023 for information; and
2. Adopt the proposed Policy No. D-42 entitled "Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct", which is attached to the report as Appendix "I".

Before the question was put, Council considered a referral motion:

It was
 Moved by Councillor Annis
 Seconded by Councillor Locke
 That Corporate Report R023 be referred back to staff until Council has an opportunity to revisit the Code of Conduct Bylaw and make any necessary revisions.

RES.R21-188 Defeated
 With Mayor McCallum and Councillors Elford, Guerra, Nagra and Patton opposed

Council then considered the original motion:

RES.R21-189 Carried
 With Councillors Annis, Hundial, Locke and Pettigrew opposed.

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

1. Receive Corporate Report R027 for information; and
2. Direct staff to proceed with preparing Bylaws for parking payment-in-lieu expansion along the Fraser Highway rapid transit corridor, as generally described in the report.

RES.R21-193 Carried

**Item No. R028 Award of Contract No. 6020-005 D3
 Design of the 152 Street Widening between the Nicomekl and
 Serpentine River (DMAF)
 File: 6020-005/03**

The General Manager, Engineering submitted a report to seek Council's approval to award Consultant Design Agreement No. 6020-005 D3 for engineering services for the detailed design of the 152 Street Widening between Nicomekl and Serpentine River, as illustrated on the map attached to the report as Appendix "I".

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

1. Award Consultant Design Agreement No. 6020-005 D3 to McElhanney Ltd. at an estimated fee limit of \$347,975.25 (including GST) for the design of the 152 Street Widening between Nicomekl and Serpentine River;
2. Set the expenditure authorization limit for Consultant Design Agreement No. 6020-006 D3 at \$385,000.00(including contingencies and GST);
3. Authorize the General Manager, Engineering to execute Consultant Design Agreement No. 6020-006 D3;
4. Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain McElhanney Ltd. to provide engineering services for the optional construction services of the 152 Street Widening between Nicomekl and Serpentine River at an estimated fee limit of \$521,090.85 (including contingencies and GST); and
5. Authorize the General Manager, Engineering to award and execute a Consultant Construction Agreement with McElhanney Ltd., should the optional construction services to retain McElhanney Ltd. be undertaken.

RES.R21-194 Carried

It was
 for information.
 RES.R21-197

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R031

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

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20273"
 7918-0065-00
 Owner: S. Binng
 Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
 RM-D to RF-13- 8409 – 156 Street (8407 – 156 Street) - to allow to subdivide the site
 into two single family small lots, one with reduced lot width.

Council direction received January 25, 2021

It was
 Amendment Bylaw, 2021, No. 20273"

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

RES.R21-198

Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0065-00

To reduce the minimum lot width of a Type 1 Corner lot from 14 metres to 12.6 metres for proposed Lot 2.

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. 7918-0065-00 and consider issuance of the Permit upon final adoption
 of the associated rezoning bylaw.

RES.R21-199

Carried
 With Councillor Pettigrew opposed.

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20274"
7918-0163-00
Owner: Newton Fellowship Baptist Church
Agent: Newton Fellowship Church (Colin van der Kuur)
RA and PA-1 to CD (based on PA-1) - 7328 and 7342 - 144 Street - to permit the development of a child care centre on a lot with an existing church.

Council direction received January 25, 2021

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20274" pass its third reading.

RES.R21-200

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20275"
3900-20-20275 - Regulatory Text Amendment
A Bylaw to expand the area of the Centre Specific Rates into the broader Communities of Surrey outside of City Centre and Town Centers, in Urban, Multiple Residential, Commercial, Town Centre, and Central Business District designated areas. These amendments to the Tier 2 Community Amenity Contribution Program streamline the method of funding community amenities within each Community in Surrey, using a flat rate approach. In addition, housekeeping amendments are included to adjust the name of Centre Specific, to Community Specific throughout the Zoning Bylaw.

Council direction received January 25, 2021
Corporate Report Item No. 2021-R015

This item was out of order.

PERMITS - APPROVAL

- 4. **Development Variance Permit No. 7917-0282-01**
13105 - 56 Avenue
Owner: S. Mohammad, T. Hussain
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)
To reduce the minimum lot width from 30 metres to 25.5 metres for proposed Lots 1 and 2 in order to allow subdivision into two single family lots.

One piece of correspondence in opposition received 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. 7917-0282-01.

RES.R21-201

Carried

5. **Development Variance Permit No. 7920-0271-00**
2728 Ohara Lane
Owner: Crescent Beach Properties Ltd.
Agent: Crescent Beach Properties Ltd. (Rino Aufiero)
To reduce the minimum north setback for buildings and structures from 7.5 metres to 1 metres and the minimum west setback for buildings and structures from 7.5 metres to 4.4 metres in order to allow for the construction of a covered outdoor patio structure.

One piece of correspondence in opposition and one piece of correspondence in support received 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. 7920-0271-00.

RES.R21-202

Carried

6. **Development Variance Permit No. 7920-0296-00**
3366 - 156A Street
Owner: The Board of Trustees of School District No. 36 (Surrey)
Agent: School District No. 36 (Surrey) (Wendy Crowe)
To reduce the minimum north side yard on flanking street setback from 15 metres to 12.4 metres to allow for the addition of eight classrooms to Morgan Creek Elementary School.

Three pieces of correspondence in opposition and one piece of correspondence expressing concerns received 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. 7920-0296-00.

RES.R21-203

Carried

PERMITS - SUPPORT

7. **Development Variance Permit No. 7918-0279-00**
3056 - 184 Street
Owner: T. Siddiqui, F. Sheikh
Agent: Ninety Four Development Ltd. (Justin Bowe)
To reduce the minimum south side yard setback from 3 metres to 1.2 metres and to reduce the minimum setback distance for a Class A watercourse from 15 metres to 10 metres, as measured from top-of-bank, in order to construct a single family dwelling.

One piece of correspondence expressing concerns received prior to printing of the Agenda.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance
 Permit No. 7918-0279-00, and consider issuance of the Permit upon final approval
 of the associated Development Permit.

RES.R21-204

Carried
 With Councillor Pettigrew opposed.

8. Development Variance Permit No. 7920-0236-00

10905 Scott Road

Owner: Tanscold Distribution Ltd.

Agent: Wales McLelland Construction (Darren Sauer)

To reduce the minimum northeast rear yard setback from 7.5 metres to 2.7 metres
 in order to construct a two-storey industrial warehouse building with upper floor
 office space.

One piece of correspondence expressing concerns received prior to printing of the
 Agenda.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance
 Permit No. 7920-0236-00 and consider issuance of the Permit upon final approval
 of the associated Development Permit.

RES.R21-205

Carried

INTRODUCTIONS

9. "Development Works Agreement [8619-0218-00-1] Bylaw, 2021, No. 20157"
 3900-20-20157 – Council Initiative

A bylaw to enter into a development works agreement which authorizes
 construction of the Latimer Park works which will service the benefiting real
 property within a portion of the Campbell Heights Local Area Plan and establishes
 that the cost of the works shall be borne by the owners of real property within
 such defined area.

Approved by Council: November 23, 2020
 Corporate Report Item No. 2020-R174

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Development Works Agreement
 [8619-0218-00-1] Bylaw, 2021, No. 20157" pass its first reading.

RES.R21-206

Carried

I. CLERK'S REPORT

This section had no items.

J. NOTICE OF MOTION

This section had no items.

K. OTHER BUSINESS

1. Promoting the Development of Accessible Housing

File: 6410-01

At the January 25, 2021 Regular Council – Public Hearing meeting, Councillor Annis provided the following notice of motion:

"That staff report back to Council with a Corporate Report that provides information and options for providing training to developers, architects and designers on the universal design elements of accessible housing and also consider a program to incentivize developers and architects to build more accessible housing in Surrey."

In response to a comment raised under this item but regarding the discussion of Corporate Report R031, Councillor Locke raised a point of order, noting that it is disrespectful and inappropriate for a Councillor to identify another Councillor's ability to read items not included with the distribution of the regular Council agenda package material.

Mayor McCallum accepted the point of order as a comment from Councillor Locke but noted that all Councillors can make comments during discussion.

It was

Moved by Councillor Annis

Seconded by Councillor Locke

That staff report back to Council with a Corporate Report that provides information and options for providing training to developers, architects and designers on the universal design elements of accessible housing and also consider a program to incentivize developers and architects to build more accessible housing in Surrey.

RES.R21-212

Carried

2. **Warming Centres**

File: 2640-01

Councillor Locke spoke to the need for warming centres, as well as Extreme Weather Response (EWR) centres, to address the anticipated upcoming cold weather, noting that warm spaces are especially needed due to COVID-19 spacing restrictions.

Councillor Guerra identified some inconsistencies regarding information from City staff and the Extreme Weather Coordinator for Surrey, Delta and White Rock.

In response to comments from Council, staff provided the following information:

- EWR centres are operated by the Homelessness Society of BC. While the City is not responsible for these centres, staff have been more involved in recent years.
- In October 2020, as per the recommendations outlined in Corporate Report R20-159, Mayor McCallum sent a letter to the Province requesting additional EWR spaces.
- To address COVID-19 social distancing requirements, BC Housing rented local motel rooms. There are also two new supportive housing locations that have relocated individuals from shelters, creating more shelter spaces than last year. Staff anticipate that the amount of supportive housing and EWR mats available is adequate to address the need during an EWR event.

L. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the February 8, 2021 Regular Council -

Public Hearing meeting be adjourned.

RES.R21-213

Carried

The Regular Council - Public Hearing meeting adjourned at 8:48 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum