

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 22, 2021 Regular Council – Public Hearing meeting be amended by adding the following items:
 - Committee Appointees
 - Supportive Housing and Shelter Update; and
2. The agenda be adopted as amended.

RES.R21-283

Carried**2. Adoption of the Minutes****a. Regular Council - Land Use – February 8, 2021**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council –
Land Use meeting held on February 8, 2021, be adopted.

RES.R21-284

Carried

b. Regular Council - Public Hearing - February 8, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -
Public Hearing meeting held on February 8, 2021, be adopted.
Carried

RES.R21-285

B. DELEGATIONS - PUBLIC HEARING**1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20276"
Application: 7920-0091-00**

CIVIC ADDRESS: 1421 King George Boulevard

APPLICANT: Owner: Chan's Farm Market Ltd.
Agent: Ankenman Associates Architects Inc. (Mark Ankenman)

PURPOSE: The applicant is requesting to rezone the site from Local Commercial Zone to Comprehensive Development Zone to develop a 778 square metre commercial building.

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

R. Landale, Fleetwood: The delegation spoke to the removal of trees from the subject site, incompatibility with existing setbacks and density.

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

I. Scott, South Surrey: The delegation spoke in support of the proposal.

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

Written submissions were received as follows:

- Email dated February 11, 21, R Edwards, expressing support for the proposal.
- Email dated February 15, 21, R Lund, expressing support for the proposal.
- Email dated February 19, 21, T Plain, expressing support for the proposal.
- Email dated February 22, 21, R Landale, expressing concern for the proposal citing removal of trees.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20280"**
Application: 7920-0071-00

CIVIC ADDRESS: 10240 City Parkway

APPLICANT: Owner: GEC Education Mega Center Inc.
Agent: Weststone Group (Kim Maust)

PURPOSE: The applicant is requesting to rezone the site from Community Commercial Zone to Comprehensive Development Zone to develop a mixed-use, high-rise tower consisting of 215 residential rental dwelling units, 168 residential market dwelling units and approximately 8,615 square metres of commercial, office and institutional space.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing lack of secured student rental housing, development contribution fees, reduced parking and lack of a Traffic Impact Assessment.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, condition of City boulevard trees, inclusion of a roof garden, additional outdoor amenity space and concerns for shade in the children's play area.

D. Johnstone, Surrey: The delegation spoke in opposition to the proposal citing public safety and density.

Written submissions were received as follows:

- Letter dated January 12, 21, KPU, expressing support for the proposal.
- Letter dated January 13, 21, Spratt Shaw College, expressing support for the proposal.
- Letter dated January 13, 21, Downtown Surrey BIA, expressing support for the proposal.
- Letter dated January 20, 21, City University of Seattle, expressing support for the proposal.
- Letter dated January 20, 21, Global University Systems, expressing support for the proposal.
- Letter dated January 28, 21, Surrey Board of Trade, expressing support for the proposal.
- Letter dated February 4, 21, Civic Hotel, expressing support for the proposal.
- Letter dated February 18, 21, UBC, expressing support for the proposal.
- Email dated February 22, 21, R Landale, expressing opposition for the proposal citing lack of affordable rental units and parking.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20277"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20278"
Application: 7918-0350-00, 7918-0350-01

CIVIC ADDRESS: 13583 – 104 Avenue, 13550 and 13526 – 105 Avenue; 10460 City Parkway

APPLICANT: Owners: Bluesky Properties (Brightside) 2020 Inc.,
 Bosa Properties (King George) Inc.
 Agent: Perkins &Will (Adrien Pratlong)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan in order to include the site in Figure 16: Central Business District Densities with a permitted density of "7.5 FAR" and rezone the site from Single Family Residential Zone, Community Commercial Zone and Highway Commercial Industrial Zone to Comprehensive Development Zone. The proposal includes the development of a mixed-use phased development consisting of four high-rise buildings and two low-rise buildings. Phase 1 consists of a 38-storey purpose-built rental residential tower with ground floor commercial space.

In addition, the proposal includes a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7818-0350-00.

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

R. Landale, 95 Avenue and 149 Street: The delegation spoke to prior application approvals and development contribution fees.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and inadequate tree replanting schedule.

M. Scott, South Surrey: The delegation spoke in opposition to the proposal.

A. Kapps, Surrey: The delegation spoke in opposition to the proposal citing requested parking reductions.

L. Ypenberg, Fleetwood: The delegation spoke in opposition to the proposal citing lack of infrastructure to support development and removal of trees from the subject site.

Written submissions were received as follows:

- Email dated February 22, 21, R Landale, expressing concern for the proposal citing Community Amenity Contributions and Traffic.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20282"**
Application: 7920-0145-00

CIVIC ADDRESS: 14705 No. 10 Highway (56 Avenue); portion of 5698 – 147 Street

APPLICANT: Owners: S. Sandhu, S. Sandhu, H. Sandhu, S. Sandhu, P. Dhaliwal
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the site from Half-Acre Residential Zone and Comprehensive Development Zone (Bylaw No. 15909) to Quarter Acre Residential Zone in order to subdivide the site into 9 single family lots.

In addition, the proposal includes a Development Variance Permit to:

- (a) reduce the minimum lot width of the RQ Zone from 24 metres to 20.0 metres for Lot 3, to 21.5 metres for Lots 4 to 6, to 18.1 metres for Lot 7, to 13.2 metres for Lot 8, and to 13.1 metres for Lot 9; and
- (b) increase the maximum fence height permitted under Part 4 General Provisions of Zoning By-law No. 12000 from 1.8 metres to 3 metres along the south property line of Lots 8 and 9.

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

R. Landale, Fleetwood: The delegation spoke to the removal of trees from the subject site, increased density, development contribution fees and exchanging of City-owned lands.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule and Green City fund contributions.

P. Sivia, Sullivan Heights: The delegation spoke in support of the proposal citing development of 57 Avenue and appropriate zoning and land use.

A. Kapps, Surrey: The delegation spoke to the removal of trees from the subject site and the contribution to a healthy environment.

A. Greywall, Surrey: The delegation spoke in support of the proposal citing value added to the community.

R. Gill, Sullivan Heights: The delegation spoke in opposition to the proposal citing incompatibility with existing neighbourhood character, parking and increased traffic.

Written submissions were received as follows:

- Email dated February 15, 21, P and B Boparai, expressing opposition to the proposal.
- Email dated February 20, 21, R and K Gill, P Nahal, expressing opposition to the proposal citing traffic, parking, and safety.
- Email dated February 18, 21, 44 Form Letters, expressing support for the proposal.
- Email dated February 22, 21, R Landale, expressing opposition for the proposal citing removal of trees and existing neighborhood concerns.
- Email dated February 22, 21, R Puchailo, expressing opposition for the proposal citing, parking, secondary suites, loss of green space, noise, and pressure to sell property.
- Email dated February 22, 21, G and R Nelson, expressing concerns for the proposal citing noise, parking, potential destruction of hedge.

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

PURPOSE: 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, as described in Corporate Report 2021-R015.

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

R. Landale, Fleetwood: The delegation spoke to the continued use of "city" and town centre in the bylaw schedules instead of "community" as outlined in the Corporate Report.

C. COMMITTEE REPORTS

1. Investment and Innovation Impact Committee - December 14, 2020

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the minutes of the Investment and
 Innovation Impact Committee meeting held on December 14, 2020, be received.
Carried

RES.R21-286

2. Supportive Housing and Shelter Update

File: 4815-01

Mayor McCallum advised that the: Big City Mayor's Caucus is currently working with the Province to develop five or six complex care facilities for individuals experiencing multiple, complex issues such as physical and mental health and substance abuse issues.

The General Manager, Planning & Development, provided the following information regarding supportive housing and Extreme Weather Response (EWR) locations:

- Complimentary transportation is available for guests seeking accommodation at a shelter without capacity to a location with an available bed.
- Staff works with BC Housing to provide occupancy numbers for EWR locations and shelters.
- There are currently 24 mats available between three locations. From February 7 to 13, 2021, none of those locations were at full capacity and the occupancy numbers for last week show that none of the locations were at full capacity.
- There are two EWR locations at Pacific Community Church and Peace Portal Alliance Church that operated as a shelter, and are open seven days a week, as opposed to just during times of extreme weather. Both shelters have 20 beds available. February 11 was the only day that Pacific Community Church experienced maximum capacity. Peace Portal Alliance Church was over capacity during that same time period.
- The Emergency Response Centre operates as an EWR location that provides 96 spaces. As of February 13, there were 87 guests total at that location.
- There are three new supportive housing projects that have recently opened or are currently under construction:
 - Peterson Place opened in December 2020 and has 38 units.
 - Guildford Modular is scheduled to be completed in July 2021 and will provide 61 units.
 - Newton Modular is scheduled to be completed in June 2021 and will have 40 units.
 - Green Timbers Supportive Housing is scheduled to be completed by September 2021 and will provide 99 supportive housing units.
 - An Elizabeth Fry development called Rosewood is currently under construction and will provide 40 shelter beds and 42 permanent apartments for women with children and 15 apartments for Indigenous females.

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission - January 20, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Surrey Heritage
Advisory Commission meeting held on January 20, 2021, be received.

RES.R21-287

Carried

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Councillor Guerra read the following proclamation:

- (a) Pink Shirt Day – February 24, 2021

Councillor Patton read the following proclamation:

- (b) Lymphedema Awareness Day – March 6, 2021

2. Committee Appointments

File: 0540-20

Mayor McCallum announced appointments to the following committees:

Park, Recreation and Culture Committee

For a one-year term, ending December 31, 2021:

- Carole Girardi
- Bonnie Burnside
- Stuart Drysdale

Agriculture, Environment, and Investment Advisory Committee

For a two-year term, ending December 31, 2022:

- Sukhi Rai
- Stanley Van Keulen
- Myles Lamont

**Item No. R033 Award of Contract No. 1220-040-2020-062 – Operation of
Surrey's Outdoor Pools
File: 0700-80**

The General Manager, Parks, Recreation & Culture, submitted a report to obtain Council approval to award Contract No. 1220-040-2020-062 to Tide's Out Services Ltd. for a three-year term from 2021 to 2023 for the operation of the City's eight outdoor pools, with the option of two additional one-year terms at the City's discretion.

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

1. Award Contract No. 1220-040-2020-062 Operation of Surrey's Outdoor Pools to Tide's Out Services Ltd. for a three-year term in the amount of \$2,641,003.48 including all applicable taxes for the operation of the City's eight outdoor pools;
2. Set the expenditure authorization limit for the initial three-year term at \$2,905,153.00 (including all applicable taxes and contingency);
3. Approve the option to extend Contract No. 1220-040-2020-062 for two additional one-year terms at the City's discretion to a maximum amount of \$982,823 per year including all applicable taxes, contingency and Consumer Price Index increases; and
4. Authorize the General Manager, Parks, Recreation & Culture to execute and sign Contract No. 1220-040-2020-062 and approve all optional extensions related to Contract No. 1220-040-2020-062 within the approved annual expenditure authorization limit subject to satisfactory service provision by Tide's Out Services Ltd.

RES.R21-289

Carried

**Item No. R034 Application for an Investing in Canada Infrastructure, COVID-19
Resilience Infrastructure Stream Grant
File: 5000-01**

The General Manager, Parks, Recreation & Culture, General Manager, Engineering and General Manager, Finance, submitted a report to seek Council support for the City's application for a grant under the COVID-19 Resilience Infrastructure Stream ("CVRIS") of the Investing in Canada Infrastructure Grant Program to fund the project costs related to the construction of the Port Mann Park Trails and Fraserview Greenway project. Council approval of this application is a requirement of the CVRIS Investing in Canada Infrastructure Program application criteria.

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

1. Receive Corporate Report R034 for information; and

2. Endorse the grant application submitted to the Investing in Canada Infrastructure Grant Program, COVID-19 Resilience Infrastructure Stream for a grant in the amount of \$9,970,000 for the construction of the Port Mann Park Trails and Fraserview Greenway project.

RES.R21-290

Carried

**Item No. R035 Cloverdale Athletic Park Covered Multi Sport Facility –
Funding Request
File: 1850-01**

The General Manager, Parks, Recreation & Culture and the General Manager, Finance, submitted a report to provide Council with additional information related to the Cloverdale Community Multi Sport Group who presented to Council on January 25, 2021, to seek support for the project and support for considering 1/3 funding for the project during the 2022 Five-Year (2022-2026) Financial Plan process.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Receive Corporate Report R035 for information;
2. Support the proposed project to cover and improve the existing lacrosse box and expand parking at Cloverdale Athletic Park as generally described in the report to facilitate the Cloverdale Community Multi Sport Groups' application for funding from other levels of government; and
3. Support Option 1 as generally described in the report to consider the provision of 1/3 funding during the 2022 Five-Year (2022-2026) Financial Plan process towards the proposed project to cover and improve the existing lacrosse box and expand parking at Cloverdale Athletic Park subject to the Cloverdale Community Multi Sport Group receiving 2/3 funding from other levels of government.

RES.R21-291

Carried

**Item No. R036 Closure of Road Adjacent to 11242 and 11250 – 128 Street, 12827 to
12885 King George Boulevard and 12818 to 12884 – 112B Avenue;
and Sale of City Lands located at 11242 and 11250 – 128 Street
File: 0910-40/226; 7920-0135-00**

The General Manager, Engineering submitted a report to seek Council approval firstly to close and remove as dedicated road 4,208 square metres (1.038 acres) portions of 128 Street, King George Boulevard frontage road, and 112B Avenue, and secondly to dispose of two City parcels located at 11242 and 11250 – 128 Street, all for consolidation and development with 16 privately-owned adjacent parcels located at 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue under Development Application No. 7920-0135-00

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

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of 4,208 square metres (1.038 acres) surplus portions of the constructed roads of 128 Street, King George Boulevard and 112B Avenue, adjacent to two City-owned lots located at 11242 and 11250 – 128 Street and 16 privately-owned lots located at 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue; and
2. Approve the sale of the two City-owned lots located at 11242 and 11250 – 128 Street (PID Nos. 004-401-620 and 003-102-823).

All are as generally illustrated in Appendix "I" attached to the report and subject to compliance with the notice provisions of Sections 26 and 94 of the Community Charter, S.B.C. 2003, c. 26.

RES.R21-292

Carried

Item No. R037 UBCM Grant Application to the Community Emergency Preparedness Fund
File: 7130-40

The Fire Chief submitted a report to seek Council endorsement to submit a Union of BC Municipalities grant application to the Community Emergency Preparedness Fund to enhance the resiliency of the City of Surrey in the event of a large-scale disaster.

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

1. Receive Corporate Report R037 for information; and
2. Authorize staff to submit an application to the Union of B.C. Municipalities Community Emergency Preparedness Fund for a grant of \$25,000 for support of staff training for the Emergency Operations Centre.

RES.R21-293

Carried

Item No. R038 City Initiated Road Closure Adjacent to Fire Hall No. 6
(9039 and 9049 – 152 Street)
File: 0910-30/222

The General Manager, Engineering submitted a report to seek Council approval to close and remove a portion of dedicated road allowance for consolidation with the southern parcel which comprises a portion of the adjacent Fire Hall No. 6.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the City Clerk to
 bring forward a Bylaw to close and remove the dedication as highway of a 297.9 square
 metres (3,207 square feet) portion of dedicated road allowance adjacent to Fire Hall No. 6
 located at 9039 and 9049 – 152 Street, as generally illustrated in Appendix "I" attached to
 the report, subject to compliance with the notice provisions of the Community Charter,
 SBC 2003, c. 26.

RES.R21-294

Carried

Item No. R039 Civic Facility Mass Vaccination Sites in Surrey
File: 7130-16

The City Manager and General Manager, Parks, Recreation & Culture, submitted a report to
 provide Council information related to the Fraser Health Authority's plan to distribute
 vaccinations in Surrey and to attain approval for the City to lease space for use at up to four
 civic facilities to Fraser Health for vaccination distribution.

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

1. Receive Corporate Report R039 for information;
2. Endorse the proposed civic facility locations for use by the Fraser Health Authority to
 operate up to four mass vaccination sites in Surrey in support of the BC Vaccination
 Strategy response to the COVID-19 pandemic; and
3. Authorize staff to execute lease agreements for the use of space in up to four civic
 facilities by Fraser Health as generally described in the report.

RES.R21-295

Carried

Item No. R040 Surrey Electric Vehicle Strategy
File: 8630-01

The General Manager, Engineering submitted a report to seek Council endorsement of the
 Surrey Electric Vehicle Strategy attached as Appendix "I" to the report.

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

1. Receive Corporate Report R040 for information; and
2. Endorse the Surrey Electric Vehicle Strategy attached as Appendix "I" and as generally
 described in the report.

RES.R21-296

Carried

Item No. Ro42 Telecommunications Antenna System Siting Policy
File: 0625-20

Note: See Bylaw No. 20264 under Section H.

The General Manager, Planning and Development and General Manager, Corporate Services submitted a report to seek Council approval to implement the proposed telecommunications Antenna System Siting Policy No. O-62, as documented in Appendix "II" of the report, that more effectively manages the broadening number of antenna system proposal types, articulate the City's preferences with respect to antenna systems' location and design, and to harmonize the City's processes with updated Innovation, Science and Economic Development's federal processes.

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

1. Receive Corporate Report Ro42 for information;
2. Rescind City Policy No. O-49 Telecommunication Towers Policy, June 18, 2001, attached to the report as Appendix "I";
3. Adopt the proposed telecommunications Antenna System Siting Policy No. o-62, as documented in Appendix "II" of the report;
4. Approve amendments to the Surrey Zoning By-law, 1993, No. 12000, documented in Appendix "III" and Appendix "IV" of the report; and
5. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings and establish a date for the related public hearing.

RES.R21-298

Carried

Item No. Ro43 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. Ro29; 2021, which was provided to Council at the February 8, 2021, Regular Council Public Hearing meeting.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report Ro43
for information.

RES.R21-299

Carried

H. BYLAWS AND PERMITS**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20276"
7920-0091-00
Owner: Chan's Farm Market Ltd.
Agent: Ankenman Associates Architects Inc. (Mark Ankenman)
C-4 to CD - 1421 King George Boulevard - to permit the development of a 778 square metre commercial building

Council direction received February 8, 2021

It was

RES.R21-300

Amendment Bylaw, 2021, No. 20276" pass its third reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20280"
7920-0071-00
Owner: GEC Education Mega Center Inc.
Agent: Weststone Group (Kim Maust)
C-8 to CD - 10240 City Parkway – to permit the development of a mixed-use, high-rise tower consisting of 215 residential rental dwelling units, 168 residential market dwelling units and approximately 8,615 square metres of commercial, office and institutional space.

Council direction received February 8, 2021

It was

RES.R21-301

Amendment Bylaw, 2021, No. 20280" pass its third reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20277"
7918-0350-00, 7918-0350-01
Owners: Bluesky Properties (Brightside) 2020 Inc., Bosa Properties (King George) Inc.
Agent: Perkins &Will (Adrien Pratlong)
To amend Figure 16: Central Business District Densities with a permitted density of "7.5 FAR" for the site located at 13583 – 104 Avenue, 13550 and 13526 – 105 Avenue; 10460 City Parkway.

Council direction received February 8, 2021

- RES.R21-302 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the City Centre Plan to
redesignate the subject site from "Residential Mid to High Rise 3.5 FAR", "Mixed
Use 3.5 FAR" and "Mixed Use 5.5 FAR" to "Mixed Use 7.5 FAR".
Carried
With Councillor Pettigrew opposed.
- RES.R21-303 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20277" pass its third reading.
Carried
With Councillor Pettigrew opposed.
- RES.R21-304 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20277" be finally adopted.
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20278"
RF, CHI and C-8 to CD - 13583 – 104 Avenue, 13550 and 13526 – 105 Avenue;
10460 City Parkway – to permit the development of a mixed-use phased
development consisting of four high-rise buildings and two low-rise buildings.
Phase 1 consists of a 38-storey purpose-built rental residential tower with ground
floor commercial space.

Council direction received February 8, 2021

- RES.R21-305 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20278" pass its third reading.
Carried
With Councillor Pettigrew opposed.
- RES.R21-306 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20278" be finally adopted.
Carried
With Councillor Pettigrew opposed.

"The Bluesky Properties (Brightside) 2020 Inc. Housing Agreement Authorization Bylaw, 2021, No. 20279"
To enter into a Housing Agreement to regulate the tenure of 373 dwelling units in a proposed 38-storey mixed-use tower in Phase 1.

Council direction received February 8, 2021

RES.R21-307 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Bluesky Properties (Brightside) 2020 Inc. Housing Agreement Authorization Bylaw, 2021, No. 20279" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0350-01

To vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7818-0350-00.

RES.R21-308 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7918-0350-01.
Carried
With Councillor Pettigrew opposed.

General Development Permit No. 7918-0350-00

To include the additional properties that comprise Phase 4 of the overall proposed development.

RES.R21-309 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
General Development Permit No. 7918-0350-00.
Carried
With Councillor Pettigrew opposed.

Detailed Development Permit No. 7918-0350-01

Detailed drawings for a 38-storey residential tower with ground floor commercial to be constructed in Phase 1 (Lot 1).

RES.R21-310 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Detailed Development Permit No. 7918-0350-01.
Carried
With Councillor Pettigrew opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20282"
7920-0145-00
Owners: S. Sandhu, S. Sandhu, H. Sandhu, S. Sandhu, P. Dhaliwal
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
RH and CD (By-law No. 15909) to RQ - 14705 No. 10 Highway (56 Avenue); portion
of 5698 - 147 Street – in order to subdivide the site into 9 single family lots.

Council direction received February 8, 2021

- RES.R21-311
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20282" pass its third reading.
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0145-00

To reduce the minimum lot width from 24 metres to 20.0 metres for Lot 3, to 21.5 metres for Lots 4 to 6, to 18.1 metres for Lot 7, to 13.2 metres for Lot 8, and to 13.1 metres for Lot 9. The proposal also includes an increase to the maximum fence height from 1.8 metres to 3 metres along the south property line of Lots 8 and 9.

- RES.R21-312
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance
Permit No. 7920-0145-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Carried
With Councillor Pettigrew opposed.

5. "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, as described in Corporate Report 2021-R015.

Council direction received January 25, 2021

RES.R21-313	<p>It was</p> <p>Text Amendment Bylaw, 2021, No. 20275</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, 20275" pass its third reading. <u>Carried</u></p>
RES.R21-314	<p>It was</p> <p>Text Amendment Bylaw, 2021, No. 20275</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, 20275" be finally adopted. <u>Carried</u></p>

PERMITS - APPROVAL

- 6. Development Variance Permit No. 7920-0134-00**
 Unit 101 & 201, 10277 - 154 Street, Unit 101 & 201, 15375 - 102A Avenue and Unit 101 & 201, 15399 - 102A Avenue
 Owner: Rudr Investments Inc., Jeck Holdings Ltd., Cmo313 Holding Ltd.,
 Aardwest Development Corp, Emerald Real Estate Holdings Inc., SBC Holdings Ltd.
 Agent: Priority Permits Ltd. (Jordan Desrochers)
 To allow free-standing signs on a property where the buildings to which the signage pertains are closer than 7.5 metres from any property line abutting a street. In addition, the proposal includes an increase to the maximum allowable sign area of the proposed free-standing sign fronting 102A Avenue from 6.1 square metres to 7.4 square metres for a business centre in Guildford.

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

An on-table memo was received advising Council that there are conditions of issuance, the application should instead be brought forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.

RES.R21-315	<p>It was</p> <p>Permit No. 7920-0134-00 and consider issuance of the Permit once all outstanding conditions have been met.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That Council support Development Variance Permit No. 7920-0134-00 and consider issuance of the Permit once all outstanding conditions have been met. <u>Carried</u></p>
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7. **Development Variance Permit No. 7920-0283-00**
 3613 - 190 Street
 Owner: Brett Investments Inc.
 Agent: Cypress Land Services Inc. (Tawny Verigin)
 To increase the maximum height of a free-standing telecommunications tower from 12 metres to 42 metres to provide current and future network capacity upgrades for increase service to the surrounding area.

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. 7920-0283-00.

RES.R21-316

Carried
 With Councillor Pettigrew opposed.

PERMITS - SUPPORT

8. **Development Variance Permit No. 7920-0313-00**
 Owner: K. Sharma
 Agent: Daksh Pharmacy Services Ltd. (Sudhir Singh)
 8268 - 120 Street
 To reduce the minimum separation requirement between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 92 metres in order to permit a small-scale drug store in conjunction with a medical clinic.

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. 7920-0313-00 and consider issuance of the Permit once all outstanding
 conditions have been met.

RES.R21-317

Carried
 With Councillor Pettigrew opposed.

FINAL ADOPTIONS

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.

RES.R21-321 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20264" pass its second reading.
Carried

RES.R21-322 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, 2021, No. 20264" be held on
Monday, March 8, 2021, at 7:00 p.m.
Carried

12. "Surrey Development Cost Charge Bylaw, 2021, No. 20291"
3900-20-20291 – 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. 20019
after a one year grace period.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No.2021-R041. Bylaw No. 20291" is therefore in order for
consideration.

RES.R21-323 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Development Cost Charge
Bylaw, 2021, No. 20291" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-324 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Development Cost Charge
Bylaw, 2021, No. 20291" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R21-325 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Development Cost Charge
Bylaw, 2021, No. 20291" pass its third reading.
Carried

L. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the February 22, 2021 Regular Council -

Public Hearing meeting be adjourned.

RES.R21-329

Carried

The Regular Council - Public Hearing meeting adjourned at 8:59 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum