

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 March 8, 2021, Regular Council Public Hearing meeting be amended by removing Items B.8 and H.8; and
2. The agenda be adopted as amended.

RES.R21-382

Carried**2. Adoption of the Minutes****a. Special Regular Council – February 22, 2021**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Special (Regular)
Council meeting held on February 22, 2021, be adopted.

RES.R21-383

Carried**b. Regular Council - Land Use – February 22, 2021**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council –
Land Use meeting held on February 22, 2021, be adopted.

RES.R21-384

Carried

- Email dated March 4, 21, J Randhawa, expressing concern for the proposal citing increased other nearby clinic, proximity to religious building, lack of security, and other suitable locations that would not require variance.
- Email dated March 7, 21, Eyeglass Optical Team, expressing opposition to the proposal.
- Email dated March 7, 21, G Sidhu, expressing opposition to the proposal.
- Email dated March 7, 21 H Singh, expressing opposition to the proposal citing proximity to Church and Temple.
- Email dated March 7, H Virk, expressing opposition to the proposal citing safety.
- Email dated March 7, 21 I Singh expressing opposition to the proposal citing other pharmacies and clinics near by.
- Email dated March 7, 21, J Brar, expressing concerns regarding the proposal citing increase present of drug users, proximity to religious buildings, negative impact on local business, and preferential treatment.
- Email dated March 7, 21, K Manvir, expressing opposition to the proposal citing proximity to Church and Temple as well as proximity to schools.
- Email dated March 7, 21, M Brar, expressing concerns for the proposal citing increase present of drug users, proximity to religious buildings, negative impact on local business, and preferential treatment.
- Email dated March 7,21, M Singh, expressing opposition to the proposal.
- Email dated March 7, 21, R Patricia, expressing support for the proposal.
- Email dated March 7, 21, R Randhawa expressing concerns for the proposal citing proximity to Church, Temple, schools, and the negative impact on businesses.
- Email dated March 7, 21, S Empire, expressing support for the proposal.
- Email dated March 7, 21, S Basra, expressing opposition for the proposal.
- Email dated March 7, 21, S Johal, expressing concerns for the proposal citing proximity to religious centres.
- Email dated March 7, 21, S Parmar, expressing opposition for the proposal.
- Email dated March 7, 21, S Kang, expressing opposition for the proposal.
- Email dated March 7, 21, S Grewal, expressing opposition to the proposal citing increase present of drug users, proximity to religious centres and schools, negative impact on local business.
- Email dated March 7, 21, V Gill, expressing opposition for the proposal citing safety.
- Email dated March 7, 21, S Brar, expressing concerns for the proposal citing, increase present of drug users, proximity to religious buildings, negative impact on local business, and preferential treatment.
- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing removal of trees, lacking amenity spaces, and parking.

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20301"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20302"
Application: 7920-0112-00

CIVIC ADDRESS: 14933 Colebrook Road (14995 Colebrook Road);
Unconstructed Road Allowance

APPLICANT: Owner: BDC (Colebrook Road) Holdings Ltd.
Agent: Beedie Development Group (Conner O'Leary)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan to redesignate a portion of the site from Suburban to Mixed Employment. In addition, the proposal includes rezoning the site from One-Acre Residential Zone and portion of Comprehensive Development Zone Bylaw No. 14723B to Business Park 2 Zone to permit the development of a business park.

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, potential environmental impacts due to the site slope and fire truck access.

D. Jack, Surrey Environmental Partners: The delegation spoke to the undevelopable portion of the site, removal of trees from the subject site and potential environmental impacts due to the site slope.

C. Pronger, South Surrey: The delegation spoke in opposition to the proposal citing inappropriate land use, proximity to wetlands and agricultural lands, ecological value and wildlife habitat.

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

A. Kaps, Surrey: The delegation spoke to the site's proximity to the railway and potential environmental impacts due to the site slope.

Written submissions were received as follows:

- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing removal of trees and water runoff.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20295"**
Application: 7920-0027-00

CIVIC ADDRESS: 7989 and 7979 - 124 Street

APPLICANT: Owners: B. Bassi, M. Bassi, C. Bassi, K. Nijjer, H. Nijjer,
 H. Nijjer, G. Nijjer
 Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to subdivide the site into three single family lots and to permit retention of two existing single family dwellings.

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

R. Landale, Fleetwood: The delegation spoke to an incorrect reference in the Planning Report and development contribution fees.

Written submissions were received as follows:

- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing incorrect reference in Planning Report.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20297"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298"
Application: 7918-0024-00

CIVIC ADDRESS 15735 Fraser Highway

APPLICANT: Owner: Zenith Development Ltd.
 Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan to redesignate the site from Urban to Multiple Residential. In addition, the proposal includes rezoning the site from Single Family Residential Zone to Comprehensive Development Zone to permit the development of a 6-storey apartment 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, development contribution fees, traffic and variances.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, lack of vegetation on the flat roof and outdoor amenity space.

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

A. Kaps, Surrey: The delegation spoke to the student enrolment projections.

M. Smith, Surrey: The delegation expressed concerns regarding proximity to the future SkyTrain.

Written submissions were received as follows:

- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing removal of trees, parking, and CAC fees.
- Email dated March 8, 21, L Ypenburg, expressing opposition to the proposal citing lack of infrastructure, traffic and lack of public safety staff.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20296"**
Application: 7917-0448-00

CIVIC ADDRESS: 18681 - 54 Avenue

APPLICANT: Owners: S. Sandhu, R. Sandhu
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the site from Comprehensive Development Zone Bylaw No. 17673 to Comprehensive Development Zone in order to subdivide the site into two (2) lots.

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

R. Landale, Fleetwood: The delegation spoke to adjacent property owner's property values.

K. Deol, Cloverdale: The delegation spoke in support of the proposal citing affordable housing, enhancements to the streetscape, economic benefits and increased property values.

D. Mand, Cloverdale: The delegation spoke in support of the proposal citing enhancements to the neighbourhood.

H. Gill, Cloverdale: The delegation spoke in support of the proposal citing enhancements to the neighbourhood. streetscape and increased property values.

P. Sangha, Cloverdale: The delegation spoke in support of the proposal citing enhancements to the neighbourhood.

A. Ramakrishnan, Cloverdale: Registered on the Non-Speakers List to express opposition for the proposal.

Written submissions were received as follows:

- Email dated February 25, 21, B Sidhu, expressing support for the proposal.
- Email dated February 25, 21, P Gill, expressing support for the proposal.
- Email dated February 28, 21, D Gill, expressing support for the proposal.

- Email dated February 28, 21, J and H Grewal, expressing support for the proposal.
- Email dated February 28, 21, June Pellegrin expressing support for the proposal.
- Email dated February 28, 21, M Singh Jawandha, expressing support for the proposal.
- Email dated February 28, 21, R Pellergrin, expressing support for the proposal.
- Email dated February 28, 21, R Sandhu, expressing support for the proposal.
- Email dated March 1, 21, A and A Johal, expressing support for the proposal.
- Email dated March 1, 21, S Jassal, expressing support for the proposal.
- Email dated March 2, 21, R and B Dhami, expressing support for the proposal.
- Email dated March 2, 21, R Dhami, expressing support for the proposal.
- Email dated March 2, 21, R Sandhu, expressing support for the proposal.
- Email dated March 2, 21, S Nijjar, expressing support for the proposal.
- Email dated March 2, 21, S Thind, expressing support for the proposal.
- Email dated March 3, 21, D Mand, expressing support for the proposal.
- Email dated March 3, 21, H Gill, expressing support for the proposal.
- Email dated March 3, 21, M Kalsi, expressing support for the proposal.
- Email dated March 3, 21, P Singh, expressing support for the proposal.
- Email dated March 4, 21, B Singh, expressing support for the proposal.
- Email dated March 4, 21, G Sidhu expressing support for the proposal.
- Email dated March 5, 21, H Gill, expressing support for the proposal.
- Email dated March 5, 21, J Kaur expressing support for the proposal.
- Email dated March 5, 21, J Dhami, expressing support for the proposal.
- Email dated March 5, 21, S Virk, expressing support for the proposal.
- Email dated March 6, 21, A Biln, expressing support for the proposal.
- Email dated March 7, 21, A Ramakrishnan, expressing concerns.
- Email dated March 7, 21, D Machine, expressing support for the proposal.
- Email dated March 7, 21 G Atwal, expressing opposition for the proposal citing neighborhood aesthetic.
- Email dated March 7, 21, J Bhandal, expressing support for the proposal.
- Email dated March 7, 21, M Bhandal, expressing support for the proposal.
- Email dated March 7, 21, T Virk, expressing support for the proposal.

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20299"
Application: 7919-0068-00**

CIVIC ADDRESS: 16755 Northview Crescent; 2959 - 168 Street

APPLICANT: Owners: J. Khan, F. Haq, S. Shahzad, S. Mohammad,
M. Haleem, K. Shaheen, M. Kashif
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from
One-Acre Residential Zone to Half-Acre Residential Zone in
order to subdivide the site into 4 half-acre residential lots.

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 and development contribution fees.

D. Jack, Surrey Environmental Partners: The delegation spoke to the protection of the Green Infrastructure Corridor (GIN).

M. Smith, Surrey: The delegation spoke in opposition to the proposal citing removal of trees from the subject site.

A. Kaps, Surrey: The delegation spoke to the removal of trees from the subject site.

Written submissions were received as follows:

- Email dated February 28, 21, K Herber and B Best, expressing opposition to the proposal citing character of neighborhood, density, and removal of trees.
- Email dated March 2, 21, E Best, expressing concerns for the proposal citing neighborhood character, removal of trees, lack of infrastructure, and density.
- Letter received March 2, 21, J Pitre, expressing concerns for the proposal citing road conditions, lack of infrastructure, safety, and density.
- Email dated March 2, 21, S and P Cantin, expressing concerns for the proposal citing density, character of neighborhood, and removal of trees.
- Email dated March 2, 21, L, T, and S Robinson, expressing concerns for the proposal citing removal of trees, character neighborhood, lack of information on power supply.
- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing removal of trees.
- Email dated March 8, 21, McNally Creek Neighborhood Association, expressing opposition to the proposal citing density, parking, and road safety.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20306"
Application: 7917-0411-00, 7917-0411-01

CIVIC ADDRESS: 2820 - 192 Street

APPLICANT: Owners: Campbell Crossing Ltd., Campbell Crossing 2 Ltd.
 Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is requesting to rezone a portion of the site from Agro-Industrial Zone to Comprehensive Development Zone and a portion from Agro-Industrial Zone to Community Commercial Zone to permit the development of a gas station with drive-through restaurant, a stand-alone drive-through restaurant, and a commercial building.

In addition, a Development Variance Permit is requested to reduce a portion of the minimum side yard setback from 7.5 metres to 0.0 metres and a portion to 3.6 metres to the east building face on Lot 3.

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

R. Landale, Fleetwood: The delegation spoke to truck safety on 192 Street and lack of a traffic volume study.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proximity to Latimer Park, potential gas and oil leakage leading to water pollution, garbage, and removal of trees from the subject site.

C. Pronger, South Surrey: The delegation spoke in opposition to the proposal citing the existing availability of gas stations in the area and impacts to local businesses.

M. Smith, Surrey: The delegation expressed concerns regarding potential gas and oil leakage leading to soil contamination and variances.

A. Kaps, Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter and was requested to remain on topic or the speaking opportunity at this Public Hearing would conclude.

D. MacKeigan, PetroCanada: The delegation spoke to oil storage standards.

Written submissions were received as follows:

- Email dated February 22, 21, D Riley, expressing concerns for the proposal.
- Email dated March 7, 21, M Weber, expressing support for the proposal.
- Email dated March 4, 21, R Landale, expressing opposition for the proposal citing Traffic Safety.

**8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20303"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20304"
Application: 7919-0183-00**

CIVIC ADDRESS: 15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street

APPLICANT: Owners: Waterstock Properties (Sev 5) Inc.,
Waterstock Properties (Sev 6) Inc.
Agent: Waterstock Properties (Southend Village) Inc.
(Raghib Gurm)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan to redesignate the site from Urban to Multiple Residential. In addition, the proposal includes rezoning the site from Single Family Residential Zone to Comprehensive Development Zone to permit the development of a 4-storey stacked townhouse building and two 6-storey apartment buildings.

This item was out of order.

**9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20264"
File No: 3900-20-20264 Council Initiative**

PURPOSE: A bylaw to amend Part 1 and Part 4 to include new definitions and amend permitted Public Uses. These housekeeping amendments are related to the new Antenna System Siting Policy O-62 which is intended to ensure adequate infrastructure to support sufficient wireless coverage and capacity to Surrey residents as described in Corporate Report 2021-R042.

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

R. Landale, Fleetwood: The delegation expressed concerns regarding proposed locations and appearance of antenna towers.

M. Smith, Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter and was requested to remain on topic or the speaking opportunity at this Public Hearing would conclude.

C. COMMITTEE REPORTS

This section had no items to consider.

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Councillor Patton read the following proclamation:

(a) International Women's Day – March 8, 2021

Councillor Guerra read the following proclamation:

(b) Bongobondhu Day – March 17, 2021

Councillor Locke read the following proclamation:

(c) World Down Syndrome Day – March 21, 2021

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council grant final adoption of
 Fleetwood Business Improvement Area Bylaw, 2021 No. 20176 that will renew the
 Fleetwood Business Improvement Area for a further five-year term that will take effect on
 March 15, 2021 and end on March 31, 2026.

RES.R21-389

Carried

Item No. Ro48 Surrey Official Community Plan – 2021 Minor Amendments
File: 3900-20-18020

Note: See Bylaw No. 20292 under Section H.

The General Manager, Planning & Development submitted a report to obtain Council approval of the minor amendments, mainly including density and separation, to Surrey Official Community Plan Bylaw, 2013, No. 18020, as documented in the report.

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

1. Receive Corporate Report Ro48 for information;
2. Amend Surrey Official Community Plan Bylaw, 2013, No. 18020, as documented in Appendix "I" of the report; and
3. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

RES.R21-390

Carried

Item No. Ro49 Award of Contract No. 1220-040-2020-061 for Janitorial and
Custodial Maintenance Services – Police Facilities
File: 7400-01

The General Manager, Policing Transitions, submitted a report to obtain approval to award the Contract No. 1220-040-2020-061 to Acom Building Maintenance Ltd. for a one-year term for the provision of annual janitorial and custodial maintenance services for police facilities, with an option of up to four additional one-year terms at the City's discretion.

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

1. Receive Corporate Report Ro49 for information;
2. Award Contract No. 1220-040-2020-061 to Acom Building Maintenance Ltd. for annual janitorial and custodial maintenance services for identified police facilities for a one-year term in the amount of \$560,000 (including contingency and applicable taxes);

3. Approve the option to extend the Contract No. 1220-040-2020-061 for up to four additional one-year terms, at the City's discretion to provide annual janitorial and custodial maintenance services;
4. Set the annual expenditure authorization limit for Contract No. 1220-040-2020-061 at \$630,000 (including GST and contingency) plus annual CPI increases; and
5. Authorize the General Manager, Policing Transition Department, to execute Contract No. 1220-040-2020-061 and approve all optional extensions related to Contract No. 1220-040-2020-061 within the approved annual expenditure authorization limit subject to satisfactory service provision by Acom Building Maintenance Ltd.

RES.R21-391

Carried

**Item No. R050 Award of Contract No. 1720-005-11
New Traffic and Pedestrian Signals
File: 1720-005/11**

The General Manager, Engineering submitted a report regarding the award of contract for new traffic and pedestrian signals.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Award Contract No. 1720-005-11 to Crown Contracting Ltd. in the amount of \$3,586,388.00 (including GST) for the New Traffic and Pedestrian Signals project at various locations throughout the City;
2. Set the expenditure authorization limit for Contract No. 1720-005-11 at \$3,945,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1720-005-11.

RES.R21-392

Carried

**Item No. R051 Partnering Agreement between the City of Surrey and
Peninsula Estates Housing Society and Land Exchange at
15153 - 20 Avenue
File: 7919-0306-00; 0910-40/228**

The General Manager, Engineering and the General Manager, Planning & Development submitted a report to obtain Council approval for a Partnering Agreement between the City and Peninsula Estates Housing Society ("PEHS") that outlines the form of assistance the City may provide PEHS and a proposed Land Exchange Agreement between the City and PEHS that covers the transfer of the City-owned property at 15153 - 20 Avenue to PEHS in return for a 731.4 square metre road dedication from PEHS-owned property located at 15077 - 20 Avenue .

Councillor Annis declared a conflict of interest and left the meeting at 8:42 p.m.

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

1. Receive Corporate Report R051 as information;
2. Approve the execution by the Mayor & City Clerk of a Partnering Agreement between the City of Surrey and Peninsula Estates Housing Society, subject to compliance with the notice provisions of the Community Charter, SBC 2003, C. 26, provided it is substantially the same as the draft agreement attached to the report as Appendix "I"; and
3. Approve the execution by the Mayor & City Clerk of a Land Exchange Agreement covering the transfer of the City-owned property located at 15153 – 20 Avenue (PID No. 003-527-646) to Peninsula Estates Housing Society in return for the dedication of road from the Society-owned property located at 15077 – 20 Avenue (PID No. 003-334-562) to facilitate the realignment of the Semiahmoo Trail, as generally illustrated in Appendix "II" attached to the report, subject to the execution of the Partnering Agreement and compliance with the notice provisions of the Community Charter, SBC 2003, C. 26.

RES.R21-393

Carried by members remaining

Councillor Annis rejoined the meeting at 8:43 p.m.

Item No. R052 Recommendation for 2021 Public Art Street Banners
File: 7800-01

The General Manager, Parks, Recreation & Culture submitted a report to provide information on the Public Art Street Banner Program and to obtain Council approval for staff to contract Nicoletta Baumeister to complete the design for the 2021 public art banners. These banners are to be installed on approximately 125 street poles near significant cultural destinations in Surrey.

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

1. Receive Corporate Report R052 for information; and
2. Authorize staff to contract the artist Nicoletta Baumeister to complete the design for the 2021 Public Art Street Banners to be installed near cultural venues across Surrey, as generally described in the report and as attached in Appendix "I".

RES.R21-394

Carried

Item No. R053 Love Where You Live – Surrey Clean-up and Beautification Initiative
File: 0350-01

The General Manager, Parks, Recreation & Culture and the General Manager, Engineering, submitted a report to provide Council information on the third annual "Love Where You Live" campaign, set to be launched on April 22, 2021.

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

1. Receive Corporate Report R053 for information; and
 2. Endorse the 2021 Love Where You Live Campaign, as described in Appendix "I".
- RES.R21-395 Carried

Item No. R054 Pattullo Bridge Replacement Project Municipal Agreement - Future Amendments
File: 0500-20 (Pattullo)

The purpose of this report is to obtain Council authorization for the General Manager, Engineering to execute future amendment(s) to the Municipal Agreement on Council's behalf, in relation to the Pattullo Bridge Replacement Project. This will allow the City to accept a number of minor technical amendments to the Municipal Agreement that have already been discussed with the Province, including modifications to driving and parking lane widths, multi-use pathway segments, and a pedestrian crosswalk.

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

1. Receive Corporate Report R054 for information; and
 2. Authorize the General Manager, Engineering to execute future amendment(s) to the Pattullo Bridge Replacement Project Municipal Agreement, provided that the General Manager, Engineering has determined that the amendment(s) uphold the spirit and intent and are technical in nature, and the works described in the amendment(s) will be delivered by Her Majesty the Queen in Right of the Province of British Columbia.
- RES.R21-396 Carried

Item No. R055 COVID-19: Emergency Operations Centre Update
File: 7130-16

The City Manager submitted a report to provide Council a status update of various actions taken in response to COVID-19 since the last Corporate Report which was provided to Council at the February 22, 2021 Regular Council Public Hearing meeting

It was
for information.
RES.R21-397

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R055

Carried

**Item No. R056 Surrey Transportation Plan: Phase 2 Understanding
Community Values
File: 8630-40**

The General Manager, Engineering submitted a report to provide an overview of the findings of the Surrey Transportation Plan Phase 2 "Understanding Community Values" Engagement process, which took place from October 13 to November 27, 2020.

It was
for information.
RES.R21-398

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R056

Carried

**Item No. R057 Award of Preliminary Design: 84 Avenue, King George
Boulevard to 140 Street
File: 1721-011/01**

The General Manager, Engineering submitted a report to obtain approval to award engineering services for the field investigation, preliminary design and public engagement of 84 Avenue between King George Boulevard and 140 Street, on the south side of the Bear Creek Park Reservation Area

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Award Consultant Design Agreement No. 1721-011 D1 for the field investigations, preliminary design and public engagement of 84 Avenue between King George Boulevard and 140 Street to Aplin and Martin Consultants Ltd. at an estimated fee limit of \$409,838.10 (including GST);
2. Set the expenditure authorization limit for Consultant Design Agreement No. 1721-011 D1 at \$451,000.00 (including contingency and GST);
3. Authorize the General Manager, Engineering to execute Consultant Design Agreement No. 1721-011 D1; and

4. Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain Aplin and Martin Consultants Ltd. to provide engineering services for detailed design and tendering services of the 84 Avenue between King George Boulevard and 140 Street at an estimated fee limit of \$154,000.00 (including contingencies and GST).

RES.R21-399

Carried

With Councillors Annis, Hundial, Locke and Pettigrew opposed.

Item No. R058 Request for Proposals for a New Contract for Solid Waste Collection Services
File: 2320-20 (Garbage & Recycling)

The General Manager, Engineering submitted a report to seek Council approval to proceed with a Request for Proposals for a new solid waste collection contract.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

1. Receive Corporate Report R058 as information; and
2. Endorse staff to proceed with a Request for Proposals procurement process to select and award a new solid waste collection contract, as generally described in the report.

RES.R21-400

Carried

Item No. R059 Council Procedures for Ethics Commissioner Investigation Reports
File: 2210-20-045

The General Manager, Corporate Services, and the City Solicitor submitted a report to obtain Council's endorsement of the detailed procedures following the submission to the City of the investigation reports of the Surrey Ethics Commissioner Office.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

1. Receive Corporate Report R059 for information; and
2. Endorse the proposed procedures as described in the report and summarized in Appendix "I" for the conduct of Council and staff in receipt of investigation reports from the Ethics Commissioner pursuant to the Council Code of Conduct Bylaw, 2020, No. 20020.

Before the vote was taken

- | | |
|-------------|---|
| It was | Moved by Councillor Annis
Seconded by Councillor Locke
That Council refer Corporate Report R059
back to staff to clearly define and make recommendations on when the complainant should or should not participate in a meeting when the complainant is a Council member. |
| RES.R21-401 | <u>Defeated</u>
With Mayor McCallum and Councillors Elford, Guerra, Nagra and Patton opposed. |
| RES.R21-402 | original motion <u>Carried</u> |

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823, Amendment Bylaw, 2021, No. 20294"
7920-0320-00
Owner: 1152414 B.C. Ltd. (Director Information: Nachhattar Kooner, Anjali Sharma)
Agent: Flat Architecture Ltd. (Jaswinder Gabri)
Amend CD Zone to add small-scale drug stores as an accessory use for the building located at 15315 - 66 Avenue.

Council direction received February 22, 2021
- | | |
|-------------|--|
| It was | Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823, Amendment Bylaw, 2021, No. 20294" pass its third reading. |
| RES.R21-403 | <u>Carried</u>
With Councillor Pettigrew opposed. |

Development Variance Permit No. 7920-0320-00

To reduce the minimum separation distance required under Section E.28 of Part 4 General Provisions of Zoning Bylaw No. 12000 between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 130 metres.

- | | |
|-------------|--|
| It was | Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance Permit No. 7920-0320-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. |
| RES.R21-404 | <u>Carried</u>
With Councillor Pettigrew opposed. |

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20301"
7920-0112-00
Owner: BDC (Colebrook Road) Holdings Ltd.
Agent: Beedie Development Group (Conner O'Leary)
To amend Figure 3: General Land Use Designations for a portion of the site located at 14933 Colebrook Road (14995 Colebrook Road) and an unconstructed Road Allowance from Suburban to Mixed Employment.

Council direction received February 22, 2021

RES.R21-405
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20301" pass its third reading.
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20302"
RA to IB-2 and CD to IB-2 - 14933 Colebrook Road (14995 Colebrook Road);
Unconstructed Road Allowance to permit the development of a business park.

Council direction received February 22, 2021

RES.R21-406
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20302" pass its third reading.
Carried
With Councillor Pettigrew opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20295"
7920-0027-00
Owners: B. Bassi, M. Bassi, C. Bassi, K. Nijjer, H. Nijjer, H. Nijjer, G. Nijjer
Agent: Hub Engineering Inc. (Mike Kompter)
RF to CD - to permit subdivision into three single family lots and to permit retention of two existing single family dwellings.

Council direction received February 22, 2021

RES.R21-407
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20295" pass its third reading.
Carried
With Councillor Pettigrew opposed.

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20297"
7918-0024-00
Owner: Zenith Development Ltd.
Agent: Flat Architecture Inc. (Rajinder Warraich)
To amend Figure 3: General land Use Designations from Urban to Multiple Residential for the site located at 15735 Fraser Highway.

Council direction received February 22, 2021

RES.R21-408 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20297" pass its third reading.
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298"
RF to CD - 15735 Fraser Highway - to permit the development of a 6-storey apartment building.

Council direction received February 22, 2021

RES.R21-409 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298" pass its third reading.
Carried
With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20296"
7917-0448-00
Owners: S. Sandhu, R. Sandhu
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
CD Bylaw No. 17673 to CD - 18681 - 54 Avenue - to permit subdivision into two (2) lots.

Council direction received February 22, 2021

RES.R21-410 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20296" pass its third reading.
Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20299"
7919-0068-00
Owners: J. Khan, F. Haq, S. Shahzad, S. Mohammad, M. Haleem, K. Shaheen, M. Kashif
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RH - 16755 Northview Crescent; 2959 - 168 Street - to permit subdivision into
4 half-acre residential lots.

Council direction received February 22, 2021

RES.R21-411
It was
Amendment Bylaw, 2021, No. 20299" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305"
7917-0411-00, 7917-0411-01
Owners: Campbell Crossing Ltd., Campbell Crossing 2 Ltd.
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)
Portion of the site from IA to CD - 2820 - 192 Street - to permit the development of
a gas station with drive-through restaurant, a stand-alone drive-through
restaurant, and a commercial building.

Council direction received February 22, 2021

RES.R21-412
It was
Amendment Bylaw, 2021, No. 20305" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20306"
Portion of the site from IA to C-8 - 2820 - 192 Street - to permit the development of
a gas station with drive-through restaurant, a stand-alone drive-through
restaurant, and a commercial building.

Council direction received February 22, 2021

RES.R21-413
It was
Amendment Bylaw, 2021, No. 20306" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7917-0411-01

To reduce a portion of the minimum side yard setback from 7.5 metres to 0.0 metres and a portion to 3.6 metres to the east building face on Lot 3.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support Development Variance

Permit No. 7917-0411-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R21-414

Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20303"
7919-0183-00
Owners: Waterstock Properties (Sev 5) Inc., Waterstock Properties (Sev 6) Inc.
Agent: Waterstock Properties (Southend Village) Inc. (Raghib Gurm)
To amend Figure 3: General Land Use Designations from Urban to Multiple Residential for the sites located at 15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street.

Council direction received February 22, 2021

This item was out of order.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20304"
RF to CD - 15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street - to permit the development of a 4-storey stacked townhouse building and two 6-storey apartment buildings.

Council direction received February 22, 2021

This item was out of order.

9. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20264"
A bylaw to amend Part 1 and Part 4 to include new definitions and amend permitted Public Uses. These housekeeping amendments are related to the new Antenna System Siting Policy O-62 which is intended to ensure adequate infrastructure to support sufficient wireless coverage and capacity to Surrey residents as described in Corporate Report 2021-R042.

Council direction received February 22, 2021

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 third reading.

RES.R21-415

Carried

PERMITS - SUPPORT**12. Development Variance Permit No. 7917-0446-00**

17733 - 66 Avenue

Owner: Animus Business Corp

Agent: Pacific Land Group Ltd. (Laura Jones)

To reduce the minimum rear (north) yard setback from 7.5 metres to 0.07 metres to the proposed building face in order to allow the development of a 3 storey office building.

One piece of correspondence in opposition to the proposal was received prior to printing of the Agenda.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support Development Variance

Permit No. 7917-0446-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R21-419

Carried**13. Development Variance No. 7917-0458-00**

6851 and 6861 - 148 Street

Owner: EOS Holding Ltd., Ace Point Marketing Inc.

Agent: Ace Point Marketing Inc. (Kam Sinuh)

To reduce the minimum lot depth from 28 metres to 24.6 metres for proposed Lot 2 and 20.3 metres for Lot 1, and to reduce the minimum rear yard setback from 7.5 metres to 6.0 metres for the entire rear façade of the proposed buildings on proposed Lots 1 and 2, in order to subdivide the land into seven single family lots.

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. 7917-0458-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R21-420

Carried

With Councillor Pettigrew opposed.

LIQUOR LICENSE AMENDMENT

14. Food Primary Liquor License Amendment No. 7920-0292-00

2245 – 160 Street

Owner: Surrey South Shopping Centres Ltd.

Agent: 11699237 Canada Inc. (Ashish Sanghavi)

The applicant is requesting an amendment to a food primary liquor license in order to extend the hours of operation to permit a closing time of 1:00 am from Monday to Thursday, and a closing time of 1:30 am on Fridays and Saturdays. The closing time on Sundays will remain at 12:00 am.

At the February 8, 2021 Regular Council - Land Use Meeting, Council authorized the proposed New Liquor Primary License under Development Application No. 7920-0292-00 to proceed to Public Notification to solicit neighbourhood feedback regarding the proposal.

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

- * Planning and Development advise (see memorandum in backup) that the applicant has entered into a Good Neighbour Agreement with the City to deal with any issues associated with noise, disorder and/or other behavioural issues associated directly or indirectly with the business and/or patrons of the business.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That after taking into account the following criteria outlined in the Planning Report dated February 8, 2021:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after holding Public Notification which concluded on March 8, 2021, to gather the views of area residents and businesses with respect to the proposed liquor license amendment application, Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the hours of operation for the food primary licensed establishment are extended to 1:00 am from Monday to Thursday, to 1:30 am on Friday and Saturday, and to 12:00 am on Sunday; and
2. the license be issued with an initial term of 6 months to allow time for community feedback regarding the functioning of the proposed use.

RES.R21-421

Carried

With Councillor Pettigrew opposed.

FINAL ADOPTIONS

15. "Fleetwood Business Improvement Area Bylaw, 2020, No. 20176"
3900-20-20176 – Council Initiative
A Bylaw to extend the Fleetwood Business Improvement Area for a further five-year period until March 2026. The establishment of a BIA is an effective means for businesses in any area to finance programs in support of keeping businesses in the area healthy and prosperous.

Approved by Council: November 23, 2020.
Corporate Report Item No. 2020-R167

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R047. Bylaw No. 20176 is therefore in order for consideration.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Fleetwood Business Improvement Area
Bylaw, 2020, No. 20176" be finally adopted.

RES.R21-422

Carried

INTRODUCTIONS

16. "Surrey Close and Remove the Dedication of Highway of Portions of Road Adjacent to 11242 and 11250 – 128 Street, 12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue Bylaw, 2021, No. 20307"
3900-20-20307 – Council Initiative
A bylaw to remove the dedication of 0.423 hectares of unopened road allowance to facilitate consolidation with the adjacent properties and rezoning under Development Application No. 7920-0135-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by Council at a later date.

Approved by Council: February 22, 2021
Corporate Report Item No. 2021-R036

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portions of Road Adjacent to 11242 and 11250 – 128 Street,
12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue Bylaw,
2021, No. 20307" pass its first reading.

RES.R21-423

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portions of Road Adjacent to 11242 and 11250 – 128 Street,
12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue Bylaw,
2021, No. 20307" pass its second reading.

RES.R21-424 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portions of Road Adjacent to 11242 and 11250 – 128 Street,
12827 to 12885 King George Boulevard and 12818 to 12884 – 112B Avenue Bylaw,
2021, No. 20307" pass its third reading.

RES.R21-425 Carried

- 17. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2021, No. 20292"
3900-20-20292 – Regulatory Text Amendment
This bylaw includes amendments to the Urban and Commercial Designations, as
well as to the Form and Character Development Permit Guidelines. These
amendments pertain to building separation distances for low-rise and medium-rise
buildings, and to high-rise building floor plate maximums.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R048. Bylaw No. 20292 is therefore in order for consideration.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2021, No. 20292" pass its first reading.

RES.R21-426 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2021, No. 20292" pass its second reading.

RES.R21-427 Carried

K. OTHER BUSINESS

This section had no items to consider.

L. ADJOURNMENT

It was

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

Public Hearing meeting be adjourned.
RES.R21-430

Carried

The Regular Council - Public Hearing meeting adjourned at 10:32 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum