

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 the agenda of the May 31, 2021, Regular
Council Public Hearing meeting agenda be adopted.

RES.R21-935

Carried**2. Adoption of the Minutes****a. Council-in-Committee - May 10, 2021**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the minutes of the
Council-in-Committee meeting held on May 10, 2021, be received.

RES.R21-936

Carried**b. Regular Council - Land Use - May 10, 2021**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the minutes of the Regular Council –
Land Use meeting held on May 10, 2021, be adopted.

RES.R21-937

Carried

- Email dated May 23, 2021, R. Goria expressing support for the proposal.
- Email dated May 23, 2021, R. Goria expressing support for the proposal.
- Email dated May 24, 2021, C. Bhullar expressing support for the proposal.
- Email dated May 26, 2021, A. Alfred expressing concerns for the proposal citing increase in traffic and access.
- Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing loss of trees, addressing of easement and traffic impact study.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344"**
Application: 7919-0280-00

CIVIC ADDRESS: 5926 and 5932 - 139A Street

APPLICANT: Owners: S. Gopal, J. Gopal, T. Pham
 Agent: WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential (13) Zone to Single Family Residential (9) Zone in order to subdivide the site from two lots into three lots.

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 and student projections.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal and replanting of trees on the subject site and proximity to local parks and green spaces.

Written submissions were received as follows:

- Email dated May 24, 2021, K. Kainth expressing support for the proposal.
- Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing destruction of trees and schools.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346"**
Application: 7920-0117-00

CIVIC ADDRESS: 7655 - 155 Street

APPLICANT: Owner: 1270010 B.C. Ltd. (Director Information: Kevin S. Dhesa)
 Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Single Family Residential Zone in order to subdivide the site into 10 single-family residential lots and 2 park lots.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for proposed Lots 1 and 2 and from 15.0 metres to 13.6 metres for proposed Lots 4, 5 and 6; and
- (b) to reduce the minimum side yard setbacks of the RF Zone for the principle building from 1.8 metres to 1.2 metres for proposed Lots 4, 5 and 6.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the tree replanting schedule, dedication of Green Infrastructure Corridor lands and proximity to Agricultural Land Reserves.

Written submissions were received as follows:

- Email dated May 23, 2021, B. Sandhu expressing support for the proposal.
- Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing parkland dedication.
- Email dated May 30, 2021, B. Chahal expressing support for the proposal.
- Email dated May 30, 2021, L. Ypenburg expressing opposition for the proposal citing destruction of farmland.
- Email dated May 30, 2021, R. Khrod expressing support for the proposal.
- Email dated May 30, 2021, S. Shoker expressing support for the proposal.
- Email dated May 30, 2021, V. Chandra expressing support for the proposal.
- Email dated May 31, 2021, A. Kaps expressing opposition for the proposal citing destruction of farmland.

4. **"Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2021, No. 20349"**
Application: 7921-0022-00

CIVIC ADDRESS: 15326 - 103A Avenue

APPLICANT: Owner: 669506 B.C. Ltd. (Director Information: Samuel L. Beckford)
 Agent: S. Beckford

PURPOSE: The applicant is requesting to partially discharge Land Use Contract No. 342 from the site to allow the underlying Highway Commercial Industrial Zone to come into effect.

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

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

Written submissions were received as follows:

- Email dated May 23, 2021, K. Thandi expressing support for the proposal.
- Email dated May 26, 2021, R. Landale expressing no concerns for the proposal.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348"
Application: 7918-0141-00

CIVIC ADDRESS: 10342 – 136A Street

APPLICANT: Owner: Janda Group Holdings Inc.
Agent: Focus Architecture Inc. (Colin Hogan)

PURPOSE: The applicant is requesting to rezone a portion of the site from Downtown Commercial Zone to Comprehensive Development Zone and a portion of the site from Downtown Commercial Zone to Highway Commercial Industrial Zone to permit the development of a 36-storey mixed-use building in City Centre.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum lot size of the CHI Zone from 1,000 square metres to 685 square metres for Proposed Lot 2; and
- (b) to reduce the minimum lot width of the CHI Zone from 25 metres to 19 metres for Proposed Lot 2.

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

R. Landale, Fleetwood: The delegation expressed concerns regarding traffic, parking, zero emission targets, lack of a traffic impact assessment and student projections.

D. Jack, Surrey Environmental Partners: The delegation spoke to the outdoor amenity space, podium trees, trees on the flat roof, tree replanting schedule and proximity to parks and green spaces.

Written submissions were received as follows:

- Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing lack of traffic impact survey, congestion, zero emission targets and schools.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353"
Application: 7920-0004-00

CIVIC ADDRESS: 13863 – 114 Avenue; 13842, 13854 and 13868 – 115 Avenue

APPLICANT: Owner: S. Bhatti, A. Viridi, S. Bhatti, B. Bhatti, V. Thind,
R. Rani, T. Nguyen, 1164445 B.C. Ltd.
(Director Information: Baltej Badhan, Santosh Bhatti,
Vikas Mehta, Sarbjeet Sahota)
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is requesting to rezone the site from
Single Family Residential Zone and Comprehensive
Development Zone (Bylaw No. 14136) to Single Family
Residential (13) Zone to allow subdivision into 1 single family
lot and 19 single family small lots.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum rear yard setback of the
RF Zone from 7.5 metres to 1.8 metres to the principal
building face on proposed Lot 20; and
- (b) to reduce the minimum lot width required to
accommodate a double garage or carport (to
accommodate two vehicles parked side by side) of
the RF-13 Zone from 13.4 metres to 12.3 metres for
proposed Lots 12, 13, and 14, and from 13.4 metres to
12.5 metres for proposed Lots 17, 18, and 19.

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, issues related to the slope of the site, density, development contribution fees, lack of a traffic impact assessment and student enrolment projections.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and boulevard and proximity to local parks and green space.

Z. Azimullah, Surrey: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, water run-off and slope stability, traffic, lack of sidewalks, negative impacts to property values, noise, crime and pollution.

H. Sidher, Whalley: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, construction noise and pollution, traffic, parking, and loss of wildlife habitat.

S. Azimullah, Whalley: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, loss of privacy, traffic, noise, crime and loss of wildlife habitat.

B. Badhi, Bolivar Heights: The delegation spoke in support of the proposal citing tree replanting schedule, creation of jobs and proximity to parks, green space and schools.

A. Kaps, Surrey: The delegation expressed concerns regarding density, removal of trees from the subject site and boulevard, lack of student enrolment projections, lack of hiring for additional fire and police services and lack of information regarding the length of the proposed setbacks.

P. Wyka, Whalley: The delegation spoke in opposition to the proposal and suggested that the property be developed as a park.

Written submissions were received as follows:

- Letter dated May 19, 2021, I. Ophoff, expressing concerns to the proposal citing decrease in property value.
- Email dated May 21, 2021, A. Sasaki, expressing opposition to the proposal citing loss of trees, increase in traffic and loss of wildlife.
- Email dated May 23, 2021, R. Smith, expressing concerns to the proposal.
- Email dated May 22, 2021, Z. and M. Azimullah, expressing opposition to the proposal.
- Letter dated May 26, 2021, F. and R. Harding, expressing concerns to the proposal citing densification, parking and loss of trees.
- Email dated May 27, 2021, I. and N. Staunton, expressing opposition to the proposal citing drainage, traffic, character of neighbourhood and the environment.
- Email dated May 27, 2021, N. Staunton, expressing opposition to the proposal citing slope stability, drainage, flooding, loss of trees and wildlife and character of neighborhood.
- Email dated May 26, 2021, R. Landale, expressing opposition to the proposal citing slope stability, loss of trees, traffic and schools.
- Email dated May 30, 2021, A. Osborne expressing opposition for the proposal citing traffic, parking, congestion, loss of trees, decrease in property value and the environment.
- Email dated May 30, 2021, B. Wong expressing opposition for the proposal citing densification, noise, traffic and parking.
- Letter received May 30, 2021, A. and K. Abdou expressing opposition for the proposal citing safety, decrease in property value, loss of trees and the environment.
- Email dated May 30, 2021, H. Sidher expressing opposition for the proposal.
- Email dated May 30, 2021, H. Sidher expressing opposition for the proposal.
- Email dated May 28, 2021, H. Xu expressing opposition for the proposal citing densification and loss of privacy.
- Email dated May 28, 2021, I. Pierre-Louis expressing opposition for the proposal citing densification, traffic and lack of supporting infrastructure.
- Email dated May 28, 2021, M. Taylor expressing opposition for the proposal citing densification, lack of supporting infrastructure, traffic, parking and loss of trees.
- Email dated May 28, 2021, S. and S. Ganske expressing opposition for the proposal citing densification, decrease in property value and loss of trees.
- Letter received May 30, 2021, W. and K. Laybourn expressing opposition for the proposal citing safety, decrease in property value, loss of trees and the environment.

- Letter received May 31, 2021, A. and H. Osborneva expressing opposition for the proposal citing safety, decrease in property value, loss of trees and the environment.
- Letter dated May 31, 2021, E. Wyka expressing opposition for the proposal.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351"**
Application: 7918-0197-00

CIVIC ADDRESS: 10451, 10463, 10469, and 10481 – 128 Street; 10489 - 128 Street
 (10491 - 128 Street)

APPLICANT: Owner: 1078960 B.C. Ltd. (Director Information: Rahul Chopra, Surinderpal Mann, Jagjit Mann, Jagjiwan S Mann)
 Agent: 1078960 B.C. Ltd. (Rahul Chopra)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone to permit the development of 48 townhouse units.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal building face, for the proposed townhouse development; and
- (b) to reduce the minimum south front yard (104A Avenue cul-de-sac) setback of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.

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, lack of connectivity and walkability, traffic, parking and projected student enrolment.

D. Jack, Surrey Environmental Partners: The delegation spoke to lack of conformity with the existing neighbourhood and removal of trees from the subject site.

G. Rajput, Whalley: The delegation spoke in opposition to the proposal citing lack of a traffic impact assessment and road development.

L. Wainwright, Whalley: The delegation spoke in opposition to the proposal citing property easement, garbage and debris, safety, road conditions and width, traffic, parking, loss of wildlife habitat, school capacity and removal of trees from the subject site.

S. Chima, Whalley: The delegation spoke in support of the proposal citing need for development in the area, proximity to SkyTrain and parks and walkability.

J. Singh, Newton: The delegation spoke in support of the proposal citing affordability.

S. Grewal, Whalley: The delegation spoke in support of the proposal citing proximity to transit and schools.

T. Singh, Newton: The delegation spoke in support of the proposal citing affordability and proximity to transit.

J. Singh Grewal, Newton: The delegation spoke in support of the proposal citing affordability.

J. Singh, Newton: The delegation spoke in support of the proposal citing affordability and proximity to transit, schools and City Centre.

M. Saini, Newton: The delegation spoke in support of the proposal citing affordability and proximity to transit, schools and City Centre.

M. Singh, Newton: The delegation spoke in support of the proposal citing affordability and proximity to transit and City Centre.

B. Kaur, Whalley: The delegation spoke in support of the proposal citing affordability.

P. Sandhu Singh, Surrey: The delegation spoke in support of the proposal citing affordability and proximity to transit, schools and City Centre.

N. Bajwa, Surrey: The delegation spoke in support of the proposal citing proximity to transit and schools.

N. Singh, Surrey: The delegation spoke in support of the proposal.

M. Patel, Delta: The delegation spoke in support of the proposal.

U. Sahota, Newton: The delegation spoke in support of the proposal citing affordability and proximity to transit.

A. Kaps, Surrey: The delegation spoke to the lack of dimensions provided for the proposed variances, removal of trees and garden from the subject site, slope stability, lack of information regarding student enrolment projects and lack of infrastructure to support development.

J. Bain, South Surrey: The delegation provided comments and then later clarified that her comments were in relation to Item B.8.

A. Sekhon, Surrey: The delegation spoke in support of the proposal citing the need for development in the area, proximity to transit and schools, and affordability.

M. Grewal, Newton: The delegation spoke in support of the proposal.

M. Willis, Whalley: The delegation spoke in opposition to the proposal citing school capacity, lack of infrastructure to support development, affordability and removal of trees from the subject site.

D. Tailor, Whalley: The delegation spoke in opposition to the proposal citing lack of conformity to the existing neighbourhood and parking.

Written submissions were received as follows:

- Email dated May 20, 2021, P. and A. Singh, expressing opposition to the proposal citing character of neighborhood, traffic, parking and schools.
- Email dated May 24, 2021, S. Dhillon, expressing support for the proposal.
- Email dated May 26, 2021, R. Landale, expressing opposition to the proposal citing loss of trees.
- Email dated May 30, 2021, A. Kathait expressing opposition for the proposal citing character of neighborhood, lot size and parking.
- Email dated May 30, 2021, S. Singh expressing opposition for the proposal citing character of neighborhood, lot size and parking.
- Email dated May 31, 2021, G. Rajput expressing opposition for the proposal citing noncompliance with NCP and OCP.
- Email dated May 31, 2021, G. Rajput expressing opposition for the proposal citing noncompliance with NCP and OCP.
- Email dated May 31, 2021, G. Rajput expressing opposition for the proposal citing 105 Ave road location.
- Email dated May 31, 2021, K. Singh expressing opposition for the proposal citing noncompliance with NCP and OCP.
- Email dated May 31, 2021, R. Sahota expressing opposition for the proposal citing character of neighborhood, lot size and parking.

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20355"
Application: 7919-0220-00**

CIVIC ADDRESS: 1547 - 161 Street

APPLICANT: Owner: M. Sharma
Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Semi-Detached Residential Zone in order to subdivide the property into four semi-detached single family lots.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing density, removal of trees from the subject site, development contribution funds and lack of front and rear yard.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site and boulevard, lack of information regarding detailed drawings and storm water management plan for Fergus Creek.

A. Mearsman, Surrey: The delegation spoke in opposition to the proposal citing density.

A. Godoy, Surrey: The delegation spoke in opposition to the proposal citing density, parking, traffic and safety.

A. Kaps, Surrey: The delegation expressed concerns regarding density, lack of infrastructure to support development, removal of trees from the subject site and water management plan.

I. Scott, South Surrey: The delegation spoke in support of the proposal citing density and appropriate land use.

D. Inglin, South Surrey: The delegation spoke in opposition to the proposal citing traffic, removal of trees from the subject site and adjacent sites, noise and density.

J. Bains, South Surrey: The delegation spoke in opposition to the proposal citing safety, traffic, removal of trees from the subject site and adjacent sites and use of a fire lane as a private driveway.

E. Davis, Surrey: The delegation spoke in opposition to the proposal citing the presence of dead end street, traffic, safety, parking, removal of trees from the subject site and lack of conformity with the existing neighbourhood.

K. Herber, Surrey: The delegation spoke in opposition to the proposal citing density and inappropriate land use.

Written submissions were received as follows:

- Email dated May 18, 2021, H. Roper, expressing opposition to the proposal citing character of neighbourhood.
- Email dated May 19, 2021, R. Kuz, expressing concerns to the proposal citing drainage.
- Email dated May 20, 2021, K. Hughes, expressing opposition to the proposal citing drainage, fire access, parking, traffic, light pollution, loss of privacy and trees.
- Email dated May 23, 2021, M. Grewal, expressing support for the proposal.
- Email dated May 26, 2021, D. Jagger, expressing opposition to the proposal citing character of neighbourhood, fire access, parking and traffic.
- Email dated May 26, 2021, R. Landale, expressing opposition to the proposal citing character of neighbourhood, loss of trees and schools.
- Email dated May 7, 2021, R. and L. Phippen expressing opposition for the proposal citing densification, traffic, parking and character of neighborhood.
- Email dated May 27, 2021, A. and M. Byrne expressing opposition for the proposal citing safety, noise, densification, traffic and loss of trees.

- Email dated May 28, 2021, A. Valleau expressing opposition for the proposal citing noise, character of neighborhood and loss of trees.
- Email dated May 30, 2021, A., M., N. and M. Janusz expressing opposition for the proposal citing character of neighborhood, densification, loss of trees and traffic.
- Email dated May 30, 2021, B. Getzlaf expressing opposition for the proposal citing traffic.
- Email dated May 30, 2021, D. and B. Nall expressing opposition for the proposal citing decreased property value, noise, traffic and character of neighborhood.
- Email dated May 28, 2021, D. and S. Inglin expressing opposition for the proposal citing loss of trees, densification, noise and quality of laneway.
- Email dated May 28, 2021, E. and G. Davis expressing opposition for the proposal citing parking, layout of parking lot and driveway, traffic and loss of trees.
- Email dated May 28, 2021, N. and J. Bains expressing opposition for the proposal citing traffic, loss of trees and fire access.
- Email dated May 31, 2021, D. and C. Oram expressing opposition for the proposal citing traffic.
- Email dated May 30, 2021, I. Vogt expressing opposition for the proposal citing traffic, safety and loss of trees.
- Email dated May 30, 2021, M. and A. McKinlay expressing opposition for the proposal citing character of neighborhood, traffic, noise and loss of trees.

9. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345"**
Application: 7919-0256-00

CIVIC ADDRESS: 3441, 3491 - 196 Street; 19524 and 19582 - 36 Avenue

APPLICANT: Owner: 1183504 B.C. Ltd. (Director Information: Owen W Fisher, Ender Ilkay)
 Agent: Orion Construction (Braden Smith)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Business Park 1 Zone to allow the development of two multi-tenant industrial buildings, 19,728 square metres and 21,377 square metres in size.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum side yard setback from 7.5 metres to 5.4 metres; and
- (b) to reduce the width of a drive-aisle for one-way vehicle movement from 7.5 metres to 5.4 metres for the northwest drive-aisle.

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, parking, lack of a traffic impact assessment, development contribution fees and the proposed registered covenant for a right-in and right-out only access.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, utilization of a dark sky model, the presence of a biodiversity and ecosystems and lack of roof trees.

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

M. Smith, St. Helens Park: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site and loss of farmland.

Written submissions were received as follows:

- Email dated May 26, 2021, T. and S. Krafte, expressing opposition to the proposal citing decrease in property value and loss of privacy.
- Email dated May 26, 2021, R. Landale, expressing opposition to the proposal citing loss of trees and lack of traffic impact survey.
- Letter dated May 30, 2021, Township of Langley expressing concern for the proposal citing 30 metre landscape buffer.

**10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20350"
Application: 7920-0217-00**

CIVIC ADDRESS: 958 and 974 - 160 Street

APPLICANT: Owners: Stayte Development Ltd., 1044120 B.C. Ltd.
(Director Information: Pavan Dha)
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential Zone to Single Family Residential (13) Zone and a portion of the site from Single Family Residential Zone to Single Family Residential (10) Zone in order to subdivide the site into fourteen lots.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum lot depth of the Type II Interior Lot of the RF-10 Zone from 22 metres to 21.2 metres for proposed Lot 14; and
- (b) to reduce the minimum lot depth of the Type II Interior Lot of the RF-13 Zone from 24 metres to 21.2 metres for proposed Lots 1-13.

This item was removed from the agenda.

11. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340"**
"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341"
File: 3900-20-20275 – Regulatory Text Amendment

PURPOSE: The Official Community Plan Bylaw will be amended to align land use designations and related figures within the new Darts Hill Neighbourhood Concept Plan with those in the Official Community Plan. In addition, Schedule G of the Zoning Bylaw will be amended to include amenity contributions for the new Darts Hill Secondary Plan Area.

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

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

Written submissions were received as follows:

- Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing loss of trees.

B. DELEGATIONS - PUBLIC HEARING – LAND USE CONTRACT TERMINATION

12. **"Surrey Land Use Contract No. 371, Termination Bylaw, 2021, No. 20032"**
Application: 7916-0344-00

CIVIC ADDRESS: Between 148 Street to 152 Street, and 16 Avenue to 20 Avenue

PURPOSE: To terminate Land Use Contract No. 371 in order to permit the Zoning Bylaw to come into effect with a zone that aligns with the existing land uses on the subject lands. The underlying zone will come into effect one year after the adoption of the termination Bylaw.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20033"

CIVIC ADDRESS: 15140, 15148, 15156, 15166 & 15174 - 20 Avenue

PURPOSE: To rezone specific properties currently regulated by Land Use Contract No. 371, from Single Family Residential Zone and Multiple Residential 15 Zone to Multiple Residential 15 Zone, in order to bring into conformity the underlying zone to accurately reflect the existing use.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20034"

CIVIC ADDRESS: 1725, 1729 & 1731 Southmere Crescent; 1620, 1640, 1660 & 1680 - 148 Street

PURPOSE: To rezone specific properties currently regulated by Land Use Contract No. 371, from Single Family Residential Zone to Multiple Residential 15 Zone, in order to bring into conformity the underlying zone to accurately reflect the existing use.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20035"

CIVIC ADDRESS: 14960 to 15029 Southmere Close

PURPOSE: To rezone specific properties currently regulated by Land Use Contract No. 371, from One Acre Residential Zone to Single Family Residential Gross Density Zone, in order to bring into conformity the underlying zone to accurately reflect the existing use.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20036"

CIVIC ADDRESS: 14812 to 14898 – 17 Avenue (even numbers)

PURPOSE: To rezone specific properties currently regulated by Land Use Contract No. 371, from Single Family Residential Zone to Single Family Residential Gross Density Zone, in order to bring into conformity the underlying zone to accurately reflect the existing use.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20037"

CIVIC ADDRESS: 1733 to 1769 Southmere Crescent (odd numbers)

PURPOSE: To rezone specific properties currently regulated by Land Use Contract No. 371, from Single Family Residential Zone to Semi-Detached Residential Zone, in order to bring into conformity the underlying zone to accurately reflect the existing use.

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

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

Written submissions were received as follows:

- Email dated May 18, 2021, H. Liu, expressing support for the proposal.
- Email dated May 26, 2021, R. Landale expressing opposition to the proposal.
- Email dated May 28, 2021, S. Coles expressing opposition for the proposal citing densification and lack of supporting infrastructure.

C. COMMITTEE REPORTS

1. Agricultural, Environment and Investment Advisory Committee - April 14, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Agricultural,
Environment and Investment Advisory Committee meeting held on April 14, 2021,
be received.

RES.R21-939

Carried

2. Parks, Recreation & Culture Committee - April 21, 2021

RES.R21-940 (a) It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Parks, Recreation and
Culture Committee meeting held on April 21, 2021, be received.
Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Joe Brown Park Dog Off-leash Area Concept Plan

RES.R21-941 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Receive the report from the Acting Parks Planning, Research & Design Manager, dated April 12, 2021, entitled "Joe Brown Park Dog Off-leash Area Concept Plan" (attached as **Appendix 1**), as information; and
2. Endorse the Concept Plan for the off-leash area in Joe Brown Park, attached as Appendix "I" to the report.

Carried

3. Community Services Committee - April 28, 2021

RES.R21-942 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Community Services
Committee meeting held on April 28, 2021, be received.
Carried

D. BOARD/COMMISSION REPORTS**1. Surrey Heritage Advisory Commission - April 14, 2021**

RES.R21-943 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Surrey Heritage
Advisory Commission meeting held on April 14, 2021, be received.
Carried

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Councillor Guerra read the following proclamation:

- (a) Access Awareness Week – May 30 – June 5, 2021

Councillor Annis read the following proclamation:

- (b) Deafblind Awareness Month – June 2021

Councillor Patton read the following proclamation:

- (c) Post-Traumatic Stress Disorder Awareness Month – June 2021

Mayor McCallum read the following proclamation:

- (d) Pride Month – June 2021

Council recessed from 9:55 p.m. – 10:00 p.m.

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of May 31, 2021, were considered and dealt with as follows:

**Item No. R097 Newton Community Centre Facility Project – Award of
Architectural Design and Construction Administration Services
File: 0760-20 (Newton Community Centre)**

The General Manager, Parks, Recreation & Culture, General Manager, Engineering submitted a report obtain Council approval to award a contract related to TKA+D in association with MJMA to design and manage the construction of the Project.

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

- 1. Receive Corporate Report R097 for information;

2. Award Contract No. 1220-030-2021-023 to TKA+D Architecture + Design Inc. in association with MacLennan Jaunkalns Miller Architects Ltd. in the amount of \$4,357,069.50 (including GST) for the Newton Community Centre;
3. Set the expenditure authorization limit for Contract No. 1220-030-2021-023 at \$4,725,000.00 (including GST and contingency); and
4. Authorize the General Manager, Planning & Development, or his delegate, to execute Contract No. 1220-030-2021-023.

RES.R21-944

Carried

**Item No. R098 Award of Contract No. 1220-040-2021-014
South Surrey Athletic Park Track Reconstruction
File: 6140-20/C**

The General Manager, Parks, Recreation & Culture submitted a report regarding the Award of Contract No. 1220-040-2021-014 for track reconstruction and improvement services to an existing rubberized track and associated track and field facilities at South Surrey Athletic Park.

It was

Moved by Councillor Guerra
Seconded by Councillor Locke
That Council:

1. Award Contract No. 1220-040-2021-014 to Marathon Surfaces Inc. in the amount of \$1,456,879.20, including GST, for reconstruction of and improvements to an existing rubberized track and associated track and field facilities at South Surrey Athletic Park;
2. Set the expenditure authorization limit for Contract No. 1220-040-2021-014 at \$1,602,567.12 (including GST and contingency); and
3. Authorize the General Manager, Parks, Recreation & Culture, to execute Contract No. 1220-040-2021-014.

RES.R21-945

Carried

**Item No. R099 Acquisition of Property at 16995 – 24 Avenue for Parkland Purposes
File: 0870-20/343Y**

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase 16995 - 24 Avenue for parkland purposes.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the purchase of the

property at 16995 - 24 Avenue (PID No. 004-962-524) for parkland purposes, as illustrated on Appendix "I" attached to Corporate Report R099.

RES.R21-946

Carried

**Item No. R100 Award of Contract No. 1220-040-2021-002 for Next Generation 9-1-1 Hardware
File: 7150-01**

The Fire Chief submitted a report to obtain Council's approval to award Contract No. 1220-040-2021- 002 to Compugen Inc. for the supply, installation, and five-years of support of Next Generation 9-1-1 hardware infrastructure.

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

1. Award Contract No. 1220-040-2021-002 to Compugen Inc. for the supply, installation, and five-years of support of Next Generation 9-1-1 hardware infrastructure in the amount of \$560,959.00 including applicable taxes;
2. Set the expenditure authorization limit for Contract No. 1220-040-2021-002 at \$617,055.00 (including GST & PST and contingency); and
3. Authorize the Fire Chief to execute Contract No. 1220-040-2021-002 and approve payments up to the expenditure limit of \$617,055.00.

RES.R21-947

Carried

**Item No. R101 Award of Contract No. 1717-023-11
2021 Package 1 Road Paving
File: 1717-023/11**

The General Manager, Engineering submitted a report regarding the Award of Contract No. 1717-023-11 for repaving of roads at locations set out within the report.

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

1. Award Contract No. 1717-023-11 to Mainland Construction Materials ULC dba Winvan Paving in the amount of \$1,732,144.37 (including GST) for paving at various locations;
2. Set the expenditure authorization limit for Contract No. 1717-023-11 at \$1,906,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1717-023-11.

RES.R21-948

Carried

**Item No. R106 Acquisition of Properties at 12254 Beecher Street and 2732 McKenzie Avenue for Parkland Purposes
File: 0870-20/584A & B**

The General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council’s approval to purchase 12254 Beecher Street and 2732 McKenzie Avenue for parkland purposes.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve the purchase of the properties at 12254 Beecher Street (012-719-773) and 2732 McKenzie Avenue (012-719-757) for parkland purposes, as illustrated on Appendix "I" attached to Corporate Report R106.
 RES.R21-953 Carried

**Item No. R107 Update on Master Joint Use Agreement for Indoor Spaces between the City of Surrey and the Surrey School District No. 36
File: 8000-01**

The General Manager, Parks, Recreation & Culture submitted a report to inform Council on the steps taken to establish the Master Joint Use Agreement 2021-2025 for the shared use of indoor spaces between the City and the Surrey School District No. 36, and request Council approve the proposed agreement.

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

1. Receive Corporate Report R107 for information; and
2. Approve the new Master Joint Use Agreement for Indoor Spaces between the City and the Surrey School District No. 36 to be executed by the Mayor and City Clerk, attached as Appendix "I" and as generally described in Corporate Report R107.

RES.R21-954 Carried

**Item No. R108 Award of Contract No. 4719-064 D1
Design of the Quibble Creek Forcemain
File: 4719-064/01**

The General Manager, Engineering submitted a report to seek Council’s approval to award Consultant Design Agreement No. 4719-064 D1 for engineering services for the detailed design of the Quibble Creek Forcemain Twinning, 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. 4719-064 D1 to WSP Canada Inc. at an estimated fee limit of \$357,672.00 (including GST) for the design of the Quibble Creek Forcemain;
2. Set the expenditure authorization limit for Consultant Design Agreement No. 4719-064 D1 at \$395,000.00(including contingencies and GST);
3. Authorize the General Manager, Engineering to execute Consultant Design Agreement No. 4719-064 D1;
4. Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain WSP Canada Inc. to provide engineering services for the optional construction services of the Quibble Creek Forcemain at an estimated fee limit of \$730,000.00 (including contingencies and GST); and
5. Authorize the General Manager, Engineering to award and execute Consultant Construction Agreements with WSP Canada Inc., should the optional construction services to retain WSP Canada Inc. be undertaken.

RES.R21-955

Carried

Item No. R109 Surrey City Centre Protected Cycling Network "Quick-Build" Projects
File: 8510-01

The General Manager, Engineering submitted a report to inform Council of the planned "Quick Build" components of the Surrey City Centre Protected Cycling Network.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R109
 for information.

RES.R21-956

Carried

Item No. R110 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 May 10, 2021 Regular Council Public Hearing meeting.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R110
 for information.

RES.R21-957

Carried

Item No. R111 84 Avenue Public Engagement and Preliminary Design
File: 1721-011/01

The General Manager, Engineering submitted a report inform Council of the public engagement and preliminary designs completed with respect to the 84 Avenue project between King George Boulevard and 140 Street and to obtain approval to proceed with the detailed design and subsequent procurement for the construction of 84 Avenue between King George Boulevard and 140 Street and Bear Creek Park improvements, as illustrated on the map attached to the report as Appendix "I".

The Mayor called for division of the question.

It was
for information.

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R111

RES.R21-958

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

It was
detailed design of 84 Avenue between King George Boulevard and 140 Street along with related enhancements to Bear Creek Park.

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize staff to proceed with

RES.R21-959

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

It was
design of 'Option B' with cycling and walking primarily along the south side of 84 Avenue to mitigate tree impacts within the Reservation Area.

Moved by Councillor Guerra
Seconded by Councillor Patton
That authorize staff to proceed with detailed

Councillor Pettigrew raised a point of order, questioning whether the staff recommended Option A can be replaced with Option B without first considering Option A.

Mayor McCallum advised that Option B was suggested when the question was divided.

The City Manager advised that Council may consider either Option A or Option B.

RES.R21-960

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize staff to proceed with
 tendering for the construction of 84 Avenue between King George Boulevard and 140 Street,
 along with improvements to Bear Creek Park, upon completion of detailed design.
 RES.R21-961 Carried
 With Councillor Annis, Hundial, Locke and
 Pettigrew opposed.

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20354"
 7919-0149-00
 Owner: Sri Guru Singh Sabha Gurdwara Association
 Agent: B. Hehar
 CHI and RA to CD – 8115 and 8135 - 132 Street – to allow the development of a
 private school and temple.

 Council direction received May 10, 2021

 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20354" pass its third reading.
 RES.R21-962 Carried
2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344"
 7919-0280-00
 Owners: S. Gopal, J. Gopal, T. Pham
 Agent: WSP Canada Inc. (Dexter Hirabe)
 RF-13 to RF-9 - 5926 and 5932 - 139A Street – to permit subdivision of the site from
 two lots into three lots.

 Council direction received May 10, 2021

 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20344" pass its third reading.
 RES.R21-963 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346"
7920-0117-00
Owner: 1270010 B.C. Ltd. (Director Information: Kevin S Dhesa)
Agent: Hub Engineering Inc. (Mike Kompter)
A-1 to RF - 7655 - 155 Street – to subdivide the site into 10 single-family residential lots and 2 park lots.

Council direction received May 10, 2021

RES.R21-964 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20346" pass its third reading.
Carried
With Councillor Annis, Locke and Pettigrew
opposed.

Development Variance Permit No. 7920-0117-00

7655 - 155 Street

To reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for proposed Lots 1 and 2 and from 15.0 metres to 13.6 metres for proposed Lot 4, 5 and 6 and to reduce the minimum side yard setbacks for the principle building from 1.8 metres to 1.2 metres for proposed Lots 4, 5 and 6.

RES.R21-965 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance
Permit No. 7920-0117-00 and consider issuance of the Permit upon final adoption of
the associated rezoning bylaw.
Carried
With Councillor Annis, Locke and Pettigrew
opposed.

4. "Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial
Discharge Bylaw, 2021, No. 20349"
7921-0022-00
Owner: 669506 BC Ltd. (Director Information: Samuel L. Beckford)
Agent: Samuel L. Beckford
To discharge Land Use Contract No. 342 from the subject property located at
15326 - 103A Avenue to allow the underlying Highway Commercial Industrial Zone
(CHI) to come into effect.

Council direction received May 10, 2021

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance
 Permit No. 7918-0141-00 and consider issuance of the Permit upon final adoption of
 the associated rezoning bylaw.
 RES.R21-970 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353"
 7920-0004-00
 Owner: S. Bhatti, A. Viridi, S. Bhatti, B. Bhatti, V. Thind, R. Rani, T. Nguyen,
 164445 B.C. Ltd. (Director Information: Baltej Badhan, Santosh Bhatti, Vikas Mehta,
 Sarbjeet Sahota)
 Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
 RF and CD Bylaw No. 14136 to RF-13 - 13863 - 114 Avenue; 13842, 13854
 and 13868 - 115 Avenue - to subdivide the site into 1 single family lot and 19 single family
 small lots.

Council direction received May 10, 2021

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20353" pass its third reading.
 RES.R21-971 Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0004-00

13863 - 114 Avenue; 13842, 13854 and 13868 - 115 Avenue

To reduce the minimum rear yard setback from 7.5 metres to 1.8 metres to the
 principal building face on proposed Lot 20 and to reduce the minimum lot width
 required to accommodate a double garage or carport (to accommodate two vehicles
 parked side by side) from 13.4 metres to 12.3 metres for proposed Lots 12, 13, and 14,
 and from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance
 Permit No. 7920-0004-00 and consider issuance of the Permit upon final adoption
 of the associated rezoning bylaw.
 RES.R21-972 Carried
 With Councillor Pettigrew opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351"
7918-0197-00
Owner: 1078960 B.C. Ltd. (Director Information: Rahul Chopra, Surinderpal Mann, Jagjit Mann, Jagjiwan S Mann)
Agent: 1078960 B.C. Ltd. (Rahul Chopra)
RF to RM-30 - 10451, 10463, 10469, and 10481 - 128 Street; 10489 - 128 Street (10491 - 128 Street) - to permit the development of 48 townhouse units.

Council direction received May 10, 2021

- RES.R21-973
It was
Amendment Bylaw, 2021, No. 20351" pass its third reading.
Carried
With Councillors Annis, Locke, Hundial and Pettigrew opposed.
- Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

Development Variance Permit No. 7918-0197-00

10489, 10481, 10469, 10463 and 10451 - 128 Street

To reduce the minimum south side yard setback from 6.0 metres to 4.5 metres for Building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal building face, and to reduce the minimum south front yard (104A Avenue cul-de-sac) setback from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.

- RES.R21-974
It was
Permit No. 7918-0197-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
Carried
With Councillors Annis, Locke, Hundial and Pettigrew opposed.
- Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20355"
7919-0220-00
Owner: M. Sharma
Agent: Flat Architecture Inc. (Rajinder Warraich)
RF to RF-SD - 1547 - 161 Street -to subdivide the property into four semi-detached single family lots.

Council direction received May 10, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20355" pass its third reading.

Before the question was put:

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20355" be referred back to staff to consider options to
address the concerns expressed by residents in the surrounding area.

RES.R21-975

Carried

- 9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345"
7919-0256-00
Owner: 1183504 B.C. Ltd. (Director Information: Owen Fisher, Ender Ilkay)
Agent: Orion Construction (Braden Smith)
A-1 to IB-1 - 3441 and 3491 - 196 Street; 19524 – and 19582 - 36 Avenue – to allow the
development of two multi-tenant industrial buildings, 19,728 square metres and
21,377 square metres in size.

Council direction received May 10, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20345" pass its third reading.

RES.R21-976

Carried

With Councillors Locke and Pettigrew
opposed.

Development Variance Permit No. 7919-0256-00

3441 and 3491 - 196 Street; 19524 – and 19582 - 36 Avenue
To reduce the minimum side yard setback from 7.5 metres to 5.4 metres and to
reduce the width of a drive-aisle for one-way vehicle movement from 7.5 metres to
5.4 metres for the northwest drive-aisle.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance
Permit No. 7919-0256-00 and consider issuance of the Permit upon final adoption of
the associated rezoning bylaw.

RES.R21-977

Carried

With Councillors Locke and Pettigrew
opposed.

Council recessed from 12:18 – 12:23 p.m.

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20350"
7920-0217-00
Owners: Stayte Development Ltd., 1044120 B.C. Ltd. (Director Information: Pavan Dha)
Agent: Hub Engineering Inc. (Mike Kompter)
RF to RF-10 and RF-13 – 974 and 958 - 160 Street –to subdivide the site into fourteen lots.

Council direction received May 10, 2021

This item was removed from the agenda.

11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340"
3900-20-20340 – Regulatory Text Amendment
This Bylaw will align land use designations and related figures within the new Darts Hill Neighbourhood Concept Plan with those in the Official Community Plan.

Council direction received May 10, 2021

Corporate Report No. 2021-R092

RES.R21-978 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340" pass its third reading.
Carried

RES.R21-979 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20340" be finally adopted.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341"
3900-20-20341 – Regulatory Text Amendment
This Bylaw amends Schedule G to include amenity contributions for the new Darts Hill Secondary Plan Area.

Council direction received May 10, 2021

Corporate Report No. 2021-R092

RES.R21-980 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20341" pass its third reading.
Carried

RES.R21-981 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20341" be finally adopted.
Carried

Earlier in the meeting, Council approved the final adoptions for Bylaw Nos. 20340 and 20341. Bylaw Nos. 20342 and 20343 are therefore in order for consideration.

"Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342"
3900-20-20342 – Regulatory Text Amendment
This Bylaw amends Schedule D and Schedule K to reflect the planned road network for the new Darts Hill Neighbourhood Concept Plan.

Council direction received May 10, 2021
Corporate Report No. 2021-R092

RES.R21-982 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Amendment Bylaw, 2021, No. 20342" be finally adopted.
Carried

"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2021, No. 20343"
3900-20-20343 – Regulatory Text Amendment
A Bylaw to authorize the collection of development application fees for the new Darts Hill Neighbourhood Concept Plan.

Council direction received May 10, 2021
Corporate Report No. 2021-R092

RES.R21-983 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Development Application Fees Bylaw,
2016, No. 18641, Amendment Bylaw, 2021, No. 20343" be finally adopted.
Carried

12. "Surrey Land Use Contract No. 371, Termination Bylaw, 2021, No. 20032"
7916-0344-00 – Land Use Contract Termination
To terminate Land Use Contract No. 371 to permit the underlying zones to come into effect for the properties located on 16 Avenue to 20 Avenue between 148 Street and 152 Street.

Council direction received April 26, 2021

PERMITS - SUPPORT

14. Development Variance Permit No. 7920-0257-00

8890 Harvie Road

Owner: M. Jawanda

Agent: M. Jawanda

To reduce the minimum streamside setback area for a Class A watercourse from 15.0 metres to 2.0 metres, as measured at the closest point from top-of-bank, to allow the installation of a water well on the existing lot.

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

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support Development Variance

Permit No. 7920-0257-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R21-997

Carried

15. Development Variance Permit No. 7920-0167-00

13552 - 32 Avenue

Owner: C. Doyle, A. Doyle

Agent: Hyer Homes & Renovations (Sherri Anderson)

To vary the One Acre Residential (RA) Zone to permit basement access and a basement well between the principal building and the side yard on the flanking street (east) lot line to allow the development of a single family dwelling.

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

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support Development Variance

Permit No. 7920-0167-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R21-998

Carried

THIRD READINGS

Note: At the April 26, 2021 Regular Council – Land Use meeting Council waived public hearing for the following Comprehensive Development Zone (CD) Conversion Bylaws. These Bylaws permit a secondary suite in single-family CD zones that meet the criteria approved by Council under Corporate Report 2020-R162. Public notification was mailed to the affected owners and occupants, and notice was posted in the Peach Arch News and on the City website. Planning and Development advise (see memorandum in back-up) that it is now in order for Council to consider third readings of these bylaws.

- 16. "Surrey Comprehensive Development Zone 01 (CD.01), Bylaw, 2021, No. 20283"
3900-20-20283 – Council Initiative
12505 – 22 Avenue
This Bylaw amends and replaces Bylaw No. 13430 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 01 (CD.01), Bylaw, 2021, No. 20283" pass its third reading.
Carried

RES.R21-999

- 17. "Surrey Comprehensive Development Zone 02 (CD.02), Bylaw, 2021, No. 20284"
3900-20-20284 – Council Initiative
12549 – 25 Avenue
This Bylaw amends and replaces Bylaw No. 12392 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 02 (CD.02), Bylaw, 2021, No. 20284" pass its third reading.
Carried

RES.R21-1000

- 18. "Surrey Comprehensive Development Zone 03 (CD.03), Bylaw, 2021, No. 20285"
3900-20-20285 – Council Initiative
1777 Ocean Park Road
This Bylaw amends and replaces Bylaw No. 14684 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

- RES.R21-1001
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 03 (CD.03), Bylaw, 2021, No. 20285" pass its third reading.
Carried
19. "Surrey Comprehensive Development Zone 04 (CD.04), Bylaw, 2021, No. 20286"
3900-20-20286 – Council Initiative
13464, 13484, and 13472 – 13A Avenue
This Bylaw amends and replaces Bylaw No. 13465 in order to support the inclusion of
one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.
- Council direction received November 9, 2020
Corporate Report No. 2020-R162
- RES.R21-1002
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 04 (CD.04), Bylaw, 2021, No. 20286" pass its third reading.
Carried
20. "Surrey Comprehensive Development Zone 05 (CD.05), Bylaw, 2021, No. 20287"
3900-20-20287 – Council Initiative
2175 – 123 Street
This Bylaw amends and replaces Bylaw No. 15254 in order to support the inclusion of
one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide at
least three off-street parking spaces, as outlined in Corporate Report 2020-R162.
- Council direction received November 9, 2020
Corporate Report No. 2020-R162
- RES.R21-1003
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 05 (CD.05), Bylaw, 2021, No. 20287" pass its third reading.
Carried
21. "Surrey Comprehensive Development Zone 06 (CD.06), Bylaw, 2021, No. 20288"
3900-20-20288 – Council Initiative
13078 – 13 Avenue
This Bylaw amends and replaces Bylaw No. 15448 in order to support the inclusion of
one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-1004	<p>It was</p> <p>Zone 06 (CD.06), Bylaw, 2021, No. 20288" pass its third reading.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Carried</p>
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- 22. "Surrey Comprehensive Development Zone 07 (CD.07), Bylaw, 2021, No. 20289"
3900-20-20289 – Council Initiative
12532 – 23 Avenue
This Bylaw amends and replaces Bylaw No. 16066 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-1005	<p>It was</p> <p>Zone 07 (CD.07), Bylaw, 2021, No. 20289" pass its third reading.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Carried</p>
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- 23. "Surrey Comprehensive Development Zone 08 (CD.08), Bylaw, 2021, No. 20290"
3900-20-20290 – Council Initiative
12579 – 27 Avenue
This Bylaw amends and replaces Bylaw No. 16636 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-1006	<p>It was</p> <p>Zone 08 (CD.08), Bylaw, 2021, No. 20290" pass its third reading.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Carried</p>
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RES.R21-1010 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Realistic Success Recovery Society
Housing Agreement, Authorization Bylaw, 2021, No. 20357" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1011 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Realistic Success Recovery Society
Housing Agreement, Authorization Bylaw, 2021, No. 20357" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R21-1012 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Realistic Success Recovery Society
Housing Agreement, Authorization Bylaw, 2021, No. 20357" pass its third reading.
Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) Chief Harley Chappell, Semiahmoo First Nation, and Christy Juteau, Arocha Canada

RES.R21-1013 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Chief Harley Chappell, Semiahmoo First
Nation, and Christy Juteau, Arocha Canada, be heard as a delegation at
Council-in-Committee.
Carried

- (b) Tim Killey, BC Regional Group Chair
Canadian Automatic Sprinkler Association (CASA)

RES.R21-1014 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Tim Killey, BC Regional Group Chair,
Canadian Automatic Sprinkler Association (CASA), be heard as a delegation
at the Development Advisory Committee.
Carried

- (c) Cathy Peters, Educator
Be Amazing Campaign

The Mayor advised that this delegation is already scheduled to present to the Police Board.

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

- 1. Request for Provincially Directed Referendum Regarding Surrey Police Services**
File: 7400-01

Councillor Locke advised that she has received a legal opinion regarding the Notice of Motion that she put forward at the April 12, 2021 Regular Council – Public Hearing meeting and was ruled out of order at the April 26, 2021 Regular Council – Public Hearing meeting, regarding a request for a Provincially directed referendum with respect to Surrey Police Services. Councillor Locke noted that the legal opinion she received indicates that the motion is in order and requested that the motion be considered.

Mayor McCallum advised that the motion was ruled out of order and remains out of order.

Councillor Locke challenged the ruling of the Chair.

The Chair then put the question:

RES.R21-1015

Shall the ruling of the Chair be sustained.

Carried

With Councillors Annis, Hundial, Locke and Pettigrew opposed.

Councillor Locke further requested that the legal opinion received by the City regarding her motion be released to the public, advising that the opinion was paid for by the taxpayers of Surrey, contains no human resource issues or trade secrets and will have no commercial impact.

Mayor McCallum ruled the request to consider release of the legal opinion during a Regular Council – Public Hearing meeting is out of order, advising that the opinion contains privileged and confidential information and consideration of releasing confidential information to the public should be considered at a Closed Council meeting.

Councillor Hundial raised a point of order, noting that the fact that Council has a legal opinion is already out in public and inquired regarding the next steps to release the information.:

Mayor McCallum advised that the opinion is confidential and has not been released to the public.

Councillor Pettigrew raised a point of information, questioning whether the paper the Mayor is reading from was typed by City staff.

Mayor McCallum advised that the request is not a point of information.

Councillor Locke challenged the ruling of the Chair.

The Chair then put the question:

RES.R21-1016

Shall the ruling of the Chair be sustained.

Carried

With Councillors Annis, Hundial, Locke and Pettigrew opposed.

L. ADJOURNMENT

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the May 31, 2021 Regular Council - Public

Hearing meeting be adjourned.

RES.R21-1017

Carried

The Regular Council - Public Hearing meeting adjourned at 12:37 a.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum