

**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 July 12, 2021, Regular Council - Public Hearing meeting be amended to include Item K.2: Cooling Centres for Summer; and
2. The agenda be adopted as amended.

RES.R21-1348

Carried**2. Adoption of the Minutes****a. Special (Regular) Council - June 28, 2021**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Special (Regular)

Council meeting held on June 28, 2021, be adopted.

RES.R21-1349

Carried



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, lack of connection between the lane, traffic volumes, parking, access, and development contributions.

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

C. Pronger, South Surrey: The delegation spoke in opposition to the proposal citing neighbourhood character, density, access lanes, privacy impacts, proposed setbacks, removal of trees from the subject site and replanting schedule, lack of permeable surfaces, singular access point, student enrolment projections, school capacity and traffic.

L. Ypenberg, Fleetwood: The delegation spoke in opposition to the proposal citing lack of infrastructure and amenities to support development. 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.

A. Kaps, North Surrey: The delegation spoke to the lack of length dimensions provided for the proposed setbacks, student enrolment projections, removal of trees from the subject site and privacy.

J. Swanson, Fleetwood: The delegation spoke in support of the proposal.

Written submissions were received as follows:

- Email dated July 12, 2021, M. Willis expressing opposition for the proposal.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal citing trees, parking and traffic.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20394"**  
**Application: 7920-0213-00**

CIVIC ADDRESS: 11556 Bailey Crescent

APPLICANT: Owner: 1252185 B.C. Ltd. (Director Information: Ranveer Gill)  
Agent: CitiWest Consulting Ltd. (Joe Wu)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide into two single family residential small lots.

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

M. Scott, South Surrey: The delegation spoke in support of the proposal citing density and questioned if Surrey Fire Services, RCMP and ambulance services provide input on public hearing items.

R. Landale, Fleetwood: The delegation spoke to drainage, the removal of trees from the subject site, safety and traffic.

Written submissions were received as follows:

- Email dated July 8, 2021, R. Landale expressing opposition for the proposal citing drainage, trees, safety and traffic.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20396"**  
**Application: 7918-0363-00**

CIVIC ADDRESS: 11450 McBride Drive

APPLICANT: Owners: G. Grewal, G. Grewal  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide into three single family lots and one lot to be conveyed to the City for riparian protection purposes.

In addition, the proposal includes a Development Variance Permit to vary the front (west) yard setback of the RF Zone from 7.5 metres to 1.8 metres on proposed Lot 1.

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

R. Landale, Fleetwood: The delegation spoke to a no-build covenant for the property, conveyance of land to park space and riparian area, unclear reporting of the trees to be removed from the subject site and development contribution fees.

D. Jack, Surrey Environmental Partners: The delegation spoke to unclear aspects of the report, minimum riparian setbacks, the GIN corridor and removal of trees from the subject site, and replanting schedule.

A. Kaps, North Surrey: The delegation spoke to the proposed setbacks and lack of length dimensions provided and the removal of trees from the subject site.

Written submissions were received as follows:

- Email dated July 8, 2021, R. Landale expressing opposition for the proposal.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20395"**  
**Application: 7920-0201-00**

CIVIC ADDRESS: 17499 - 101 Avenue

APPLICANT: Owner: S. Sandhu  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from Half-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide into two single family suburban lots with reduced lot width.

In addition, the proposal includes a Development Variance Permit:

- (a) to reduce the minimum lot width of the RQ Zone from 24.0 metres to 22.8 metres for proposed Lot 1; and
- (b) to reduce the minimum lot width of the RQ Zone from 24.0 metres to 21.8 metres for proposed Lot 2.

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

R. Landale, Fleetwood: The delegation spoke to lack of conformity with the existing neighbourhood character and removal of hedgerows and a tree from the subject site.

A. Kaps, North Surrey: The delegation spoke to the lack of length provided for the setbacks.

Written submissions were received as follows:

- Email dated July 12, 2021, M. Willis expressing opposition for the proposal.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal citing character of neighbourhood.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20398"**  
**Application: 7920-0143-00**

CIVIC ADDRESS: 14840 - 108 Avenue

APPLICANT: Owner: Brookmere Gardens Inc.  
Agent: Primex Investments (Greg Mitchell)

PURPOSE: The applicant is requesting to rezone the site from Multiple Residential 45 Zone to Comprehensive Development Zone to allow the development of two 6-storey rental apartment buildings with a total of 424 dwelling units.

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

R. Landale, Fleetwood: The delegation spoke to the lack of Community Amenity fees, affordability, removal of trees from the subject site, parking reductions and student enrolment projections.

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

A. Kaps, North Surrey: The delegation spoke to the student enrolment projections and removal of trees from the subject site.

Written submissions were received as follows:

- Email dated July 12, 2021, M. Willis expressing support for the proposal.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal citing affordability, trees and traffic.

6. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20403"**  
**Application: 7916-0344-00**

CIVIC ADDRESS: 1840 Southmere Crescent East

PURPOSE: The applicant is requesting to rezone the site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to bring the zoning for the site in compliance with existing development, after termination of Land Use Contract No. 371.

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

R. Landale, Fleetwood: The delegation spoke to the density that would be permitted as per the new zoning that would come into effect after the termination of Land Use Contract No. 371.

Written submissions were received as follows:

- Email dated July 8, 2021, R. Landale expressing opposition for the proposal.

7. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406"**  
**Application: 7916-0679-00**

CIVIC ADDRESS: 228 - 175A Street

APPLICANT: Owners: 1103798 B.C. Ltd., 1103806 B.C. Ltd.  
(Director Information: Rajnesh Dev (Dave) Mann, Henry Yong)  
Agent: Isle of Mann Group (Brent Tedford)

**PURPOSE:** The applicant is requesting an amendment to the Official Community Plan to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation. The applicant is also seeking to rezone a portion of the site from Comprehensive Development Zone (CD) (By-law No. 17018) to two new Comprehensive Development Zones in order to allow a mixed-use development consisting of 39 townhouse units, 77 apartment units and a care facility comprised of 86 senior assisted living units and 96 care rooms and 1890 square metres of commercial/office space.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the assisted living units and care rooms citing inappropriate location, lack of transit, lack of capacity at Peace Arch Hospital, lack of doctors available in the area and proximity to a major truck highway and air quality.

D. Jack, Surrey Environmental Partners: The delegation spoke to the tree planting schedule, greenery on the flat roof, proximity to a major truck highway and air quality, and proximity to a local park and green area.

S. Rush, South Surrey: The delegation spoke in opposition to the proposal citing the need to retain employment lands.

A. Kaps, North Surrey: The delegation spoke to the lack of capacity at Peace Arch Hospital and proximity to Surrey Memorial Hospital, and school capacity.

B. Tedford, Agent on behalf of the Applicant: The Agent provided an overview of the proposal.

Written submissions were received as follows:

- Email dated June 30, 2021, D. and R. Denham expressing concern for the proposal citing infrastructure and traffic.
- Email dated July 4, 2021, R. Watkins expressing opposition for the proposal citing congestion, traffic, air pollution and public transportation.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal.

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20400"  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20401"  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20402"  
Application: 7916-0300-00

CIVIC ADDRESS: 4552 - 192 Street (4560 - 192 Street)

APPLICANT: Owner: 1249592 B.C. Ltd. (Director Information: Ni Quin, Yu Zhang)  
Agent: WSP Canada Inc. (Clarence Arychuk)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan to redesignate a portion of the site from Agricultural to Rural. In addition, the proposal includes rezoning a portion of the site from General Agriculture Zone to Comprehensive Development Zone, and from Intensive Agriculture Zone and Comprehensive Development Zone (Bylaw No. 11354) to General Agriculture Zone. The proposal also includes a subdivision of the site into 3 properties: one acreage residential lot, one park lot and one remnant agricultural lot.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot size required for on-site sewage disposal as specified in the Surrey Subdivision and Development By-law, 1986, No. 8830 from 0.81 hectares to 0.76 hectares.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site and lack of detailed information in the Planning report.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, lack of clarity with respect to the Planning report, the Green Infrastructure Network Corridor, loss of biodiversity lands and conveyance of riparian areas to the City.

C. Forrester, Langley: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site, loss of wildlife habitat and completion and widening of 196 Street.

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

A. Kaps, North Surrey: The delegation spoke in opposition to the development of agricultural areas.

S. Telletier, Agent on behalf of the Applicant: The Agent provided an overview and history of the proposal and spoke to public safety, parkland, and riparian area protection.



Written submissions were received as follows:

- Email dated July 6, 2021, A. and K. Thomasson expressing opposition for the proposal citing protection of farmland and trees.
- Email dated July 3, 2021, C. Forrester expressing opposition for the proposal citing trees and environment.
- Email dated July 5, 2021, J. Collins expressing opposition for the proposal citing trees and environment.
- Letter received July 6, 2021, P. and C. Thrower expressing opposition for the proposal citing trees and environment.
- Email dated July 8, 2021, D. Joyal and S. Kilby expressing concern for the proposal.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal.

## C. COMMITTEE REPORTS

### 1. Community Services Committee - May 26, 2021

RES.R21-1353 (a) It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Community Services  
Committee meeting held on May 26, 2021, be received.  
Carried

(b) The recommendation of these minutes was considered and dealt with as follows:

Anti-Racism Task Force  
File: 5080-01

RES.R21-1354 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council direct staff to provide a  
presentation at a future Council-in-Committee meeting and an  
accompanying Corporate Report outlining the City's approach to diversity  
and equity, including anti-racism.  
Carried  
With Councillors Hundial, Locke and  
Pettigrew opposed.

### 2. Development Advisory Committee - June 1, 2021

RES.R21-1355 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of Development Advisory  
Committee meeting held on June 1, 2021 be received.  
Carried

**D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

**E. MAYOR'S REPORT**

**1. Proclamations**

File: 0630-02

Councillor Guerra read the following proclamation:

- (a) Global Week of Inclusion - July 18 - 24, 2021

Councillor Patton read the following proclamation:

- (b) Drowning Prevention Week – July 18 – 24, 2021

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of June 28, 2021, were considered and dealt with as follows:

**Item No. R135            Temporary Installation of Mural by Sandeep Johal in Surrey  
Arts Centre Lower Courtyard Classroom Windows  
File: 7800-01**

The General Manager, Parks, Recreation & Culture submitted a report to provide information on the Arts Centre Public Art Project and to obtain Council approval to proceed with the temporary installation of a mural by Sandeep Johal on the Surrey Arts Centre lower courtyard classroom windows.

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

- 1. Receive Corporate Report R135 for information; and
- 2. Authorize staff to contract installation of temporary mural artwork by Sandeep Johal on the lower courtyard classroom windows in the Surrey Arts Centre as attached in Appendix "I".

RES.R21-1356

Carried



**Item No. R138 Appointment of District Energy Expert Rate Review Panel Member**  
**File: 5514-102**

The General Manager, Engineering submitted a report to obtain Council approval for the appointment of a District Energy Expert Rate Review Panel member for an additional three-year term and endorse an increase in the honorarium for 2021 and onwards.

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

1. Receive Corporate Report R138 for information;
  2. Appoint Christopher Oakley as a member of the District Energy Expert External Rate Review Panel for an additional three years; and
  3. Endorse a \$500 increase to the honorarium for 2021 and onwards.
- RES.R21-1359 Carried

**Item No. R139 Award of Contract No. 6021-005-11**  
**Serpentine River Dyke and Flood Box Improvements (DMAF)**  
**File: 6021-005**

The General Manager, Engineering submitted a report regarding the Award of Contract for improvements to the Serpentine River Dyke, included as part of the Surrey Disaster Mitigation and Adaptation Fund program.

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

1. Award Contract No. 6021-005-11 to Jacob Bros. Construction Ltd. in the amount of \$1,118,880.00 (including GST) for Serpentine River Dyke and Flood Box Improvements;
  2. Set the expenditure authorization limit for Contract No. 6021-005-11 at \$1,231,000 (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 6021-005-11.
- RES.R21-1360 Carried

**Item No. R140 Surrey Libraries Facilities Master Plan 2021-2041**  
**File: 7960-01**

The Chief Librarian and Board Chair, Surrey Public Library, submitted a report to provide Council with the Surrey Libraries Facility Master Plan, attached as Appendix "I" to the report.

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

1. Receive Corporate Report R140 for information; and
2. Consider the Surrey Libraries Facilities Master Plan when developing the City's capital planning priorities.

RES.R21-1361

Carried

**Item No. R141      Award of Contract No. 1717-011-11  
2021 Local Road Improvements  
File: 1717-011/11**

The General Manager, Engineering submitted a report regarding the Award of Contract for 2021 local road improvements for Upland Drive from 144 Street to 66 Avenue and 160 Street from the 7500 block to 80 Avenue.

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

1. Award Contract No. 1717-011-11 to Jack Cewe Construction Ltd. in the amount of \$2,562,508.73 (including GST) for local road improvements at various locations throughout the City;
2. Set the expenditure authorization limit for Contract No. 1717-011-11 at \$2,818,759.60 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1717-011-11.

RES.R21-1362

Carried

**Item No. R142      City of Surrey Water System Annual Report for 2020  
File: 5600-43**

The General Manager, Engineering submitted a report to provide the Annual Report for 2020 of the City of Surrey Water System, which has been prepared in accordance with the requirements of the *British Columbia Drinking Water Protection Act*.

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

1. Receive Corporate Report R142 for information; and
2. Authorize staff to forward a copy of Corporate Report R142 and the related report titled "City of Surrey Water System Annual Report for 2020", attached to Corporate Report R142 as Appendix "I", to the Medical Health Officer in accordance with the requirements of the *Drinking Water Protection Act*.

RES.R21-1363

Carried



4. Direct the City Clerk to post notice on the City's website and direct staff to send written notice to all existing operators of trucking, cartage and warehouse businesses of the proposed amendments to Business License Bylaw, 1999, No. 13680, and provide them with an opportunity to make written submissions to Council.

Before the question was put:

It was Moved by Councillor Nagra  
 Seconded by Councillor Hundial  
 That Council refer Corporate Report R144  
 back to staff for follow up with the Truck Parking Task Force.

RES.R21-1365

Carried

**Item No. R145            Award of Contract No. 1710-056-11  
 32 Avenue and Highway 99 Interchange Improvements  
 File: 1710-056/11**

The General Manager, Engineering submitted a report regarding the Award of Contract for 32 Avenue and Highway 99 interchange improvements, as identified within the Engineering Department's 10-Year Servicing Plan.

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

1. Award Contract No. 1710-056-11 to Lafarge Canada Ltd. In the amount of \$3,485,790.00 (including GST) for the 32 Avenue and Highway 99 Interchange Improvements project (Phase 1);
2. Set the expenditure authorization limit for Contract No. 1710-056-11 at \$3,835,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No 1710-056-11.

RES.R21-1366

Carried

**Item No. R146            Award of Contract No. 1721-019-11  
 Road Works on Fraser Highway from 96 Avenue to 148 Street  
 as part of Early Works for Surrey-Langley SkyTrain  
 File: 1721-019/11**

The General Manager, Engineering submitted a report regarding the Award of Contract for road works on Fraser Highway from 96 Avenue to 148 Street as part of early works for the Surrey-Langley SkyTrain.

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

1. Award Contract No. 1721-019-11 to B&B Contracting (2012) Ltd. in the amount of \$5,384,600.00 (including GST) for Fraser Highway widening from 96 Avenue to 148 Street;
  2. Set the expenditure authorization limit for Contract No. 1721-019-11 at \$5,930,000.00 (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No.1721-019-11.
- RES.R21-1367 Carried

**Item No. R147      Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments  
 File: 3900-20-18020 (OCP); 6520-20 (South Campbell Heights)**

**Note:** See Bylaw Nos. 19362 and 20393 under the H Section.

The Acting General Manager, Planning & Development, General Manager, Engineering and the General Manager, Parks, Recreation & Culture, submitted a report to seek Council approval for the revised Stage 1 South Campbell Heights Plan and, in doing so, to also amend Surrey Official Community Plan Bylaw 2013, No. 18020 and Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement ("RCS"), and to gain support from Council to forward the RCS amendment and a Regional Growth Strategy ("RGS") amendment application to the Metro Vancouver Board for consideration. This process will resolve Surrey's Special Study area as identified in the RGS.

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

1. Receive Corporate Report R147 for information;
2. Approve the revised Stage 1 South Campbell Heights Land Use Plan (Appendix "I");
3. Authorize staff to file "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19362" and bring forward "Surrey Official Community Plan Bylaw 2013, No. 18020, Amendment Bylaw, 2021, No. 20393", as described in the report and documented in Appendix "II" and Appendix "III" for first and second readings, and set a date for public hearing;
4. Subject to Council granting third reading to Amendment Bylaw No. 20393, authorize staff to submit a Type 3, Minor Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments as shown in Appendix "IV" and Appendix "V";



5. Subject to the Metro Vancouver Board approving the Regional Land Use Designation amendments as documented in Appendix "IV" and "V", authorize staff to submit a Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 488 of the Local Government Act, SBC 2015, c.1; and
6. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments, authorize the City Clerk to bring forward "Surrey Official Community Plan Bylaw 2013, No. 18020, Amendment Bylaw, 2021, No. 20393" for final adoption.

RES.R21-1368

Carried

With Councillors 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. 20397"  
7920-0115-00  
Agent: DF Architecture (Zubin Billimoria)  
Owner: Katyal Development (60th Avenue) Ltd.  
RA to RM-30 - 14061 and 14097 - 60 Avenue - to permit the development of 44 townhouse units.

Council direction received June 28, 2021

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2021, No. 20397" pass its third reading.

RES.R21-1369

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0115-00

14061 and 14097 - 60 Avenue

To reduce the minimum west side yard setback from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11 and to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council support Development Variance

Permit No. 7920-0115-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R21-1370

Carried

With Councillor Pettigrew opposed.



4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20395"  
7920-0201-00  
Owner: S. Sandhu  
Agent: Hub Engineering Inc. (Mike Kompter)  
RH to RQ - 17499 - 101 Avenue - to subdivide into two single family suburban lots with reduced lot width.

Council direction received June 28, 2021

RES.R21-1374

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20395" pass its third reading.
	<u>Carried</u>

Development Variance Permit No. 7920-0201-00  
17499 - 101 Avenue  
To reduce the minimum lot width from 24.0 metres to 22.8 metres for proposed Lot 1 and to reduce the minimum lot width from 24.0 metres to 21.8 metres for proposed Lot 2.

RES.R21-1375

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council support Development Variance Permit No. 7920-0201-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
	<u>Carried</u>

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20398"  
7920-0143-00  
Owner: Brookmere Gardens Inc.  
Agent: Primex Investments (Greg Mitchell)  
RM-45 to CD - 14840 - 108 Avenue - to permit the development of two 6-storey rental apartment buildings with a total of 424 dwelling units.

Council direction received June 28, 2021

RES.R21-1376

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20398" pass its third reading.
	<u>Carried</u> With Councillor Pettigrew opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20403"  
7916-0344-00  
RM-45 to CD - 1840 Southmere Crescent East - in order to bring the zoning for the site in compliance with existing development, after termination of Land Use Contract No. 371.

Council direction received June 28, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20403" pass its third reading.  
RES.R21-1377 Carried

Councillor Guerra experienced technical issues and was not present during the meeting from 10:02 p.m. – 10:04 p.m.

It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20403" be finally adopted.  
RES.R21-1378 Carried by members remaining

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404"  
7916-0679-00  
Owners: 1103798 B.C. Ltd., 1103806 B.C. Ltd.  
(Director Information: Rajnesh Dev (Dave) Mann, Henry Yong  
Agent: Isle of Mann Group (Brent Tedford)  
To amend Figure 3: General Land Use Designations to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation for the property located at 228 - 175A Street.

Council direction received June 28, 2021

It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20404" pass its third reading.  
RES.R21-1379 Carried by members remaining  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405"  
CD By-law No. 17018 to new CD – 228 - 175A Street - to permit 39 townhouse units  
and 77 apartments units.

Council direction received June 28, 2021

RES.R21-1380 It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20405" pass its third reading.  
Carried by members remaining  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406"  
CD By-law No. 17018 to new CD – 228 - 175A Street - to permit a care facility comprised  
of 86 senior assisted living units and 96 care rooms and 1890 square metres of  
commercial/office space.

Council direction received June 28, 2021

RES.R21-1381 It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20406" pass its third reading.  
Carried by members remaining  
With Councillor Pettigrew opposed.

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021,  
No. 20400"  
7916-0300-00  
Owner: 1249592 B.C. Ltd. (Director Information: Ni Quin, Yu Zhang)  
Agent: WSP Canada Inc. (Clarence Arychuk)  
To amend Figure 3: General Land Use Designations to redesignate a portion from  
Agricultural to Rural for the property located at 4552 - 192 Street (4560 – 192 Street).

Council direction received June 28, 2021

RES.R21-1382 It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20400" pass its third reading.  
Carried by members remaining  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20401"  
A-1 to CD – a portion of 4552 - 192 Street (4560 – 192 Street) - to rezone a portion of the site to accommodate a proposed acreage residential lot on proposed Lot 1.

Council direction received June 28, 2021

RES.R21-1383  
It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20401" pass its third reading.  
Carried by members remaining  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20402"  
A-2 and CD Bylaw 11354 to A-1 – a portion of 4552 - 192 Street (4560 – 192 Street) - to rezone a portion of the site as a remnant lot agricultural lot.

Council direction received June 28, 2021

RES.R21-1384  
It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20402" pass its third reading.  
Carried by members remaining  
With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0300-00  
4552 - 192 Street (4560 – 192 Street)  
To reduce the minimum lot size required for on-site sewage disposal as specified in the Surrey Subdivision and Development By-law, 1986, No. 8830 from 0.81 hectares to 0.76 hectares.

RES.R21-1385  
It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That Council support Development Variance  
Permit No. 7916-0300-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.  
Carried by members remaining  
With Councillor Pettigrew opposed.

PERMITS - SUPPORT

- 9. Development Permit No. 7920-0262-00  
5510 – 180 Street  
Owner: Kwantlen Polytechnic University  
Agent: Kwantlen Polytechnic University (Jaret Lang)  
To vary the Surrey Subdivision and Development Bylaw, 1986, No. 8830, by deferring works and services for the proposed 2-lot subdivision in order to facilitate a future hospital and cancer centre in the Cloverdale Town Centre area on one of the proposed lots.

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

It was Moved by Councillor Patton  
Seconded by Councillor Locke  
That Council support Development Variance  
Permit No. 7920-0262-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R21-1386

Carried by members remaining

- 10. Development Variance Permit No. 7919-0215-01  
10867 Scott Rd  
Owner: 1110450 BC Ltd  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
To reduce the minimum front yard setback of the Business Park (IB) Zone from 7.5 metres to 3.0 metres to allow for the addition of a vestibule to a proposed 3-storey industrial office.

Councillor Guerra rejoined the meeting at 10:05 p.m.

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. 7919-0215-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R21-1387

Carried

- ii. Temporary Use Permit No. 7921-0039-00  
9145 and 9155 King George Boulevard  
Owner: Atira Women's Resource Society  
Agent: City of Surrey (Peter Joyce)  
To allow the continued operation of an existing 22-unit supportive housing building (Little's Place) and to permit the development of an additional temporary 44-unit modular supportive housing building.

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 Temporary Use Permit  
No. 7921-0039-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R21-1388

Carried

Development Variance Permit No. 7921-0039-00  
9145 and 9155 King George Boulevard  
To vary the Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring the provision of works and services for the proposed subdivision until future development.

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. 7921-0039-00, and consider issuance of the Permit upon final approval of the associated Temporary Use Permit.

RES.R21-1389

Carried

**INTRODUCTIONS**

- 12. "Surrey Parks, Recreation and Culture Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2021, No. 20407"  
3900-20-20407 – Regulatory Text Amendment  
A bylaw to amend Schedule A – Fees and Charges, to implement a 0% increase to fees, except to implement prime and non-prime fee structure for tennis and pickle ball courts to align with the same pricing structure already in place for turf and grass fields.

Council direction received June 28, 2021



It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Parks, Recreation and Culture  
 Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2021, No. 20407" pass its  
 first reading.

RES.R21-1390 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Parks, Recreation and Culture  
 Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2021, No. 20407" pass its  
 second reading.

RES.R21-1391 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Parks, Recreation and Culture  
 Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2021, No. 20407" pass its  
 third reading.

RES.R21-1392 Carried

- 13. "Business License Bylaw, 1999, No. 13680, Amendment Bylaw, 2021, No. 20408"  
 3900-20-20408 – Regulatory Text Amendment  
 A bylaw to add new definitions, amend section 64.1(1), and add a new section 64.2  
 and 65.1, to provide more clarity for truck parking facilities as to the annual  
 environmental reporting requirements, and to require, as a condition of business  
 license issuance, trucking and logistics companies to provide parking for all trucks  
 used on an exclusive basis.

Earlier in the meeting, Council did not approve the recommendations of Corporate  
 Report Item No.R144. Bylaw No. 20408 is therefore not in order for consideration.

- 14. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment  
 Bylaw, 2021, No. 20393"  
 3900-20-20393 – Regulatory Text Amendment  
 This bylaw includes amendments to Figures 3, 4, 17, 42, 43, 51 and 63 of the Official  
 Community Plan to align with the revised Stage 1 Land Use Plan for South  
 Campbell Heights.

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No.R147. Bylaw No. 20393 is therefore in order for consideration.

RES.R21-1393	<p>It was</p> <p>2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" pass its first reading.</p>	<p>Moved by Councillor Guerra                  Seconded by Councillor Patton                  That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" pass its first reading.  <u>Carried</u>                  With Councillors Annis, Hundial, Locke and Pettigrew opposed.</p>
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The said Bylaw was then read for the second time.

RES.R21-1394	<p>It was</p> <p>2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" pass its second reading.</p>	<p>Moved by Councillor Guerra                  Seconded by Councillor Patton                  That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" pass its second reading.  <u>Carried</u>                  With Councillors Annis, Hundial, Locke and Pettigrew opposed.</p>
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RES.R21-1395	<p>It was then</p> <p>Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" be held on Monday, July 26, 2021.</p>	<p>Moved by Councillor Guerra                  Seconded by Councillor Patton                  That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2021, No. 20393" be held on Monday, July 26, 2021.  <u>Carried</u>                  With Councillors Annis, Hundial, Locke and Pettigrew opposed.</p>
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15. "The Launching Pad Addiction Rehabilitation Society Housing Agreement, Authorization Bylaw, 2021, No. 20392"  
 3900-20-20392 – Council Initiative  
 A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Council direction received February 8, 2021  
 Corporate Report Item No. 2021-R026

RES.R21-1396	<p>It was</p> <p>Rehabilitation Society Housing Agreement, Authorization Bylaw, 2021, No. 20392" pass its first reading.</p>	<p>Moved by Councillor Guerra                  Seconded by Councillor Patton                  That "The Launching Pad Addiction Rehabilitation Society Housing Agreement, Authorization Bylaw, 2021, No. 20392" pass its first reading.  <u>Carried</u></p>
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The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Launching Pad Addiction  
Rehabilitation Society Housing Agreement, Authorization Bylaw, 2021, No. 20392"  
pass its second reading.

RES.R21-1397 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Launching Pad Addiction  
Rehabilitation Society Housing Agreement, Authorization Bylaw, 2021, No. 20392"  
pass its third reading.

RES.R21-1398 Carried

**BYLAWS TO BE FILED**

- 16. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19362"  
3900-20-19362 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020" as amended is further amended in Figures 3, 4, 17, 42, 43, 51 and 63 to ensure consistency in land uses between the Stage 1 Land Use Plan for South Campbell Heights and the Official Community Plan and the Regional Growth Strategy.

Council direction received October 2, 2017  
Corporate Report Item No. 2017-R171 / 2017-R201

**Note:** The Stage 1 Land Use Plan for South Campbell Heights has been revised and this Bylaw is no longer in order for final adoption (see Corporate Report No. 2021-R147). Council is requested to file Bylaw No. 19362.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2017, No. 19362" be filed.

RES.R21-1399 Carried  
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

**I. CLERK’S REPORT**

**1. Delegation Requests**

- (a) Kuda Mabiza  
Koffee With Kuda  
File: 0550-20-10

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Kuda Mabiza, Koffee With Kuda, be  
heard as a delegation at the Council-in-Committee.

RES.R21-1400

Carried

- (b) Jacob Sawatzky, Vice President, Semiahmoo Peninsula Rotaract (with Rotary International), and Sebastian Moreno, Director, Reject Radio  
File: 0550-20-10

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Jacob Sawatzky, Vice President,  
Semiahmoo Peninsula Rotaract (with Rotary International), and Sebastian  
Moreno, Director, Reject Radio, be heard as a delegation at the Parks,  
Recreation & Culture Committee.

RES.R21-1401

Carried

**2. July 26, 2021, Regular Council – Public Hearing Meeting – 2:00 p.m. Start Time**  
File: 0550-01

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council allow for the Regular Council –  
Public Hearing meeting scheduled for Monday, July 26, 2021, to begin at 2:00 p.m.

RES.R21-1402

Carried

**J. NOTICE OF MOTION**

**1. Council Meetings**  
File: 0550-01

At the July 12, 2021 Regular Council – Public Hearing meeting, Councillor Annis provided the following Notice of Motion:

"That:

- 1. Staff explore options, including those taken by other cities, to ensure that Council meeting hours do not extend into the early hours of the morning or the following day; and
- 2. There is more time given for public engagement during Council meetings."

**K. OTHER BUSINESS**

- 1. Truth and Reconciliation Commission and United Nations Declaration of the Rights of Indigenous People (UNDRIP) Recommendations for Local Governments**  
File: 0440-01

At the June 28, 2021 Regular Council – Public Hearing meeting, Councillor Hundial provided the following notice of motion:

"That Council direct staff to fully consider the recommendations of the Truth and Reconciliation Commission reports "Call to Action" and those outlined in the United Nations Declaration on the Rights of Indigenous Peoples that apply solely or jointly to local government and other levels of government, and report back with a recommended course of action."

It was

Moved by Councillor Hundial

Seconded by Councillor Locke

That Council direct staff to fully consider the recommendations of the Truth and Reconciliation Commission reports "Call to Action" and those outlined in the United Nations Declaration on the Rights of Indigenous Peoples that apply solely or jointly to local government and other levels of government, and report back with a recommended course of action.

RES.R21-1403

Carried

- 2. Cooling Centres for Summer**  
File: 7130-01

Councillor Locke requested information regarding cooling centres for the summer, noting that recent wildfires will impact air quality and shelters remain under Public Health Orders.

The General Manager, Parks, Recreation & Culture advised that recreation centres and libraries in each town centre will be open to all residents as cooling centres, as well as a location to receive water and enjoy better air quality, as needed. Staff are also providing the location and hours of the recreation centres and libraries to the Homeless Service Association of BC so that they can pass this information onto their associations. Further, staff will reach out to seniors' associations to provide information on cooling centres.

L. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the July 12, 2021 Regular Council -

Public Hearing meeting be adjourned.

RES.R21-1404

Carried

The Regular Council - Public Hearing meeting adjourned at 10:28 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

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Mayor Doug McCallum