

Present:

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

Absent:

Councillor Hundial
Councillor Pettigrew

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
Acting 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 November 22, 2021,

Regular Council Public Hearing meeting be adopted.

RES.R21-2163

Carried

2. Adoption of the Minutes**a. Special (Regular) Council - November 8, 2021**

It was

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

Council meeting held on November 8, 2021, be adopted.

RES.R21-2164

Carried

b. Regular Council - Land Use - November 8, 2021

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -

Land Use meeting held on November 8, 2021, be adopted.

RES.R21-2165

Carried

c. **Regular Council - Public Hearing - November 8, 2021**

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

RES.R21-2166

B. **DELEGATIONS - PUBLIC HEARING**

1. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20469"
"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20470"
Application No. 7921-0100-00**

CIVIC ADDRESS: 16445 and 16463 - 28 Avenue

APPLICANT: Owners: S. Su, NIBS BC Developments Ltd.
Agent: WSP (Scott Pelletier)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Quarter Acre Residential Zone to permit subdivision of the site into seven single family lots. It also includes an amendment of Map 11, North Grandview Heights of Schedule G, Section E of the Surrey Zoning By-law No. 12000 to redesignate the subject properties from Area A to Area B.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 24 metres to 18.8 metres for proposed Lots 4 and 5; to 19.5 metres for proposed Lot 1; and to 20 metres for proposed Lot 2.

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

J. Maddong, City Centre: The delegation spoke in opposition to the proposal.

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

Written submissions were received as follows:

- Email dated November 17, 2021, R. Landale expressing opposition for the proposal citing environment and trees.
- Email dated November 22, 2021, R. Landale expressing opposition for the proposal citing environment, trees, and watercourses.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20474"
Application No. 7921-0044-00**

CIVIC ADDRESS: 3870 - 156 Street

APPLICANT: Owner: L. Pitts
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

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

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width of proposed Lot B from 24 metres to 20.103 metres.

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:

- Form Letters received November 17, 2021, 7 residents expressing support for the proposal.
- Email dated November 17, 2021, R. Landale expressing opposition for the proposal citing trees and lack of financial information.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20473"
Application No. 7920-0130-00**

CIVIC ADDRESS: 18362 - 74 Avenue; 7359 - 184 Street

APPLICANT: Owners: North 73 Developments Ltd., North 74 Developments Ltd.
Agent: GG Metro Holdings (Kirpa Garcha)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Semi-Detached Residential Zone in order to subdivide the site into 26 residential lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule, the Green City fund and parkland-in-lieu contribution and proximity to local parks.

Written submissions were received as follows:

- Email dated November 17, 2021, R. Landale expressing opposition for the proposal citing traffic, parking, and trees.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20471"
Application No. 7921-0201-00**

CIVIC ADDRESS: 13179 – 64 Avenue

APPLICANT: Owners: A. Singh, M. Cheema
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (10) Zone in order to subdivide the site into two single-family lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, the consideration of a detention pond as parkland, the planting of boulevard trees and proximity to local parks.

N. Singh (Agent on behalf of the Applicant): The Agent spoke to the tree replanting schedule and Green City fund contribution.

Written submissions were received as follows:

- Email dated November 17, 2021, R. Landale expressing opposition for the proposal citing traffic and trees.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20195"
Application No. 7920-0104-00**

CIVIC ADDRESS: 10225 City Parkway

APPLICANT: Owner: City of Surrey
Agent: City of Surrey (Avril Wright)

PURPOSE: The applicant is requesting to rezone the site from Comprehensive Development Zone Bylaw No. 13882 to Comprehensive Development Zone Bylaw No. 20195.

The development was previously supported to permit the subdivision of the site into 3 lots including conveyance of one lot for the future 102A Avenue. An additional Public Hearing is scheduled to address the changes to the proposal to increase the maximum allowable floor area ratio from 10.73 to 11.0 and incorporate modifications to permitted uses, setbacks and subdivision requirements.

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 November 17, 2021, R. Landale expressing support for the proposal.

**6. "Surrey Comprehensive Development Zone 24 (CD.24), 2021, No. 20472"
("Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20472")
Application No. 7920-0290-00**

CIVIC ADDRESS: 10474 – 132 Street (10476 and 10478 – 132 Street); 13240, 13256 and 13272 – 105 Avenue; 13228 – 105 Avenue (13230 – 105 Avenue); 13248 – 105 Avenue (13250 – 105 Avenue)

APPLICANT: Owner: Pura Adera Projects Ltd.
Agent: 105 Ave Adera Projects Ltd. (Emma Cartwright)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone and Duplex Residential Zone to Comprehensive Development Zone in order to permit the development of two 6-storey apartment buildings with 248 dwelling units in City Centre.

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

R. Sethi, Adera Projects Ltd.: The delegation provided an overview of the development company and proposal, including its commitment to sustainability.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, Green City fund contribution, proximity to local parks, a green lane, landscaping materials to encourage pollinators, the inclusion of greenery on the flat roof and additional outdoor amenity area space.

Written submissions were received as follows:

- Email dated November 17, 2021, R. Landale expressing opposition for the proposal citing traffic and trees.
- Letter dated November 17, 2021, Surrey Board of Trade expressing support for the proposal.
- Letter dated November 17, 2021, South Asian Business Association of BC expressing support for the proposal.
- Submission dated November 19, 2021, Z. Ali expressing support for the proposal.
- Email dated November 19, 2021, M. Klut expressing concerns for the proposal citing trees, plants, green spaces, and infrastructures.
- Submission dated November 21, 2021, S. Bird expressing support for the proposal.
- Email dated November 22, 2021, M. Willis expressing opposition for the proposal citing low density nature of the project.

C. COMMITTEE REPORTS**1. Agriculture, Environment and Investment Advisory Committee - October 13, 2021**

It was Moved by Councillor Patton
 Seconded by Councillor Guerra
 That the minutes of the Agriculture,
 Environment and Investment Advisory Committee meeting held on October 13, 2021,
 be received.

RES.R21-2167

Carried**2. Parks, Recreation & Culture Committee - October 20, 2021**

(a) It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the minutes of the Parks, Recreation
 and Culture Committee meeting held on October 20, 2021, be received.

RES.R21-2168

Carried

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

Whippletree Park Public Engagement and Concept Plan

File No. 6140-00

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

1. Receive the report dated October 13, 2021 regarding Whippletree Park public engagement and concept plan for information (Appendix I);
2. Endorse the naming of 72K Neighbourhood Park as Whippletree Park; and
3. Endorse the Concept Plan for Whippletree Park attached as Appendix "I" to the report.

RES.R21-2169

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) Economic Abuse Awareness Day – November 26, 2021

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of November 22, 2021, were considered and dealt with as follows:

**Item No. R221 Recommendation for 2022 Public Art Street Banners
File: 7800-01**

The General Manager, Parks, Recreation & Culture submitted a report to provide information on the Public Art Street Banner Program and to obtain Council approval for staff to contract Atheana Picha to complete the design for the 2022 public art banners. These banners are to be installed on approximately 125 street poles near significant cultural destinations in Surrey.

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

1. Receive Corporate Report R221 for information; and
2. Authorize staff to contract the artist Atheana Picha to complete the design for the 2022 Public Art Street Banners (Appendix "I") to be installed near cultural venues across Surrey, as generally described in the report.

RES.R21-2170

Carried**Item No. R222 Award of Contract No. 1721-010-11
Newton Community Centre Road and Utility Work
File: 1721-010/11**

The General Manager, Engineering submitted a report concerning the Award of Contract No. 1721-010-11 for the Newton Community Centre road and utility work.

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

1. Award Contract No. 1721-010-11 to Marex Constructors Ltd. in the amount of \$3,538,500.00 (including GST) for Newton Community Centre Road and Utility Work;
 2. Set the expenditure authorization limit for Contract No. 1721-010-11 at \$3,892,350.00 (including GST and contingency); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1721-010-11.
- RES.R21-2171 Carried

Item No. R223 Recommendation for Public Art Donation and Installation at Semiahmoo Library
File: 7800-01

The General Manager, Parks, Recreation & Culture submitted a report to provide information on the City's Public Art Program and to obtain Council approval for staff to acquire the proposed donation of the artwork *Flower Power* by Sola Fielder and install it as a public art feature at the Semiahmoo Library.

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

1. Receive Corporate Report R223 for information; and
 2. Authorize staff to undertake a donation agreement with Sola Fielder to accept the Artwork titled *Flower Power* and incorporate it in the City's Public Art Collection; and
 3. Authorize staff to proceed with installation of the artwork at the Semiahmoo Library, as generally described in the report.
- RES.R21-2172 Carried

Item No. R224 2021 Love Where You Live Campaign Summary
File: 0350-01

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering submitted a report to provide Council with information on Love Where You Live Program and the third annual campaign that ran from April to September 2021

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R224
 as information.

RES.R21-2173 Carried

- 5. Set the expenditure authorization limit for Consultant Agreement No. 6020-006 C1 at \$720,000.00 (including GST and contingency); and
- 6. Authorize the General Manager, Engineering to execute Consultant Agreement No. 6020-006 C1.

RES.R21-2175

Carried

**Item No. R227 Update on Vision Zero Surrey
File: 8630-40**

The General Manager, Engineering submitted a report to provide Council with an update of Vision Zero Surrey activities and road safety work completed during the pandemic.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R227

for information.

RES.R21-2176

Carried

**Item No. R228 Acquisition of Property at 17351 – 16 Avenue for Parkland Purposes
File: 0870-20/596A**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council’s approval to purchase 17351 - 16 Avenue for parkland purposes.

It was

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

property at 17351 – 16 Avenue (PID# 003-786-064) for parkland purposes, as illustrated on the attached Appendix "I".

RES.R21-2177

Carried

**Item No. R229 Surrey School District Eligible School Sites Proposal 2022-2023
Capital Plan
File: 0510-20 (SD36)**

The Acting General Manager, Planning & Development submitted a report to provide information to Council on the Surrey School District’s Eligible School Sites Proposal for 2022 to 2023.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

- 1. Receive Corporate Report R229 for information;

2. Endorse, in principle, the Surrey School District's Eligible School Sites Proposal 2022-2023 Capital Plan, attached as Appendix "I"; and
3. Direct the City Clerk to forward a copy of the report and the related Council resolution to the Surrey School District.

RES.R21-2178

Carried

With Councillor Annis opposed.

Item No. R230 Surrey Housing Needs Report
File: 4815-01

The Acting General Manager, Planning & Development submitted a report to provide Council with the Surrey Housing Needs Report (the "Report"), seek approval to submit the Report to the Union of BC Municipalities, and authorize staff to use the Report to inform planning processes and policies, as outlined in this report.

Council provided the following feedback regarding the Report:

- The Report does not seem representative or balanced and lacks input from the business, real estate and development community. The report focuses mostly on social issues and challenges and therefore is not fully representative of the situation in Surrey.
- The Report should clarify some of the data included. For example, the report indicates that Surrey needs approximately 42,000 housing units and 20,000 below market housing units. However, it is not clear if the overall housing includes the non-market rental housing.
- The City could review how it engages the business and non-governmental organization (NGO) community to build non-market housing units. Surrey especially needs to build non-market housing units.
- The Report should highlight the City's successes such as its work related to homeless shelters, vulnerable populations, housing density near existing and future public transit and opportunities to include affordable housing near future transit hubs. Surrey has also been a leader with respect to providing housing through secondary suites.
- The data in the Report should be more up to date and include comparable information related to rental and supportive housing to other municipalities in Metro Vancouver.
- The report could compare and contrast what different cities in Metro Vancouver are doing with respect to housing, as well as innovative housing ideas from around the world. For example, providing tax breaks to developers that build affordable housing units or forgiving DCCs for NGO developments.

- There is no extrapolation of data related to the homeless count numbers used to inform the Report. For example, the Report indicates that the number of homeless individuals should be considered three times higher than what was captured during the homeless count, but does not offer a rationale as to why.
- The report does not reference accessible housing. Many residents require accessible housing and this issue is anticipate to grow as the population ages.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Receive Corporate Report R230 for information;
2. Direct staff to incorporate the comments received from Council and report back at a future Council meeting.

RES.R21-2179

Carried
With Councillor Annis, Elford and Locke
opposed.

Item No. R231 Comments on Metro Vancouver's Draft Regional Growth Strategy - Metro 2050
File: 0450-01

The Acting General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to provide information to Council on Metro Vancouver's Draft Regional Growth Strategy - Metro 2050 attached as Appendix "I", and to provide staff comments on the draft for submission to Metro Vancouver within the consultation period ending November 26, 2021.

Council expressed concerns regarding the role Metro Vancouver intends to have with respect to land use planning in Surrey. Council provided the following feedback:

- Metro 2050 must remain an advisory or guiding document and not legislation .
- Issues related to land use should maintain a simple majority vote from the Metro Board to pass. A 2/3 voting requirement should not be considered.
- The implementation of water and sewer services should be considered separately from land use.
- Surrey's staff comments must be made more clearly within the report.
- Staff should include additional comments regarding the draft Metro 2050 and a review to expand the scope of work to include a land use designation review, which includes the redesignation of the rural area south of the South Campbell Heights Plan to mixed-employment.

- It is important to build housing resources in Surrey and ensure that Surrey receives appropriate allocation of housing infrastructure related to its size and population.
- The report could further address street design with respect to incorporating new modes of transportation.
- The report should address industrial lands in more detail due to its economic impacts.
- Urban sprawl has a different meaning when considered in a city the size of Surrey.

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

1. Receive Corporate Report R231 for information;
2. Direct staff to incorporate the comments received from Council and report back at a future Council meeting.

RES.R21-2180 Carried

**Item No. R232 Contract for the Supply of Computer Equipment and Related Services
File: 1355-01**

The General Manager, Corporate Services submitted a report to obtain Council authority for a contract with Dell Canada Inc. for the nonexclusive supply of computer equipment and related services for a term of five years.

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

1. Approve a contract for a five-year term with Dell Canada Inc., for the non-exclusive supply of computer equipment and related services, at an annual (averaged) cost of \$950,000.00, including GST & PST;
2. Set the total five-year expenditure authorization limit at \$5,221,000, including taxes and contingency; and
3. Authorize the General Manager, Corporate Services Department to execute the contract with Dell Canada Inc. for a five-year term.

RES.R21-2181 Carried

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

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20469"
7921-0100-00
Owners: S. Su, NIBS BC Developments Ltd.
Agent: WSP (Scott Pelletier)
RA to RQ – 16445 and 16463 - 28 Avenue – in order to permit subdivision into seven single family lots.

Council direction received November 8, 2021

RES.R21-2182	It was Amendment Bylaw, 2021, No. 20469 pass its third reading.	Moved by Councillor Guerra Seconded by Councillor Patton That Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20470"
This Bylaw amends the map for Schedule G, Section E.11, North Grandview Heights Secondary Plan Area to redesignate the properties at 16445 and 16463 - 28 Avenue from Area A to Area B.

Council direction received November 8, 2021

RES.R21-2183	It was Text Amendment Bylaw, 2021, No. 20470" pass its third reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7921-0100-00
16445 and 16463 - 28 Avenue – to reduce the minimum lot width from 24 metres to 18.8 metres for proposed Lots 4 and 5, to 19.5 metres for proposed Lot 1 and to 20 metres for proposed Lot 2.

RES.R21-2184	It was Permit No. 7921-0100-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Guerra Seconded by Councillor Patton That Council support Development Variance <u>Carried</u>
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2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20474"
7921-0044-00
Owner: L. Pitts
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RH to RQ – 3870 - 156 Street – to allow subdivision into two single family residential lots.

Council direction received November 8, 2021

RES.R21-2185
It was
Amendment Bylaw, 2021, No. 20474" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7921-0044-00
3870 - 156 Street – to reduce the minimum lot width of proposed Lot B from
24 metres to 20.103 metres.

RES.R21-2186
It was
Permit No. 7921-0044-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance
Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20473"
7920-0130-00
Owners: North 73 Developments Ltd., North 74 Developments Ltd.
Agent: GG Metro Holdings (Kirpa Garcha)
RA to RF-SD – 18362 - 74 Avenue; 7359 - 184 Street – to allow subdivision into
26 residential lots.

Council direction received November 8, 2021

RES.R21-2187
It was
Amendment Bylaw, 2021, No. 20473" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20471"
7921-0201-00
Owners: A. Singh, M. Cheema
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
RF to RF-10 – 13179 - 64 Avenue – to allow subdivision into two single-family lots.

Council direction received November 8, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20471" pass its third reading.
RES.R21-2188 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20195"
7920-0104-00
Owner: City of Surrey
Agent: City of Surrey (Avril Wright)
CD (Bylaw No. 13882) to CD (Bylaw No. 20195) – 10225 City Parkway – to subdivide
the site into 3 lots including conveyance of one lot for the future 102A Avenue.

Council direction received November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20195" pass its third reading.
RES.R21-2189 Carried

6. "Surrey Comprehensive Development Zone 24 (CD.24), 2021, No. 20472"
7920-0290-00
Owner: Pura Adera Projects Ltd.
Agent: 105 Ave Adera Projects Ltd. (Emma Cartwright)
RF and RM-D to CD – 10474 - 132 Street (10476 and 10478 - 132 Street); 13240, 13256
and 13272 - 105 Avenue; 13228 - 105 Avenue (13230 - 105 Avenue); 13248 - 105 Avenue
(13250 - 105 Avenue) – to permit the development of two 6-storey apartment
buildings with 248 dwellings in City Centre.

Council direction received November 8, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 24 (CD.24), 2021, No. 20472" pass its third reading.
RES.R21-2190 Carried

PERMITS - APPROVAL

7. Development Variance Permit No. 7921-0252-00
2589 – 141 Street
Owner: Tiger First Development Ltd
Agent: CitiWest Consulting Ltd. (Peter Yue)
The applicant is requesting a variance to reduce the north street side yard setback requirements of the Half-Acre Residential Zone, from 7.5 metres to 4.5 metres, to permit the construction of a single-family dwelling that complies with a registered tree protection covenant.

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7921-0252-00.

RES.R21-2191

Carried

8. Development Variance Permit No. 7921-0319-00
6480 – 175A Street
Owner: Hendrika Visscher, Hendrik Visscher
Agent: Ciccozzi Architecture Inc. (Darrell Radom)
The applicant is requesting a variance to reduce the minimum north side yard setback requirements of the Light Impact Industrial Zone, from 7.5 metres to 5.0 metres to the principal building, to permit an addition to an automotive repair shop.

One piece of correspondence expressing support had been received prior to the printing of this agenda.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7921-0319-00.

RES.R21-2192

Carried**PERMITS - SUPPORT**

9. Development Variance Permit No. 7918-0455-01
15558 – 36 Avenue
Owner: Chimney Ridge Investments Ltd, Rempy R Lidder
Agent: Hub Engineering Inc. (Mike Kompter)
The applicant is requesting a variance to proposed Lot 2, to reduce the minimum north side yard setback of the Quarter Acre Residential Zone, from 2.4 metres to 2.0 metres and to reduce the minimum front yard setback from 7.5 metres to 3.9 metres, in order to allow the retention of an existing single-family dwelling on proposed Lot 2 of a 3-lot subdivision.

One piece of correspondence expressing support had been 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. 7918-0455-01 and consider issuance of the Permit upon final adoption
 of the associated rezoning bylaw.

RES.R21-2193 Carried

10. Development Variance Permit No. 7921-0108-00
 17475 – 59 Avenue
 Owner: Roman Catholic Archbishop of Vancouver
 Agent: Core Project Management (Alec Page)
 The applicant is requesting a variance to reduce the south front yard setback requirements of the Assembly Hall 2 Zone, from 15.6 metres to 14.0 metres and the east yard setback from 15.6 metres to 3.5 metres, to permit an 81 square metre narthex addition to the existing church. In addition, the applicant is seeking a reduction to the minimum number of off-street parking spaces from 172 to 87.

One piece of correspondence expressing opposition had been 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. 7921-0108-00 and consider issuance of the Permit once all outstanding
 conditions have been met.

RES.R21-2194 Carried

FINAL ADOPTIONS

11. "Surrey Close and Remove the Dedication of Highway of a Portion of Road
 Adjacent to 5765, 5771, 5779, and 5789 - 177B Street, 17735 57A Avenue, and
 17734 - 58 Avenue, Bylaw, 2021, No. 20443"
 3900-20-20443 - Council Initiative
 A bylaw to remove the dedication of a 478.4 square metre portion of unopened
 road allowance to facilitate consolidation with the adjacent lands under
 Development Application No. 7919-0063-00. In accordance with the
Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the
 road will be considered by City Council at a later date.

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

Council direction received September 13, 2021
 Corporate Report Item No. 2021-R164

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 5765, 5771, 5779, and
 5789 - 177B Street, 17735 57A Avenue, and 17734 58 Avenue, Bylaw, 2021,
 No. 20443" be finally adopted.

RES.R21-2195

Carried

12. "Surrey Close and Remove the Dedication of Highway of a Portion of Road
 Adjacent to 13943, 13953, and 13963 – 96 Avenue and 13942, 13952, and 13962 Laurel
 Drive, Bylaw, 2021, No. 20457"
 3900-20-20457 - Council Initiative
 A bylaw to remove the dedication of a 517.9 square metre portion of unopened
 road allowance to facilitate consolidation with the adjacent lands under
 Development Application No. 7918-0322-00. In accordance with the
Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the
 road will be considered by City Council at a later date.

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

Council direction received September 27, 2021
 Corporate Report Item No. 2021-R180

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Close and Remove the
 Dedication of Highway of a Portion of Road Adjacent to 13943, 13953, and
 13963 - 96 Avenue and 13942, 13952, and 13962 Laurel Drive, Bylaw, 2021, No. 20457"
 be finally adopted.

RES.R21-2196

Carried

13. "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw,
 2021, No. 20475"
 3900-20-20475 – Regulatory Text Amendment
 A bylaw to allow bylaw enforcement officers to issue notices to enforce bylaws in
 Surrey and will ensure that there is an effective and efficient adjudication process.

Council direction received November 8, 2021
 Corporate Report Item No. 2021-R220

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Bylaw Notice Enforcement
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2021, No. 20475" be finally adopted.

RES.R21-2197

Carried

I. CLERK’S REPORT

This section had no items to consider.

J. NOTICE OF MOTION

- 1. Natural Drainage System Assessment**
File: 5225-01

At the November 22, 2021 Regular Council – Public Hearing meeting, Councillor Locke provided the following Notice of Motion:

"That the Engineering Department prepare a preliminary assessment of the natural drainage system in Surrey under these extraordinary circumstances."

K. OTHER BUSINESS

This section had no items to consider.

L. ADJOURNMENT

It was

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

- Public Hearing meeting be adjourned.

RES.R21-2198

Carried

The Regular Council - Public Hearing meeting adjourned at 8:56 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum