

Present:

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

Absent:

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:

1. The agenda of the January 17, 2022, Regular Council Public Hearing meeting be amended by adding Item E.1(a) – Martin Luther King Jr. Day to the agenda; and
2. The agenda be adopted as amended.

RES.R22-39

Carried

2. Adoption of the Minutes**a. Special (Regular) Council - December 20, 2021**

It was

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

Council meeting held on December 20, 2021, be adopted.

RES.R22-40

Carried

B. DELEGATIONS - PRESENTATION

- 1. Surrey Good Citizen 2021**
File: 0290-05

Council presented the Surrey Good Citizen 2021 Award to John Block.

B. DELEGATIONS - PUBLIC HEARING

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20530"**
Application No. 7921-0240-00

CIVIC ADDRESS: 19045 - 60B Avenue

APPLICANT: Owner: H. Warich, R. Warich, J. Bassi, S. Gill
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

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

The proposal also includes a Development Variance Permit to reduce the minimum lot width from 15 metres to 14.4 metres for proposed Lots 1 and 2.

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:

- Submission dated January 9, 2022, J. Indadioff expressing concerns for the proposal.
- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing trees, density, and steep slope.

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20540"**
Application No. 7921-0055-00

CIVIC ADDRESS: 12042 - 100A Avenue

APPLICANT: Owner: R. Ghuman, H. Singh
Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to allow subdivision of the site into 3 single-family small lots.

The proposal also includes a Development Variance Permit to vary the basement access and basement well requirements to permit basement access and basement well between the principal building and the front (north) lot line for proposed Lots 1 to 3.

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 January 13, 2022, R. Landale expressing opposition for the proposal citing density, trees, and steep slope.

**3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20536"
"Surrey Comprehensive Development Zone 38 (CD 38), Bylaw, 2021, No. 20537"
Application No. 7921-0006-00**

CIVIC ADDRESS: 10294 and 10302 City Parkway

APPLICANT: Owner: Owners of Strata Plan NWS1981, 1187966 B.C. Ltd.
(Director Information: Dong Di Li, Austin Yue Ming Zhang)
Agent: Architect AIBC AAA (Nadia Said)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan, Table 7a: Land Use Designation Exceptions by adding a site specific permission to allow for a density of up to 11.2 FAR within the Central Business District. The proposal also includes rezoning of the subject site from Community Commercial Zone to Comprehensive Development Zone in order to permit the development of 50-storey mixed-use tower, including an 8-storey commercial/office podium, and 429 market residential dwelling units.

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 January 13, 2022, R. Landale expressing opposition for the proposal citing trees and traffic.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20415"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416"
Application No. 7920-0244-00, 7920-0244-01

CIVIC ADDRESS: 9525 King George Boulevard

APPLICANT: Owner: Weststone One King George Developments Ltd.,
Weststone Two King George Developments Ltd.,
Weststone Three King George Developments Ltd.
Agent: Weststone Group (Kim Maust)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the subject site from Multiple Residential to Central Business District and to include the site as 3.5 FAR. The applicant is also seeking to rezone the site from Tourist Accommodation Zone to Comprehensive Development Zone.

The development was previously supported and includes the development of 3 buildings in City Centre, including two high-rise building towers and one mid-rise building tower. An additional Public Hearing is scheduled to address the changes to the proposal to reduce the parking space from 0.9 to 0.65 per dwelling unit.

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

B. Richie, Whalley: The delegation spoke in opposition to the proposal citing parking.

Agent on behalf of the Applicant: The Agent provided an overview of the proposal's parking and traffic study.

Written submissions were received as follows:

- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing parking, traffic, and trees.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20546"**
Application No. 7918-0392-00

CIVIC ADDRESS: 12788 King George Boulevard

APPLICANT: Owner: Beta Enterprises Ltd.
Agent: Lovick Scott Architects Ltd. (Andrea Scott)

PURPOSE: The applicant is requesting to rezone the site from Light Impact Industrial 1 Zone and Highway Commercial Industrial Zone to Highway Commercial Industrial Zone in order to allow the development of a drive-through restaurant.

The proposal also includes a Development Variance Permit to reduce the minimum required front yard (north) setback from 7.5 metres to 7.3 metres to the principal building face; to reduce the minimum flanking street side yard (east) building setback from 7.5 metres to 6.7 metres to allow for an architectural feature and from 7.5 metre to 7.3 metres to the principal building face.

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 January 13, 2022, R. Landale expressing opposition for the proposal citing traffic.
- Letter dated January 17, 2022, A. Singh expressing concerns for the proposal citing excessive soil, drainage, and flooding.

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535"
Application No. 7920-0241-00**

CIVIC ADDRESS: 6445 - 138 Street

APPLICANT: Owners: A. Brar, J. Brar, K. Brar
Agent: Hub Engineering Inc. (Mike Kompter)

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

The proposal also includes a Development Variance Permit to reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top-of-bank to a minimum of 10 metres as measured from top-of-bank.

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, compensation and tree valuation.

Written submissions were received as follows:

- Email dated December 19, 2021, L. Finch expressing concerns for the proposal citing parking, traffic, congestion, and stream setback.
- Email dated January 8, 2022, J. Bryer expressing opposition for the proposal citing stream setback and wildlife.
- Email dated January 8, 2022, D. Popil and L. Grams expressing opposition for the proposal citing stream setback and wildlife.
- Email dated January 8, 2022, J. Hannah expressing concerns for the proposal citing trees, stream setback, waterways, and wildlife.
- Email dated January 10, 2022, A. Avery and K. Borrie expressing opposition for the proposal citing stream setback and wildlife.
- Email dated January 10, 2022, J. Ozanich expressing opposition for the proposal citing stream setback and wildlife.
- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing trees.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539"
Application No. 7921-0013-00**

CIVIC ADDRESS: 6844, 6854 and 6864 - 147 Street

APPLICANT: Owner: K. Yong, V. Mann, 1160004 B.C. Ltd.
(Director Information: Baljinder S Parmar, Gurpreet K Sidhu)
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to allow subdivision of the site into 13 single-family small lots.

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 January 13, 2022, R. Landale expressing opposition for the proposal citing trees, affordability, hazard land, traffic, and school.
- Submission dated January 16, 2022, B. Parmar expressing support for the proposal.

8. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547"**
"Surrey Comprehensive Development Zone 39 (CD 39), Bylaw, 2021, No. 20548"
"Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549"
Application No. 7919-0371-00

CIVIC ADDRESS: 8293 King George Boulevard; 8345 - 135A Street

APPLICANT: Owner: George Eighty3 Properties Ltd.
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan Figure 3: General Land Use Designations to redesignate the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions by adding a site specific permission for the subject site to allow density up to 2.21 FAR. The proposal also includes rezoning the site from Tourist Accommodation Zone to Comprehensive Development Zone in order to permit the development of 413 apartment units and 346 square metres of commercial/retail space.

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 January 13, 2022, R. Landale expressing opposition for the proposal citing trees, traffic, and parking.

9. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20542"**
Application No. 7916-0192-00

CIVIC ADDRESS: 2982 and 2966 - 164 Street

APPLICANT: Owner: Morgan Grandview Enterprises Group Co Ltd.
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide the subject site into 29 single-family lots and 2 greenbelt parcels.

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 and tree valuation.

Agent on behalf of the Applicant: The agent spoke to the project's bylaw compliance.

Written submissions were received as follows:

- Letter dated January 6, 2022, W. Tao expressing concerns for the proposal citing public engagement compliance, geotechnical report, and trees.
- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing
- Email dated January 16, 2022, P. Dayman expressing opposition for the proposal citing, trees, garbage, traffic, and character of neighborhood.

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538" Application No. 7919-0187-00

CIVIC ADDRESS: 15381 and 15391 - 26 Avenue; 2627 and 2641 - 154 Street; 2655 Parkway Drive

APPLICANT: Owner: Hive Design & Building Ltd.
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of a townhouse residential complex with 31 units.

The proposal also includes a Development Variance Permit to reduce the minimum side yard setback (west) from 6.0 metres to 4.5 metres to the principal building face of Building 3; and reduce the minimum side yard setback (northwest) from 6.0 metres to 4.5 metres to the principal building face of Building 6.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree and hedge valuation, the removal of trees from the subject site and the implementation of a meandering sidewalk to retain additional trees.

Written submissions were received as follows:

- Submission dated January 5, 2022, K. Vuong expressing concerns for the proposal citing traffic, parking, and congestion.
- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing trees and traffic.
- Email dated January 15, 2022, Miranda Townhomes expressing opposition for the proposal citing parking, infrastructure, traffic, school capacity, safety, and quality of life.

- Submission and email dated January 17, 2022, S. Casey expressing concerns for the proposal citing roundabout, drainage, parking, and traffic.

11. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20544"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20545"
Application No. 7921-0041-00

CIVIC ADDRESS: 17333 - 100 Avenue; 10038 - 173A Street

APPLICANT: Owner: M. Tran, J. Tran, H. Hayer, S. Gill, G. Gill
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan, Figure 3: General Land Use Designations to redesignate the property located at 17333 – 100 Avenue from Suburban to Urban. The proposal also includes rezoning of the property from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide the subject site from two into seven single-family 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 valuation and the riparian area.

Written submissions were received as follows:

- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing trees, traffic, and infrastructure.

12. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20541"**
Application No. 7921-0085-00

CIVIC ADDRESS: 10515 – 155 Street

APPLICANT: Owner: Aqueduct Foundation
 Agent: Quarry Rock Developments (Harp Saran)

PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 33 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard setback (south) from 4.5 metres to 3.0 metres to the principal building face, reduce the minimum rear yard setback (north) from 6.0 metres to 3.0 metres to the principal building face and reduce the minimum indoor amenity space requirement from 74 square metres to 51 square metres. The proposal also includes a variance to allow two visitor parking stalls within the building setback.

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

R. Josan, Surrey: The delegation spoke in support of the proposal citing housing affordability, proximity to local amenities and beautification.

S. Mann, Surrey: The delegation spoke in support of the proposal citing beautification and proximity to local amenities.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, calculation of parkland and riparian area, multi-stream recycling program and children's play area.

Written submissions were received as follows:

- Email dated January 13, 2022, R. Landale expressing opposition for the proposal citing trees, infrastructure, stream setback, environment, wildlife, and traffic.
- Petition received January 17, 2022, 25 Petition Signatures expressing support for the proposal.

13. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20543" Application No. 7916-0192-00

PURPOSE: This bylaw amends Surrey Zoning Bylaw 12000, Schedule G to add "Suburban" designated lands to the areas that are subject to the community amenity contributions in accordance with the community specific density bonus policy as described in Planning Application No. 7916-0192-00.

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

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

14. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20551" File No. 3900-20-20551 – Regulatory Text Amendment

PURPOSE: This bylaw restores previous zoning regulations unintentionally modified in single family residential zones during the Phase I Zoning Bylaw Major Update Project and corrects some inadvertent section numbering errors as described in Corporate Report 2021-R245.

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

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

C. COMMITTEE REPORTS

1. Development Advisory Committee - November 2, 2021

RES.R22-46 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Development
Advisory Committee meeting held on November 2, 2021, be received.
Carried

2. Agricultural, Environment and Investment Advisory Committee - December 8, 2021

RES.R22-47 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Agricultural,
Environment and Investment Advisory Committee meeting held on
December 8, 2021, be received.
Carried

3. Finance Committee - December 22, 2021

Note: the recommendations of the December 22, 2021 Finance Committee minutes were adopted at the December 22, 2021 Special Regular Council meeting.

RES.R22-48 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Finance Committee
meeting held on December 22, 2021, be adopted.
Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR’S REPORT

1. Proclamations

(a) Martin Luther King Jr. Day – January 17, 2022

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of January 17, 2022, were considered and dealt with as follows:

**Item No. Roo1 Approval of the Sale of a Closed Portion of Road Allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive (Step 2)
File: 7918-0322-00**

The General Manager, Engineering submitted a report to seek Council’s approval to sell the closed portion of road for consolidation with the adjacent development lands at 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the sale of a 517.9 square metre area, based on final survey information, of closed road allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive under previously approved terms for this closure and sale as outlined in Corporate Report No. R180; 2021, a copy of which is attached to Corporate Report Roo1 as Appendix “I”.

RES.R22-49 Carried

**Item No. Roo2 Approval of the Sale of a Closed Portion of Road Allowance adjacent to 17715, 17725 and 17735 – 57A Avenue and 17722 and 17734 – 58 Avenue and 5765, 5771, 5779 and 5789 – 177B Street (Step 2)
File: 7919-0063-00**

The General Manager, Engineering submitted a report to seek Council’s approval to sell the closed portion of road for consolidation with the adjacent development lands at 17715, 17725 and 17735 – 57A Avenue and 17722 and 17734 – 58 Avenue and 5765, 5771, 5779 and 5789 – 177B Street.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the sale of a 478.4 square metre area, based on final survey information, of closed road allowance adjacent to 17715, 17725 and 17735 – 57A Avenue and 17722 and 17734 – 58 Avenue and 5765, 5771, 5779 and 5789 - 177B Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R164; 2021, a copy of which is attached to Corporate Report R002 as Appendix “I”.

RES.R22-50

Carried

Item No. R003 UBCM Grant Application to the Community Emergency Preparedness Fund
File: 7130-40

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

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

1. Receive Corporate Report R003 for information; and
2. Authorize staff to apply to the Union of B.C. Municipalities Community Emergency Preparedness Fund for a grant of \$25,000 to procure supplies to establish a public emergency alerting system for emergency management use and to enhance staff training for the Emergency Operations Centre.

RES.R22-51

Carried

Item No. R004 Award of Contract No. 4818-035-21 and 4818-035 C2
2022 Robson Utility Improvements
File: 4818-035/21

The General Manager, Engineering submitted a report to obtain Council's approval to award the contract for the 2022 Robson Utility Improvements.

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

1. Award Contract No. 4818-035-21 to Richco Contracting Ltd. in the amount of \$6,267,240.00(including GST) for the Robson Utility Improvements project;
2. Set the expenditure authorization limit for Contract No. 4818-035-21 at \$6,894,000.00 (including GST and contingency);

3. Award Consultant Construction Agreement No. 4818-035 C2 to Parsons Inc. in the amount of \$459,189.15 (including GST) for the related engineering construction services;
4. Set the expenditure authorization limit for Contract No. 4818-035 C2 to Parsons Inc. in the amount of \$505,000.00 (including GST and Contingency); and
5. Authorize the General Manager, Engineering to execute Contract No.4818-035-21 and 4818-035 C2.

RES.R22-52

Carried

**Item No. Roo5 Award of Contract 1220-040-2021-070 for Hazardous Material Response Trucks
File: 1280-01**

The Fire Chief submitted a report to seek Council approval for staff to purchase two hazardous material response trucks to replace two existing hazardous material response trucks that are due for replacement as part of the 2021 Capital Reserve Plan.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Award contract 1220-040-2021-070 to First Truck Centre Vancouver Inc. to supply and deliver two hazardous material response trucks as reflected in the report, at a cost of \$938,360.64 including taxes and levies;
2. Set the expenditure authorization limit for Contract 1220-040-2021-070 at \$1,032,000.00 including contingencies, taxes and levies; and
3. Authorize the Fire Chief, Surrey Fire Service, to execute Contract 1220-040-2021-070 and approve payments up to the expenditure authorization limit.

RES.R22-53

Carried

**Item No. Roo6 Closure of Road Adjacent to 15719, 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street
File: 7919-0183-00**

The General Manager, Engineering submitted a to seek Council’s approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent property to allow for the development of two apartment buildings and one townhouse building under Development Application No. 7919-0183-00.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the City Clerk to
 bring forward a Bylaw to close and remove the dedication as highway of a 402.1 square
 metre (4,328 square foot) portion of unconstructed road allowance adjacent to 15719,
 15729 – 16 Avenue and 1634, 1642, 1652, 1662, 1672 – 157 Street, as generally illustrated in
 Appendix “I”, attached to Corporate Report Roo6 and subject to compliance with the
 notice provisions of the *Community Charter, SBC 2003, c. 26*.

RES.R22-54

Carried

**Item No. Roo7 Canada-British Columbia Investing in Canada Infrastructure
 Program Grant Opportunity
 File: 1855-03**

The General Manager, Engineering submitted a report to provide Council with an
 overview of the Canada-British Columbia Investing in Canada Infrastructure Program –
 Green Infrastructure – Environmental Quality Sub-Stream grant opportunity and to
 obtain Council’s support for the application to the Investing in Canada Infrastructure
 Program before the application deadline of January 26, 2022.

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

1. Receive Corporate Report Roo7 for information; and
2. Endorse the grant application for sewer inflow and infiltration reduction in
 North Surrey for a total of \$22.5 Million under the Canada-British Columbia
 Investing in Canada Infrastructure Program – Green Infrastructure –
 Environmental Quality Sub-Stream grant opportunity, as generally described in
 the report.

RES.R22-55

Carried

**Item No. Roo8 Award of Contract No. 1220-040-2021-077 A, B & C
 Hazard Tree Removal Services
 File: 6300-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council
 approval to award Contract No. 1220-040-2021-077 A, B and C to B.C. Plant Health Care Inc.,
 DC Tree Services Ltd. and Scott Vegetation Management Ltd. respectively for the provision
 of hazard tree removal services.

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

1. Receive Corporate Report Roo8 for information;

2. Award Contract No. 1220-040-2021-077 A to B.C. Plant Health Care Inc. for an initial one-year term in the amount of \$164,587.50 (including GST) for the provision of hazard tree removal services;
3. Award Contract No. 1220-040-2021-077 B to DC Tree Services Ltd. for an initial one-year term in the amount of \$485,625.00 (including GST) for the provision of hazard tree removal services;
4. Award Contract No. 1220-040-2021-077 C to Scott Vegetation Management Ltd. for an initial one-year term in the amount of \$433,125.00 (including GST) for the provision of hazard tree removal services;
5. Set the annual expenditure authorization limit for Contract No. 1220-040-2021-077 A at \$181,046.25 (including GST and contingency);
6. Set the annual expenditure authorization limit for Contract No. 1220-040-2021-077 B at \$534,187.50 (including GST and contingency);
7. Set the annual expenditure authorization limit for Contract No. 1220-040-2021-077 C at \$476,437.50 (including GST and contingency);
8. Approve the option to extend Contract No. 1220-040-2021-077 A, B & C for up to four additional one-year terms, including annual Vancouver Consumer Price Index rate increases, at the City's discretion; and
9. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2021-077 A, B and C and approve and execute all contract renewals related to Contract No. 1220-040-2021-077 A, B and C within the approved annual expenditure authorization limits, per year (including GST, contingency and CPI rate increases).

RES.R22-56

Carried

**Item No. Ro09 Award of Contract No. 1220-040-2021-064
Refuse Collection & Disposal Services - City Parks
File: 6030-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain approval to award Contract No. 1220-040-2021-064 to Horizon Landscape Contractors for refuse collection and disposal services in City parks.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council:

1. Receive Corporate Report Ro09 for information;
2. Award Contract No. 1220-040-2021-064 to Horizon Landscape Contractors, for an initial one-year term in the amount of \$523,883.17 (including GST) for refuse collection and disposal services in City parks;

3. Set the expenditure authorization limit for Contract No. 122-040-2021-064 at \$550,077.33(including GST and contingency);
4. Approve the option to extend Contract No. 1220-040-2021-064 for up to four additional one-year terms, including annual Vancouver Consumer Price Index rate increases, at the City's discretion; and
5. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2021-064 and approve and execute all contract renewals related to Contract No. 1220-040-2021-064 within the approved annual expenditure authorization limits, per year (including GST, contingency and CPI rate increases).

RES.R22-57

Carried

Item No. R010 Recent Amendments to Provincial Enactments Affecting Local Governments
File: 0125-01

The General Manager, Corporate Services and Acting General Manager, Planning and Development submitted a report to provide Mayor and Council with information regarding amendments by the Province regarding various enactments relating to local governments including changes related to public hearing requirements for zoning bylaw amendments, delegating to staff the authority to issue development variance permits, codes of conduct for Council Members, public notice requirements, and freedom of information application fees.

Councillor Locke requested that the question be divided.

Mayor McCallum divided the question as follows:

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council:
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1. Receive Corporate Report R010 for information; and
3. Authorize staff to bring forward for Council's consideration a bylaw with the following:
 - a. delegating to staff the authority to issue development variance permits for "minor" variances related to zoning bylaws respecting siting, size and dimensions of buildings, structures and permitted uses; off- street parking and loading space requirements; regulation of signs; screening and landscaping to mask or separate uses or to preserve, protect, restore and enhance natural environment; and other provisions prescribed by regulation by the Province, if any;
 - b. establishing the criteria for determining whether a proposed variance is "minor" and;

- 2. Endorse the proposed changes to the City’s current practice to responding to unpermitted and illegal construction, all as described in the report; and
- 3. Direct staff to bring forward the necessary by-law amendments to support this initiative.

RES.R22-61

Carried

Item No. R012 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 December 6, 2021 Regular Council Public Hearing meeting (a copy of Corporate Report No. R236; 2021 is attached as Appendix “I”).

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council receive Corporate Report R012

for information.

RES.R22-62

Carried

Item No. R013 Surrey Housing Needs Report – Update on City Actions
File: 4815-01

The Acting General Manager, Planning & Development submitted a report to provide Council with an update on areas where the City plays a key role in addressing housing need in the region and the City’s actions relative to addressing housing needs in Surrey, as well as to seek approval to submit the Surrey Housing Needs Report to the Union of BC Municipalities. This Corporate Report also proposes that Council authorize staff to use the Report to inform future planning processes and policies.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

- 1. Receive Corporate Report R013 for information;
- 2. Authorize staff to use the Housing Needs Report to inform planning processes and policies including:
 - a. Future updates to the Official Community Plan;
 - b. Land use plans along the Surrey-Langley Skytrain Corridor Planning Area, and specifically the shared objective of the Province, TransLink and the City of facilitating the development of affordable housing along this transportation corridor;
 - c. Other land use plans and policies relative to housing;

- d. New housing policies, innovative housing programs and regulations related to issues, such as facilitating affordable rental housing, family-friendly housing, and/or adaptable housing;
- e. Future housing action plans and strategies.

and report back to Council with an update on these efforts; and

- 3. Authorize staff to submit a copy of the Corporate Report, including the attached Surrey Housing Needs Report, and related Council resolution to the Union of BC Municipalities.

RES.R22-63

Carried

Council directed staff to append the two Housing Needs reports (2022-R013 and 2021-R230) and that the final report be provided to Council prior to being submitted to the Union of BC Municipalities.

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20530"
7921-0240-00
Owner: H. Warich, R. Warich, J. Bassi, S. Gill
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
RA to RF – 19045 - 60B Avenue – to allow subdivision into five single-family residential lots.

Council direction received December 6, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20530" pass its third reading.

RES.R22-64

Carried

Development Variance Permit No. 7921-0240-00
19045 - 60B Avenue – to reduce the minimum lot width from 15 metres to 14.4 metres for proposed Lots 1 and 2.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance
Permit No. 7921-0240-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22-65

Carried

"Surrey Comprehensive Development Zone 38 (CD 38), Bylaw, 2021, No. 20537"
C-8 to CD – 10294 and 10302 City Parkway – to permit the development of
50-storey mixed-use tower, including an 8-storey commercial/office podium, and
429 market residential dwelling units.

Council direction received December 20, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 38 (CD 38), Bylaw, 2021, No. 20537" pass its third reading.

RES.R22-69

Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021,
No. 20415"

7920-0244-00, 7920-0244-01

Owner: Weststone One King George Developments Ltd., Weststone Two King
George Developments Ltd., Weststone Three King George Developments Ltd.

Agent: Weststone Group (Kim Maust)

To amend Figure 3: General Land Use Designations from Multiple Residential to
Central Business District and Figure 16: Central Business Densities to include
property located at 9525 King George Boulevard as 3.5 FAR.

Council direction received July 12, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20415" pass its third reading.

RES.R22-70

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416"
CTA to CD – 9525 King George Boulevard – to permit the phased development of
three buildings in City Centre, including one 37-storey mixed-use tower, one
30-storey high rise residential tower, and one 12-storey mid-rise residential tower.

Council direction received July 12, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20416" pass its third reading.

RES.R22-71

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20546"
7918-0392-00
Owner: Beta Enterprises Ltd.
Agent: Lovick Scott Architects Ltd. (Andrea Scott)
IL-1 and CHI to CHI – 12788 King George Boulevard – to allow for the development of a drive-through restaurant.

Council direction received December 20, 2021

RES.R22-72
It was
Amendment Bylaw, 2021, No. 20546" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7918-0392-00
12788 King George Boulevard – to reduce the minimum front yard (north) setback of the CHI Zone from 7.5 metres to 7.3 metres to the principal building face; to reduce the minimum flanking street side yard (east) building setback from 7.5 metres to 6.7 metres to allow for an architectural feature and from 7.5 metre to 7.3 metres to the principal building face.

RES.R22-73
It was
Permit No. 7918-0392-00 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

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535"
7920-0241-00
Owner: A. Brar, J. Brar, K. Brar
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RF-13 – 6445 - 138 Street – to allow subdivision into two single family small lots.

Council direction received December 6, 2021

RES.R22-74
It was
Amendment Bylaw, 2021, No. 20535" pass its third reading.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7920-0241-00
6445 - 138 Street – to reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top of bank to a minimum of 10 metres as measured from top of bank.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance Permit No. 7920-0241-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22-75 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539"
7921-0013-00
Owner: K. Yong, V. Mann, 1160004 B.C. Ltd.
(Director Information: Baljinder S Parmar, Gurpreet K Sidhu)
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RF – 6844, 6854 and 6864 - 147 Street – to allow subdivision into thirteen single-family small lots.

Council direction received December 20, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539" pass its third reading.

RES.R22-76 Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547"
7919-0371-00
Owner: George Eighty3 Properties Ltd.
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
To amend the OCP Figure 3: General Land Use Designations from Urban to Multiple Residential and Table 7a: Land Use Designation Exceptions by adding a site specific permission for properties located at 8293 King George Boulevard and 8345 - 135A Street to permit a density up to 2.21 FAR.

Council direction received December 20, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547" pass its third reading.

RES.R22-77 Carried

- 10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538"
7919-0187-00
Owner: Hive Design & Building Ltd.
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
RF to RM-30 – 15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street; 2655
Parkway Drive – to permit the development of a townhouse residential complex
with 31 units.

Council direction received December 20, 2021

RES.R22-81

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538" pass its third reading.
	<u>Carried</u>

Development Variance Permit No. 7919-0187-00
15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street; 2655 Parkway Drive
To reduce the minimum side yard setback (west) from 6.0 metres to 4.5 metres to
the principal building face of Building 3; and reduce the minimum side yard
setback (northwest) from 6.0 metres to 4.5 metres to the principal building face of
Building 6.

RES.R22-82

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council support Development Variance Permit No. 7919-0187-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
	<u>Carried</u>

- 11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021,
No. 20544"
7921-0041-00
Owner: M. Tran, J. Tran, H. Hayer, S. Gill, G. Gill
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
17333 - 100 Avenue and 10038 - 173A Street – to amend the Official Community Plan
Figure 3: General Land Use Designations for a property located at 17333 – 100 Avenue
from Suburban to Urban

Council direction received December 20, 2021

RES.R22-83

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20544" pass its third reading.
	<u>Carried</u>

13. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20543"
7916-0192-00
This bylaw amends Surrey Zoning Bylaw 12000, Schedule G to add "Suburban"
designated lands to the areas that are subject to the community amenity
contributions in accordance with the community specific density bonus policy as
described in Planning Application No. 7916-0192-00.

RES.R22-87 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20543" pass its third reading.
Carried

RES.R22-88 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20543" be finally adopted.
Carried

14. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20551"
3900-20-20551 – Regulatory Text Amendment
This bylaw restores previous zoning regulations unintentionally modified in single
family residential zones during the Phase I Zoning Bylaw Major Update Project
and corrects some inadvertent section numbering errors as described in
Corporate Report 2021-R245.

RES.R22-89 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20551" pass its third reading.
Carried

RES.R22-90 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20551" be finally adopted.
Carried

PERMITS - APPROVAL

15. Development Variance Permit No. 7921-0159-00
 Unit 103, 7938 - 128 Street
 Owner: 0988866 B.C. Ltd. (Director Information: Ajmer Braich, Harwant S Deol, Kulwant S Dhesi, Sucha S Dhillon, Surjit S Gill, Balwant S Gill, Jassa S Grewal, Iqbal Johal, Hardip Pawa, Kulwant Punia, Avtar S Rana, Amarjit Samra, Gurbir S Sohi)
 Agent: Mainland Engineering (2007) Corporation (Avnash Banwait)
 To increase the maximum accessory structure height of the Business Park Zone (IB) from 6 metres to 30.48 metres in order to install a flagpole for the Gurdwara's Nishan Sahib Flag.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of

RES.R22-91 Development Variance Permit No. 7921 0159-00.
Carried

16. Development Variance Permit No. 7921-0255-00
 14438 - 72 Avenue (14468 - 72 Avenue)
 Owner: Amson Centre 72 Ltd.
 Agent: H. Sahota
 To reduce the minimum setbacks of Comprehensive Development Zone Bylaw 19651 to 0 metres for the principal buildings, accessory buildings and structures for interior lot lines created by an air space subdivision; and to vary the subdivision requirements to allow air space parcels and the remainder lot to not be subject to Section K.1 with regards to the minimum requirements for lot size, lot width, and lot depth in order to subdivide the residential portion of the site from the commercial portion.

Two pieces of correspondence expressing opposition and one piece of correspondence expressing concerns 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

RES.R22-92 Development Variance Permit No. 7921-0255-00.
Carried

INTRODUCTIONS

17. "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 17146 and 17141 - oA Avenue, Bylaw, 2022, No. 20476"
3900-20-20476 – Council Initiative
A bylaw to remove the dedication of a 438.0 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7919-0255-00. 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.

Council direction received November 8, 2021
Corporate Report Item No. 2021-R210

RES.R22-93 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 17146 and 17141 - oA Avenue, Bylaw, 2022, No. 20476" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-94 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 17146 and 17141 - oA Avenue, Bylaw, 2022, No. 20476" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R22-95 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 17146 and 17141 - oA Avenue, Bylaw, 2022, No. 20476" pass its third reading.
Carried

I. CLERK’S REPORT

This section had no items to consider.

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

This section had no items to consider.

L. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the January 17, 2022 Regular Council -

Public Hearing meeting be adjourned.

RES.R22-96

Carried

The Regular Council - Public Hearing meeting adjourned at 8:21 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum