

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
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 June 27, 2022, Regular
Council Public Hearing meeting be adopted.
RES.R22-1190 Carried

2. Adoption of the Minutes**a. Regular Council - Land Use - June 13, 2022**

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -
Land Use meeting held on June 13, 2022, be adopted.
RES.R22-1191 Carried

b. Regular Council - Public Hearing - June 13, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Regular Council -
Public Hearing meeting held on June 13, 2022, be adopted.
RES.R22-1192 Carried

The agenda was varied to address Item B: Delegations – Public Meeting first on the agenda.

B. DELEGATIONS - PUBLIC MEETING

- 1. **2021 Annual Municipal (Financial) Report**
File: 1880-20

The Mayor to call for anyone wishing to comment on the 2021 Annual Municipal (Financial) Report.

D. Jack, Surrey Environmental Partners: The delegation spoke to Biodiversity Conservation Strategy and parkland acquisition.

B. DELEGATIONS - PUBLIC HEARING

- 1. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20663"**
Application No. 7921-0245-00

CIVIC ADDRESS: 6164 - 168 Street

APPLICANT: Owners: T. Chatha, K. Chatha
Agent: Mainland Engineering Corporation (Rajeev Mangla)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide the subject site into 2 single-family small lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree retention and planting, unexpected removal of boulevard trees, tree valuation and proximity to local parks and natural areas.

- 2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20667"**
Application No. 7920-0222-00

CIVIC ADDRESS: 13105 - 64 Avenue

APPLICANT: Owners: K. Sidhu, V. Sidhu
Agent: H. Uppal

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 subject site from 1 lot into 2 lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to proximity to local parks and natural areas, City and subject site tree retention and planting and stormwater management.

The agenda was varied to address Item B: Delegations – Presentation prior to Item B.3.

B. DELEGATIONS - PRESENTATION

1. 2022 Honey Hooser Scholarship

File: HH; 0290-20

Council recognized Fathima Yumnah Hasan Rushdy as the recipient of the 2022 Honey Hooser Scholarship.

B. DELEGATIONS - PUBLIC HEARING (continued)

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20668" Application No. 7917-0154-00

CIVIC ADDRESS: 12140 - 96 Avenue

APPLICANT: Owners: C. Phan, T-N Huynh
Agent: Arcus Consulting Ltd. (Vipul Chauhan)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 23 Zone in order to permit the development of 4 row house units.

In addition, the proposal includes a Development Variance Permit to increase the maximum number of risers permitted within the front yard setback area from 3 to 4 for proposed Lots 1 to 4.

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, proximity to local parks and natural areas and planting materials.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20669"
Application No. 7917-0155-00**

CIVIC ADDRESS: 12156 - 96 Avenue

APPLICANT: Owners: S. Bal, S. Nijjar
Agent: Arcus Consulting Ltd. (Vipul Chauhan)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 23 Zone in order to permit the development of 4 row house units.

In addition, the proposal includes a Development Variance Permit to increase the maximum number of risers permitted within the front yard setback area from 3 to 4 for proposed Lots 1 to 4.

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.

5. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20670"
"Surrey Comprehensive Development Zone 64 (CD 64), Bylaw, 2022, No. 20671"
Application No. 7921-0147-00**

CIVIC ADDRESS: 15711, 15721 and 15729 – 104 Avenue

APPLICANT: Owner: Bt157 Holdings Ltd.
Agent: Architecture Panel Inc. (Ruchir Dhall)

PURPOSE: The applicant is seeking to amend the Official Community Plan, Figure 3: General Land Use Designations to redesignate the site from Urban to Multiple Residential, and to amend Table 7a: Land Use Designation Exceptions by adding site-specific permission for the subject site to permit a density up to 2.40 FAR. The proposal also includes rezoning of the site from One-Acre Residential Zone to Comprehensive Development Zone in order to permit the development of a 5-storey market rental apartment building with underground parking located on a consolidated site in Guildford.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the proximity to local parks and natural spaces, valuation for variances, lack of planting on the flat roof near the playground area, outdoor amenity space, removal of trees from the neighbouring site and public art funding.

6. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20661"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20662"
Application No. 7917-0070-00

CIVIC ADDRESS: 16653 - 16 Avenue; 16708 - 16A Avenue

APPLICANT: Owners: S. Gill, S. Gill, 1299121 B.C. Ltd.
(Director Information: Gurwinder S. Gill)
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate the a portion of the subject site from Suburban to Urban. The applicant is also requesting to rezone a portion of the site from One-Acre Residential Zone to Single Family Residential (13) Zone and a portion of the subject site from One-Acre Residential Zone to Semi-Detached Residential Zone and another portion from One-Acre Residential Zone to Single Family Residential (10) Zone in order to subdivide the subject site into eleven single-family small lots and eight semi-detached single-family lots.

In addition, the proposal includes a Development Variance Permit to allow driveway access from 16A Avenue for Lots 12 – 19 when a rear lane is provided.

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

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

7. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20665"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20666"
Application No. 7921-0093-00

CIVIC ADDRESS: 16709, 16717, 16729 and 16739 - 23 Avenue

APPLICANT: Owner: Raicon 23 Developments Ltd.
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate the subject site from Commercial to Urban. The proposal also includes rezoning the subject site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 45 townhouses on the site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard setbacks (east and west yard setbacks) from 4.5 metres to 4.0 metres to the principal building face and to reduce the minimum side yard flanking setbacks (north and south yard setbacks) from 4.5 metres to 4.0 metres to the principal building face.

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, tree replanting schedule and valuation for variances.

Written submissions were received as follows:

- Submission dated June 22, 2022, A. Kozlov expressing support for the proposal.
- Submission dated June 22, 2022, C. Head expressing support for the proposal.
- Submission dated June 22, 2022, J. Rai expressing support for the proposal.
- Submission dated June 22, 2022, P. Hundel expressing support for the proposal.
- Submission dated June 22, 2022, S. Kaur expressing support for the proposal.
- Submission dated June 23, 2022, R. Toor expressing support for the proposal.
- Submission dated June 23, 2022, S. Toor expressing support for the proposal.
- Submission dated June 24, 2022, S. Sheenh expressing support for the proposal.
- Submission dated June 24, 2022, I. Jassal expressing support for the proposal.
- Submission dated June 24, 2022, D. Bains expressing support for the proposal.
- Submission dated June 24, 2022, M. Jassal expressing support for the proposal.
- Submission dated June 24, 2022, S. Singh expressing support for the proposal.
- Submission dated June 27, 2022, B. Shahi expressing support for the proposal.
- Submission dated June 27, 2022, K. Rai expressing support for the proposal.
- Submission dated June 27, 2022, B. Kooner expressing support for the proposal.
- Submission dated June 27, 2022, S. Kooner expressing support for the proposal.
- Submission dated June 27, 2022, J. Kooner expressing support for the proposal.

**8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20664"
Application No. 7921-0229-00**

CIVIC ADDRESS: 14255 - 28 Avenue

APPLICANT: Owners: A. Johal, R. Johal
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Half-Acre Residential Zone in order to subdivide the subject site into 2 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, tree valuation and proximity to local parks and natural areas.

Resident, South Surrey: The delegation spoke in opposition to the proposal citing density, changes to the neighbourhood character, impacts to wildlife and removal of trees from the subject site.

Written submissions were received as follows:

- Email dated June 24, 2022, M. Kotler expressing opposition for the proposal citing character of neighbourhood, nature, and decrease in value of existing homes.
- Email dated June 27, 2022, S. Manihani expressing opposition for the proposal.
- Submission dated June 27, 2022, S. Manihani expressing opposition for the proposal.

The following expressed their support for the proposal but did not wish to speak:

- G. Dhaliwal, South Surrey
- K Singh, South Surrey
- J. Dhoeing, South Surrey
- M. Johal, Crescent Beach/Elgin
- J. Johal, South Surrey
- M. Johal, South Surrey
- D. Dhaliwal, South Surrey
- H. Dhaliwal, South Surrey
- K. Johal, South Surrey
- N. Kanbo, South Surrey
- R. Johal, South Surrey
- N. Johal, South Surrey
- P. Virk, South Surrey
- G. Virk, South Surrey

C. COMMITTEE REPORTS

1. Investment and Innovation Impact Committee - May 16, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Investment and
Innovation Impact Committee meeting held on May 16, 2022, be received.

RES.R22-1193

Carried

2. Parks, Recreation & Culture Committee - May 18, 2022

Councillor Locke advised that the minutes reflect her as being present at the meeting, but she is no longer a member of the Committee.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Parks, Recreation &
Culture Committee meeting held on May 18, 2022, be received.

RES.R22-1194

Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

This section had no items to consider.

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of June 27, 2022, were considered and dealt with as follows:

**Item No. R120 Approval of the Sale of a Closed Portion of Road Allowance
Adjacent to 13317, 13335 King George Boulevard and
13377 Barker Street (Step 2)
File: 7917-0397-00**

The General Manager, Engineering, submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent lands at 13317, 13335 King George Boulevard and 13377 Barker Street.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the sale of a
1,840 square metre area, based on final survey information, of closed road allowance
adjacent to 13317, 13335 King George Boulevard and 13377 Barker Street under previously
approved terms for this closure and sale as outlined in Corporate Report No. R242;2021, a
copy of which is attached to Corporate Report R120 as Appendix "I".

RES.R22-1195

Carried

**Item No. R123 License of Crescent Park Pottery Studio to Semiahmoo Potters Society
File: 0550-20**

The General Manager, Parks, Recreation & Culture, submitted a report to seek Council approval to enter into a license agreement with Semiahmoo Potters Society for the use and operation of Crescent Park Pottery Studio located at 2585 132 Street, Crescent Park, illustrated in the map attached as Appendix "I".

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

1. Receive Corporate Report R123 for information;
2. Authorize the General Manager of Parks, Recreation & Culture to execute a license agreement with the Semiahmoo Potters Society for an initial five-year term to allow the Semiahmoo Potters Society to occupy and operate at Crescent Park Pottery Studio as generally described in the report; and
3. Approve the option for the General Manager of Parks, Recreation & Culture to extend the license agreement for one five-year term subject to satisfactory services provided by the Semiahmoo Potters Society.

RES.R22-1198 Carried

**Item No. R124 Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000
File: 3900-20; 3900-30; 3900-50**

Note: See Bylaw 20681 in the H-Section.

The Acting General Manager, Planning & Development, submitted a report to obtain Council approval of proposed housekeeping and text amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, which will clarify zoning regulations and ensure consistency with City policies and Provincial regulations.

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

1. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in Corporate Report R124 and as documented in Appendix "I"; and
2. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

RES.R22-1199 Carried
With Councillor Pettigrew opposed.

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

1. Receive Corporate Report R126 for information;
 2. Approve proposed amendments to Schedule 'D', "Surrey Road Classification Map (R-91)", and Schedule 'K', "Surrey Major Road Allowance Map", in the *Surrey Subdivision and Development By-law, 1986, No. 8830*, as documented in Appendix "I";
 3. Approve the proposed housekeeping amendments to other applicable Bylaw maps that reference Schedule D Surrey Road Classification Map (R-91); and
 4. Authorize the City Clerk to bring forward the amendment bylaws for the required readings.
- RES.R22-1201 Carried
With Councillor Pettigrew opposed.

Item No. R127 Surrey Extreme Weather Action Plan
File: 4710-01

The General Manager, Community Services, General Manager, Parks, Recreation and Culture, Fire Chief, and Emergency Planning Coordinator, submitted a report to seek endorsement from Mayor and Council on the Surrey Extreme Weather Action Plan and to provide an update on preparation for extreme heat events in 2022.

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

1. Receive Corporate Report R127 for information; and
 2. Endorse the Surrey Extreme Weather Action Plan attached as Appendix "I", and as generally described in the report.
- RES.R22-1202 Carried

Item No. R128 Illegal Dumping Update and Proposed Mitigation Actions
File: 5360-15

The General Manager, Engineering, and General Manager, Corporate Services, submitted a report to seek Council's endorsement to proceed with the illegal dumping mitigation actions and associated bylaw amendments, as generally described in this report, and to enhance enforcement and fines related to illegal dumping activity.

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

1. Receive Corporate Report R128 for information;

- 2. Endorse the proposed illegal dumping mitigation actions, as described in the report; and
- 3. Authorize staff to bring forward for Council’s consideration amendments to the *Waste Management Regulations and Charges Bylaw 2015, No. 18412* and the *Property Maintenance and Unsightly Premises By-law 2007, No. 16393*, as generally described in the report.

RES.R22-1203 Carried

**Item No. R129 Local Government and School Trustee Election Agreement
File: 3900-01**

The General Manager, Corporate Services, submitted a report to seek Council authorization for the City Clerk to sign on behalf of the City an agreement with the School District for the purpose of conducting trustee elections in conjunction with the 2022 General Local Election.

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

- 1. Receive Corporate Report R129 for information; and
- 2. Authorize the City Clerk to sign on behalf of the City the Local Government and School Trustee Election Agreement between the City of Surrey and Surrey School District No. 36, attached as Appendix "I".

RES.R22-1204 Carried

**Item No. R130 Annual (2021) Development Cost Charge Report
File: 3150-01**

The General Manager, Engineering, General Manager, Finance, and General Manager, Parks, Recreation & Culture, submitted a report to advise Council of the amount of Development Cost Charges ("DCCs") received in 2021, the expenditures in 2021 and to advise of any waivers and reductions provided and funded by the City in 2021.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R130

for information.

RES.R22-1205 Carried

Development Variance Permit No. 7917-0155-00
12156 - 96 Avenue
To increase the maximum number of risers permitted within the front yard setback area from 3 to 4 for proposed Lots 1 to 4.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council support Development Variance Permit No. 7917-0155-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22-1212 Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20670"
7921-0147-00
Owner: Bt157 Holdings Ltd.
Agent: Architecture Panel Inc. (Ruchir Dhall)
To amend the OCP Figure 3 to redesignate the subject site 15711, 15721 and 15729 - 104 Avenue from Urban to Multiple Residential, and to amend Table 7a by adding site-specific permission to allow density up to 2.40 FAR.

Council direction received June 13, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20670" pass its third reading.

RES.R22-1213 Carried

"Surrey Comprehensive Development Zone 64 (CD 64), Bylaw, 2022, No. 20671"
RA to CD - 15711, 15721 and 15729 - 104 Avenue - to permit the development of a 5-storey market rental apartment building with underground parking located on a consolidated site in Guildford.

Council direction received June 13, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 64 (CD 64), Bylaw, 2022, No. 20671" pass its third reading.

RES.R22-1214 Carried

INTRODUCTIONS

11. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20681"
3900-20-20681 – Regulatory Text Amendment

A bylaw to incorporate housekeeping and text amendments identified through the-ongoing administration of the Bylaw, and to clarify zoning regulations and ensure consistency with City policies and Provincial regulations.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R124. Bylaw No. 20681 is therefore in order for consideration.

Approved by Council: June 27, 2022
Corporate Report Item No. R124

RES.R22-1224 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20681" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1225 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20681" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1226 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20681" be held at City
Hall on Monday, July 11, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

12. "City of Surrey Heritage Designation Bylaw, 2022, No. 20682"
3900-20-20682 – Heritage Designation
To amend the existing Heritage Designation By-law, 1986, No. 8579 to protect the
Old Anniedale School at its new location at the Museum of Surrey campus at
17710 – 56A Avenue, and deleting Section 2 which protects the School at its
previous location at 9744 – 176 Street.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R125. Bylaw No. 20682 is therefore in order for consideration.

Approved by Council: June 27, 2022
Corporate Report Item No. R125

RES.R22-1227 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "City of Surrey Heritage Designation
Bylaw, 2022, No. 20682" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1228 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "City of Surrey Heritage Designation
Bylaw, 2022, No. 20682" pass its second reading.
Carried

RES.R22-1229 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "City of Surrey
Heritage Designation Bylaw, 2022, No. 20682" be held at City Hall on Monday,
July 11, 2022, at 7:00 p.m.
Carried

- 13. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Text Amendment
Bylaw, 2022, No. 20683"
3900-20-20683 – Regulatory Text Amendment
A bylaw to amend the Surrey Road classification, and Major Road Allowance maps
to reflect the most current transportation infrastructure that will be necessary to
support the City’s growth.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R126. Bylaw No. 20683 is therefore in order for consideration.

Approved by Council: June 27, 2022
Corporate Report Item No. R126

RES.R22-1230 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Subdivision and Development
Bylaw, 1986, No. 8830, Text Amendment Bylaw, 2022, No. 20683" pass its first
reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

