

**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  
Acting General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer

**A. ADOPTIONS****1. Adoption of the Agenda**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the agenda of the November 4, 2019,

Regular Council Public Hearing meeting be amended to address Corporate Report R212, Corporate Report R213 and the Environment and Sustainability Advisory Committee meeting minutes and recommendation prior to the Public Hearing items.

RES.R19-1915

Carried**2. Adoption of the Minutes****a. Special (Regular) Council - October 21, 2019**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the minutes of the Special (Regular)

Council meeting held on October 21, 2019, be adopted.

RES.R19-1916

Carried**b. Council-in-Committee - October 21, 2019**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the minutes of the

Council-in-Committee meeting held on October 21, 2019, be received.

RES.R19-1917

Carried



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

1. Receive Corporate Report R213 for information; and
2. Endorse the following next steps to update Surrey's Community Climate Action Strategy:
  - a. Staff to report back to Council within six months on proposed revisions to the existing corporate and community greenhouse gas emissions reduction targets; and
  - b. Staff to report back within one year with an updated Community Climate Action Strategy.

RES.R19-1921 Carried

**C. COMMITTEE REPORTS**

**2. Environmental Sustainability Advisory Committee - September 25, 2019**

- (a) It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Environmental Sustainability Advisory Committee meeting held on September 25, 2019, be received.

RES.R19-1922 Carried

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

**Climate Emergency**

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council declare climate change as an emergency and direct staff to review the City's climate change targets in the context of the latest research of the Intergovernmental Panel on Climate Change (IPCC) Special Report on Global Warming.

RES.R19-1923 Carried

**B. DELEGATIONS - PRESENTATION**

- 1. Patricia Bell, Head of Planning & Director of Education  
Community Energy Association  
File: 0290-20; 0550-20-10**

The delegation was in attendance to present Council with the 2019 Climate & Energy Action Award in the Climate Adaptation category for the Coastal Flood Adaptation Strategy.

**B. DELEGATIONS – PUBLIC HEARING**

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19918"  
Application: 7918-0428-00**

CIVIC ADDRESS: 10045 King George Boulevard

APPLICANT: CC Retail Holdings Ltd.  
c/o ZGF Architects Inc. (Patrick Cotter)

PURPOSE: The applicant is seeking to rezone a portion of the site from Community Commercial Zone to Comprehensive Development Zone. The applicant is proposing to develop a 25-storey office tower on the southeast corner of the Central City Mall site.

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

N. Davidowicz, 114 Avenue and 142 Street: The delegation expressed concerns regarding traffic and climate change, the amount of proposed parking stalls and access to transit.

E. Model, Downtown Surrey Business Improvement Association: The delegation spoke in support of the proposal citing economic development, employment opportunities and inclusion of commercial space.

D. Jack, Surrey Environmental Partners: The delegation expressed concerns regarding tree removal from the subject site.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19943"**  
**Application: 7919-0031-00**

CIVIC ADDRESS: 17277 No. 10 Highway (56 Avenue)

APPLICANT: PC Urban Hwy 10 Holdings Ltd.  
 c/o PC Urban Properties Corp. (Dan Cupa)

PURPOSE: The applicant is seeking to rezone the site from Comprehensive Development Zone (By-law No. 16452) to Comprehensive Development Zone (Bylaw No. 19943). The applicant is proposing to allow for the development of three light impact industrial/warehouse buildings with ancillary retail (showroom) and office space. A portion of the site, located along the east lot line, will be conveyed to the City for riparian purposes.

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

S. Wheatley, Cloverdale Chamber of Commerce: The delegation spoke in support of the proposal and noted that it is a creative solution for the property.

P. Oraziotti, Cloverdale Business Improvement Association: The delegation spoke in support of the proposal citing improved access to transit and traffic flow.

D. Jack, Surrey Environmental Partners: The delegation expressed concerns regarding the implementation of a public pathway within the riparian stream setback area.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
T. Van Bavel	X		
C. Windbiel	X		
R. Wallace			X

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19945"**

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 12000", as amended, to add definitions of Lock-Off Suite and Micro Unit, and to add amenity space requirements in Parts 4, 20 – 27, and 37 - 38 for Lock-Off Suites and Micro Units, as described in Corporate Report 2019-R206.

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

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

**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19946"**

PURPOSE: To amend "Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, to clarify outdoor amenity space requirements in Development Permit Area 1, Form and Character, as described in Corporate Report 2019-R206.

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

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

**B. DELEGATIONS – PUBLIC HEARING – LAND USE CONTRACT TERMINATION**

**4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19925"  
Application: 7917-0222-00**

CIVIC ADDRESS: Nico Wynd Estates and Golf Course, generally located north of Crescent Road between 140 Street and 142A Street

PURPOSE: "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19925" is running in conjunction with "Surrey Land Use Contract No. 175, Termination Bylaw, 2019, No. 19924" to terminate Land Use Contract No. 175. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19925" reflects the current use of the lands and will come into effect when Land Use Contract No. 175 is fully terminated.

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

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

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
L. Byrnes			X

**C. COMMITTEE REPORTS (Continued)**

**1. Parks, Recreation & Culture Committee - September 18, 2019**

- (a) It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Parks, Recreation  
and Culture Committee meeting held on September 18, 2019, be received.  
Carried

RES.R19-1924

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

**2020/2021 Fees & Charges By-law Amendment**

File No. 1810-01

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

1. Receive the report from the General Manager, Parks, Recreation and Culture, dated September 12, 2019, entitled "*2020/2021 Fees & Charges By-law Amendment*" (attached as **Appendix 1**), as information;
2. Approve the proposed overall 3% increase to the Fees and Charges contained in the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391*, with the exceptions as outlined in the report;
3. Direct staff to update the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391* with respect to rental amenities to reflect the introduction of new facilities and the re-assessment of current facilities; and
4. Direct staff to bring forward a bylaw amendment in order to replace Schedule A of the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391* to reflect these changes.

RES.R19-1925

Carried

**Support for Surrey Eagles Hockey Team**

File No. 0250-20/S

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

1. Receive the report from the General Manager, Parks, Recreation and Culture, dated September 10, 2019, entitled "*Support for Surrey Eagles Hockey Team*" (attached as **Appendix 2**), as information;
2. Direct staff to negotiate a one-year License Agreement for 550 hours of ice use for the 2019/2020 season with the Surrey Eagles at a total annual cost of \$31,214, which represents a three per cent (3%) increase in accordance with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391*;
3. Direct staff to increase the office lease rate fee by three per cent (3%) in alignment with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391* for the Surrey Eagles; and

4. Direct staff to advise the Surrey Eagles that they will be charged the applicable Junior A rate for all ice times that exceed the 550 hours, in accordance with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391*.

RES.R19-1926

Carried

**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

**1. Proclamations**

File: 0630-02

Councillor Hundial read the following proclamation:

- (a) Adoption Awareness Month – November, 2019

Councillor Elford read the following proclamation:

- (b) Veterans' Week – November 4 - 11, 2019

Councillor Guerra read the following proclamation:

- (c) World Diabetes Day – Light Up Blue – November 14, 2019

Councillor Locke read the following proclamation:

- (d) Louis Riel Day – November 16, 2019

Councillor Patton read the following proclamation:

- (e) World Pancreatic Cancer Day – November 21, 2019

**F. GOVERNMENTAL REPORTS**



**G. CORPORATE REPORTS – ITEMS REFERRED BACK**

The following Corporate Reports were referred back to staff at the October 21, 2019 Regular Council – Public Hearing meeting, and are now in order for consideration:

**Item No. R209** Amendments to the Highway and Traffic By-law, 1997, No. 13007 and Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691  
File: 3900-20-13007

Note: See Bylaw Nos. 19944 & 19957 under Section H.

- \* **Note:** Corporate Report R198 "Amendments to the Highway and Traffic Bylaw, 1997, No. 13007" was referred back to staff to consider housing impacts.

The General Manager, Corporate Services and Acting General Manager, Engineering submitted a report to provide clarity surrounding the proposed amendments to the Highway and Traffic By-law to restrict the parking of Large Vehicles on highways as presented at the Regular Council meeting of October 21, 2019. The report is also intended to propose a more simplified approach to this bylaw amendment as contained in this report for Council's consideration.

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

1. Receive Corporate Report R209 for information;
2. Approve proposed amendments to the *Highway and Traffic By-law, 1997, No. 13007*, as amended (the "Highway and Traffic By-law"), as documented in Appendix "I" of the report which restricts the parking and occupying of "Large Vehicles", including campers and recreational vehicles, on highways;
3. Approve proposed amendments to the *Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691*, as amended, as documented in Appendix "II" of the report to allow bylaw contravention notices to be written for violations of the new Highway and Traffic By-law provisions; and
4. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings.

RES.R19-1927

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

**Item No. R210** Sponsorship Request – Simon Fraser University Community Lecture & Reception – Betsy Myers  
File: 1850-20

- \* **Note:** Corporate Report R208 "Sponsorship Request – Simon Fraser University Community Lecture & Reception – Betsy Myers" was referred back to staff for more information regarding the speaker Betsy Myers and whether the topic is political in nature and to determine what the requested funding will be used for.

The General Manager, Finance submitted a report to address an invitation to the City to become a sponsor for a Community Lecture & Reception featuring Ms. Betsy Myers, to be held on Wednesday, November 6, 2019, at Surrey campus.

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

1. Receive Corporate Report R210 for information; and
2. Approve a sponsorship contribution of \$2,500 in support of Simon Fraser University Community Lecture & Reception to be held on Wednesday, November 6, 2019.

Defeated  
With Mayor McCallum and Councillors  
Annis, Guerra, Nagra and Pettigrew opposed.

### **CORPORATE REPORTS (Continued)**

The Corporate Reports, under date of November 4, 2019, were considered and dealt with as follows:

**Item No. R211** Acquisition of Property at 18684 – 76 for Parkland Purposes  
File: 0870-20

The Acting General Manager, Engineering and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase the 10,129.28 squared metres (109,030.66 square feet/2.503 acre) property at 18684 – 76 Avenue for parkland and future road purposes, as illustrated on the map attached as Appendix "I".

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve the purchase of the  
property at 18684 – 76 Avenue (PID No. 003-217-761) for parkland and future road  
purposes.

RES.R19-1928

Carried



2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19943"  
7919-0031-00 - PC Urban Hwy 10 Holdings Ltd.  
c/o PC Urban Properties Corp. (Dan Cupa)  
CD (By-law No. 16452) to CD (Bylaw No. 19943) - 17277 No. 10 Highway (56 Avenue)  
- to allow for the development of three light impact industrial/warehouse buildings  
with ancillary retail (showroom) and office space and one riparian lot

Council direction received October 21, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19943" pass its third reading.

RES.R19-1931

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2019, No. 19945"  
3900-20-19945 – Regulatory Text Amendment  
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to add  
definitions of Lock-Off Suite and Micro Unit, and to add amenity space  
requirements in Parts 4, 20 – 27, and 37-38 for Lock-Off Suites and Micro Units.

Council direction received October 21, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2019, No. 19945" pass its third reading.

RES.R19-1932

Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
2019, No. 19946"  
3900-20-19946 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further  
amended to clarify outdoor amenity space requirements in Development Permit  
Area 1, Form and Character.

Council direction received October 21, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2019, No. 19946" pass its third reading.

RES.R19-1933

Carried



It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19925" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R19-1937 Carried

**PERMITS - APPROVALS**

**5. Development Variance Permit No. 7919-0271-00**

RMC Ready-Mix Ltd.  
c/o RMC Ready-Mix Ltd. (Mike Ewanchuck)  
19275 – 54 Avenue  
To increase the maximum height for an accessory building and structure. This  
variance will allow for the installation of a new cement storage silo at the front of  
the property, adjacent to 2 existing silos.

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

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit  
No. 7919-0271-00 be approved; that the Mayor and Clerk be authorized to sign the  
Permit; and that Council authorize the transfer of the Permit to the heirs,  
administrators, executors, successors, and assigns of the title of the land within the  
terms of the Permit.  
RES.R19-1938 Carried

**6. Development Variance Permit No. 7919-0104-00**

S. and N. Nercessian  
c/o S. Nercessian  
13076 Crescent Road  
To increase the maximum lot coverage on the land in order to allow the  
construction of an accessory pool house on the property.

\* Planning and Development advise (see memorandum dated October 29, 2019 in  
back-up) that all outstanding conditions have been met and it is in order to bring  
forward Development Variance Permit No. 7919-0104-00 for execution.

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7919-0104-00 be approved; that the Mayor and Clerk be authorized to sign the  
 Permit; and that Council authorize the transfer of the Permit to the heirs,  
 administrators, executors, successors, and assigns of the title of the land within the  
 terms of the Permit.

RES.R19-1939 Carried

**INTRODUCTIONS**

- 7. "Surrey Highway and Traffic Bylaw 1997, No. 13007, Amendment Bylaw, 2019,  
 No. 19944"  
 3900-20-19944 – Regulatory Text Amendment  
 To amend "Surrey Highway and Traffic By-law 1997, No. 13007", as amended, to  
 regulate large vehicles when parked on a highway.

Approved by Council: November 4, 2019  
 Corporate Report Item No. R209

Earlier in the meeting, Council approved the recommendations of Corporate  
 Report Item No. R209. Bylaw No. 19944 is therefore in order for consideration.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Highway and Traffic Bylaw  
 1997, No. 13007, Amendment Bylaw, 2019, No. 19944" pass its first reading.

RES.R19-1940 Carried  
 With Councillors Annis, Hundial, Locke and  
 Pettigrew opposed.

The said By-law was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Highway and Traffic Bylaw  
 1997, No. 13007, Amendment Bylaw, 2019, No. 19944" pass its second reading.

RES.R19-1941 Carried  
 With Councillors Annis, Hundial, Locke and  
 Pettigrew opposed.

The said By-law was then read for the third time.





RES.R19-1945	<p>It was</p> <p>Bylaw, 2016, No. 18691, Amendment</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That "Surrey Bylaw Notice Enforcement Bylaw, 2019, No. 19957" pass its third reading.</p> <p><u>Carried</u></p> <p>With Councillors Annis, Hundial, Locke and Pettigrew opposed.</p>
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## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Bobbi-Rhea Mackie, Executive Director**  
**Mackie's Place**  
 File: 0250-20; 0550-20-10

RES.R19-1946	<p>It was</p> <p>Mackie's Place be heard as a delegation at Council-in-Committee.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That Bobbi-Rhea Mackie, Executive Director,</p> <p><u>Carried</u></p>
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## J. NOTICE OF MOTION

1. Bill 21 in Quebec  
 File: 0125-01

Councillor Locke provided the following Notice of Motion:

"WHEREAS in 2019, the Province of Quebec enacted Bill 21 (*An Act Respecting the Laicity of the State*), which prohibits public servants from wearing religious symbols including turbans, hijabs, yarmulke, the cross and others;

AND WHEREAS Surrey celebrates multiculturalism and diversity as an inclusive city and is home to many churches, gurdwaras, mosques, mundars, temples and other places of gathering and worship;

AND WHEREAS the City of Surrey has made a proclamation during United Nations World Interfaith Harmony Week that commits to "upholding zero tolerance for discrimination and supporting programs and projects that inspire residents to practice and observe one's religion, individual conviction or beliefs without fear is a priority of the municipality and community partners in Surrey"

AND WHEREAS Freedom of Religion in Canada is protected by the *Canadian Charter of Human Rights and Freedoms* and the *Canadian Human Rights Act*;

AND WHEREAS disallowing citizens the right to fully participate and acknowledge their cultural and religious practices fosters intolerance and inequity;

AND WHEREAS Bill 21 discriminates and divides communities and creates barriers to employment for some people of faith;

AND WHEREAS big cities in Canada like Victoria, Calgary, Edmonton and Brampton has expressed their support for equality and diversity with their opposition to Bill 21;

AND WHEREAS Surrey is one of the fastest growing cities in Canada that welcomes over 1,000 people each month from throughout the world;

THEREFORE BE IT RESOLVED that Surrey City Council continue to support diversity and equality for all citizens and support in principle the legal challenge against the discrimination of freedom of religion as set out in Quebec's Bill 21."

**K. OTHER BUSINESS**

- 1. AED Defibrillators in Sport Clubhouses  
File: 8000-01

It was	Moved by Councillor Locke Seconded by Councillor Patton That the General Manager of Parks, Recreation & Culture work with local sports organizations to provide and locate AED defibrillators in sports clubhouses.
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RES.R19-1947	<u>Carried</u>
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**L. ADJOURNMENT**

It was	Moved by Councillor Guerra Seconded by Councillor Patton That the November 4, 2019 Regular Council - Public Hearing meeting be adjourned.
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RES.R19-1948	<u>Carried</u>
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The Regular Council - Public Hearing meeting adjourned at 7:56 p.m.

Certified correct:

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

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Mayor Doug McCallum