

# **SUMMARY OF PUBLIC HEARING SUBMISSIONS**

**July 8, 2024  
B.1 - 7924-0022-00**

Public Hearing Correspondence received  
after Thursday noon

ITEM	BYLAW	COMMENT
Concern		
B.1	21295	R. Basi expressing concerns for the proposal citing parking and cross walks with flashing lights or traffic lights for pedestrian safety.

**From:** [REDACTED] basi  
**To:** [Planning & Development](#); [Clerks Department Webmail](#)  
**Subject:** Planning Report-Application No. 7924-0022-00  
**Date:** July 7, 2024 8:50:41 AM

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Re: application to rezone at 12666-72 Ave. Surrey to develop childcare facility inside KPU  
Surrey Campus

Hello,

my elderly mother who speaks Panjabi but only a little English, lives in her house on 70<sup>th</sup> and 126 St. She received a Notice of Public Haring about the above application. Here are her questions and concerns:

1. will KPU provide on-site parking for care-givers/parents, or will they be parking on the street?
2. This neighbourhood already has a shortage of street parking, due to tenants in basement suites who park on the street, and parking spots being taken by KPU students so that they don't have to pay for parking on campus.
3. Will there be crosswalks with flashing lights or traffic lights installed, due to additional foot traffic if the daycare is approved?
4. This neighbourhood is mostly immigrants who own or rent. Will there be in-person public hearings in other languages such as Panjabi, and if not, what's the reason?

Thank you,

R [REDACTED]

# **SUMMARY OF PUBLIC HEARING SUBMISSIONS**

**July 8, 2024  
B.2 - 7923-0232-00**

Public Hearing Correspondence received  
after Thursday noon

ITEM	BYLAW	COMMENT
Opposition		
B.2	21300/21301	T. Alexander expressing opposition for the proposal citing not enough low-income rental properties.
B.2	21300/21301	E. Elhaj expressing opposition for the proposal citing not enough low-income rental properties.
B.2	21300/21301	N. Tajik expressing opposition for the proposal citing not enough low-income rental properties.
B.2	21300/21301	H. Paddon expressing opposition for the proposal citing opposed to the demoviction of residents at Elizabeth Manor and affordable housing.
B.2	21300/21301	J. Penkava expressing opposition for the proposal.
B.2	21300/21301	L. Beliveau expressing opposition for the proposal citing opposed to the demoviction of residents at Elizabeth Manor and affordable housing.
Concern		
B.2	21300/21301	T. Alexander expressing concerns for the proposal.

**From:** T<sup>5221</sup> Alexander  
**To:** [Clerks Department Webmail](#)  
**Subject:** July 8th Committee Meeting - Housing in Surrey  
**Date:** July 5, 2024 8:49:00 AM

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To whom it may concern,

I am a concerned resident looking for answers to the questions below.

In the December 2018 edition of the Surrey Housing Profile, it was noted that Surrey currently has approximately 5,190 non-market social housing units. There was no mention of the number of market housing that was affordable for low-income residents due to living in older units for a long time i.e. Elizabeth Manor. In 2018, Surrey's plan was to prevent the loss of purpose-built rental housing and fill the need for 4,290 units of very low income rental demand, 2,600 units of low income rental demand and 2200 units of moderate income rental demand. Since 2018, the cost of living has skyrocketed and that need has more likely increased than decreased.

1. Does the city know by how much the need for very low, low, and moderate rental demand has increased since the 2018 plan? If yes, by how much?
2. The city is inadvertently creating more need by approving the demolition of Elizabeth Manor whose residents are currently paying low income market rent. Since 2018, has the city successfully created new homes that the residents can transition to? If yes, why aren't these homes being offered to residents?
3. Given that the City is planning for the loss of housing at Elizabeth Manor and at the same time trying to preserve and add new rental housing, what's the net loss/gain for the residents of Surrey who are currently struggling?
4. The redevelopment of Semiahmoo Shopping Centre is also on the agenda. How many units of very low, low and moderate rental demand will the development fulfill?

Thank you and kind regards,

T<sup>5221</sup> Alexander

**From:** [MySurrey Portal](#)  
**To:** [Clerks Department Webmail](#)  
**Subject:** 05/07/2024, T Alexander, expressing Opposed to the 7923-0232-00  
**Date:** July 5, 2024 9:29:26 AM

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## New submission received.

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### Contact Information

First Initial: **T**  
Last Name: **Alexander**  
Are you a resident of Surrey or do you own property in Surrey? **Yes**  
Select Your Neighbourhood: **Whalley**

### Submission Details

Select a Category: **1.Public Hearing Bylaws**  
Select an Item: **B.02 7923-0232-00 | 13265 - 104 Avenue**  
Select your support level:: **Opposed**  
Comments - Optional: **The city is inadvertently creating more need by approving the demolition of Elizabeth Manor whose residents are currently paying low income market rent. Since the 2018 housing strategy, has the city added new low income units that the residents can transition to and pay similar rent? If yes, why are these units not being offered? Does the city know by how much the need for very low, low, and moderate income rentals has increased since its 2018 Strategy and post-COVID**

**increase in living costs?**



[www.surrey.ca](http://www.surrey.ca)



**From:** [Mayor Brenda Locke](#)  
**To:** [PDCouncilInquiries](#)  
**Cc:** [Clerks Department Webmail](#)  
**Subject:** FW: Protect homes of Elizabeth Manor tenants, stop demoviction!  
**Date:** July 5, 2024 2:42:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi there,

For your records.

Best regards,

Carole

CAROLE RICHARDSON, BA, Cert. Con Res Mediation



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**From:** E s 22(1) Elhaj <civicinput@newmode.org>  
**Sent:** Thursday, July 4, 2024 6:00 PM  
**To:** Locke, Brenda <Brenda.Locke@surrey.ca>  
**Subject:** Protect homes of Elizabeth Manor tenants, stop demoviction!

Dear Brenda Locke,

I am writing in regards to Planning Report–Application No. 7923-0232-00, which is expected to come to Council in the coming weeks.

I am deeply concerned about the potential loss of Elizabeth Manor, the existing purpose-built rental building on the site that will be demolished should the redevelopment application be approved by Council.

Elizabeth Manor is home to over 50 families, including many newcomers, parents with young children, and seniors who have called the building home for decades. Market rents in North Surrey in the surrounding newly constructed condo towers are astronomical compared to what most tenants are currently paying at Elizabeth Manor. Allowing the redevelopment to proceed will without a doubt lead to most families being forced to leave the communities where they live, work, access transit, and send their kids to school and daycare. All of the apartment buildings surrounding Elizabeth Manor have also already been demolished or have pending redevelopment applications. Bristol Estates (13315 104 Ave), once home to 150+ families is now almost entirely vacant pending demoviction. Ashira Court (13245 104th Ave, 40 apartments) will reportedly face demoviction within two years. North of Elizabeth Manor, Regency Manor (13270 105A Ave, 80 apartments), Regency Court (10520 132 St, 80 apartments), Regency Square (13325 105 Ave, 83 apartments) and Parkside Apartments (13352 105A Ave, 78 apartments) all have a pending redevelopment permit as of earlier this year. It's clear that should Elizabeth Manor be redeveloped, even those families that can afford to pay double or triple their current rent may find themselves without any stable housing to move to in the neighbourhood.

Affordable rental housing within walking distance of local schools, daycare and transit is exactly the type of housing that Surrey cannot afford to lose.

The developer for Elizabeth Manor failed to communicate clearly with tenants and reportedly did not implement many aspects of City Policy O-61: Rental Housing Redevelopment. Instead, they attempted to evict the entire building in advance of this redevelopment application being heard by Council. We find it highly unlikely that the developer will begin acting in good faith to relocate tenants to affordable, safe housing should the redevelopment application be approved. Until all Elizabeth Manor families have been appropriately compensated and successfully relocated to safe, affordable housing within their own neighbourhood, Council must not approve the redevelopment application and forfeit even more leverage.

Surrey tenants deserve to stay in the communities they call home just as much as

property owners. I urge you to listen to tenants and ACORN by voting against passing this redevelopment application along to a Third reading until these critical issues have been addressed.

Thank you for your time and consideration.

Sincerely,  
E<sup>S 22(1)</sup> Elhaj

**From:** [Mayor Brenda Locke](#)  
**To:** [PDCouncilInquiries](#)  
**Cc:** [Clerks Department Webmail](#)  
**Subject:** FW: Protect homes of Elizabeth Manor tenants, stop demoviction!  
**Date:** July 5, 2024 2:44:19 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Best regards,

Carole

CAROLE RICHARDSON, BA, Cert. Con Res Mediation



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**From:** NS 22(1)Tajik <civinput@newmode.org>  
**Sent:** Thursday, July 4, 2024 5:28 PM  
**To:** Locke, Brenda <Brenda.Locke@surrey.ca>  
**Subject:** Protect homes of Elizabeth Manor tenants, stop demoviction!

Dear Brenda Locke,

I am writing in regards to Planning Report–Application No. 7923-0232-00, which is expected to come to Council in the coming weeks.

I am deeply concerned about the potential loss of Elizabeth Manor, the existing purpose-built rental building on the site that will be demolished should the redevelopment application be approved by Council.

Elizabeth Manor is home to over 50 families, including many newcomers, parents with young children, and seniors who have called the building home for decades. Market rents in North Surrey in the surrounding newly constructed condo towers are astronomical compared to what most tenants are currently paying at Elizabeth Manor. Allowing the redevelopment to proceed will without a doubt lead to most families being forced to leave the communities where they live, work, access transit, and send their kids to school and daycare. All of the apartment buildings surrounding Elizabeth Manor have also already been demolished or have pending redevelopment applications. Bristol Estates (13315 104 Ave), once home to 150+ families is now almost entirely vacant pending demoviction. Ashira Court (13245 104th Ave, 40 apartments) will reportedly face demoviction within two years. North of Elizabeth Manor, Regency Manor (13270 105A Ave, 80 apartments), Regency Court (10520 132 St, 80 apartments), Regency Square (13325 105 Ave, 83 apartments) and Parkside Apartments (13352 105A Ave, 78 apartments) all have a pending redevelopment permit as of earlier this year. It's clear that should Elizabeth Manor be redeveloped, even those families that can afford to pay double or triple their current rent may find themselves without any stable housing to move to in the neighbourhood.

Affordable rental housing within walking distance of local schools, daycare and transit is exactly the type of housing that Surrey cannot afford to lose.

The developer for Elizabeth Manor failed to communicate clearly with tenants and reportedly did not implement many aspects of City Policy O-61: Rental Housing Redevelopment. Instead, they attempted to evict the entire building in advance of this redevelopment application being heard by Council. We find it highly unlikely that the developer will begin acting in good faith to relocate tenants to affordable, safe housing should the redevelopment application be approved. Until all Elizabeth Manor families have been appropriately compensated and successfully relocated to safe, affordable housing within their own neighbourhood, Council must not approve the redevelopment application and forfeit even more leverage.

Surrey tenants deserve to stay in the communities they call home just as much as

property owners. I urge you to listen to tenants and ACORN by voting against passing this redevelopment application along to a Third reading until these critical issues have been addressed.

Thank you for your time and consideration.

Sincerely,  
Ns 22(1) Tajik

**From:** [MySurrey Portal](#)  
**To:** [Clerks Department Webmail](#)  
**Subject:** 06/07/2024, H Paddon, expressing Opposed to the 7923-0232-00  
**Date:** July 6, 2024 12:59:21 PM

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## New submission received.

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### Contact Information

First Initial: **H**  
Last Name: **Paddon**  
Are you a resident of Surrey or do you own property in Surrey? **Yes**  
Select Your Neighbourhood: **South Surrey**

### Submission Details

Select a Category: **1.Public Hearing Bylaws**  
Select an Item: **B.02 7923-0232-00 | 13265 - 104 Avenue**  
Select your support level:: **Opposed**  
Comments - Optional: **We are opposed to the demoviction of the residents of Elizabeth Manor at 13265 104 Ave. Surrey. We support the 50+ families at risk of homelessness due to this redevelopment proposal. We need affordable housing for our citizens in order to combat the growing numbers of homeless people in our community.**



**From:** [MySurrey Portal](#)  
**To:** [Clerks Department Webmail](#)  
**Subject:** 06/07/2024, J Penkava, expressing Opposed to the 7923-0232-00  
**Date:** July 6, 2024 10:28:47 AM

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## New submission received.

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### Contact Information

First Initial: **J**  
Last Name: **Penkava**  
Are you a resident of Surrey or do you own property in Surrey? **Yes**  
Select Your Neighbourhood: **Whalley**

### Submission Details

Select a Category: **1.Public Hearing Bylaws**  
Select an Item: **B.02 7923-0232-00 | 13265 - 104 Avenue**  
Select your support level:: **Opposed**  
Comments - Optional: **In order to start building - we start with demolition! Why???**  
**The only explanation is PROPERTY TAX! Who of you is selling your soul for money - instead of working with people for people. What kind of dark age we living in??? There is no more space for building in this country?**





**From:** [MySurrey Portal](#)  
**To:** [Clerks Department Webmail](#)  
**Subject:** 06/07/2024, L Beliveau, expressing Opposed to the 7923-0232-00  
**Date:** July 6, 2024 1:06:08 PM

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## New submission received.

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### Contact Information

First Initial: **L**  
Last Name: **Beliveau**  
Are you a resident of Surrey or do you own property in Surrey? **Yes**  
Select Your Neighbourhood: **South Surrey**

### Submission Details

Select a Category: **1.Public Hearing Bylaws**  
Select an Item: **B.02 7923-0232-00 | 13265 - 104 Avenue**  
Select your support level:: **Opposed**  
Comments - Optional: **We support the residents facing demoviction due to the redevelopment of Elizabeth Manor at 13265 104 Ave. Surrey. We are very concerned about our growing homeless population. We need more housing that is affordable for the citizens in our community.**



# **SUMMARY OF PUBLIC HEARING SUBMISSIONS**

**July 8, 2024  
B.3 - 7923-0354-00**

No Public Hearing Correspondence received  
after Thursday noon