

Regular Council - Public Hearing Minutes

Council Chambers and
1E – Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, JANUARY 15, 2024
Time: 7:00 p.m.

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:**Staff Present:**

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

There was a disruption in the Council Chambers and the meeting was recessed at 7:02 p.m. and reconvened at 7:32 p.m. in 1E – Meeting Room B with all members of Council present.

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

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That the agenda of the January 15, 2024,
Regular Council Public Hearing meeting be adopted.
RES.R24-38 Carried

2. Adoption of the Minutes**a. Special Council – December 18, 2023**

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Special Council
meeting held on December 18, 2023, be adopted.
RES.R24-39 Carried

RES.R24-40

RES.R24-41

RES.R24-42

B. DELEGATIONS - PUBLIC HEARING

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

R. Landale, Fleetwood: The delegation spoke to tree removal, Green City fund and development contribution fees, parking, traffic, and anticipated students.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and replanting, and Green City funds to be used for Biodiversity Conservation Strategy lands.

R. Bernstein, Chris Dikeakos Architects Inc. (Architect on behalf of the Applicant): The Architect provided an overview of the proposal.

Resident: The delegation spoke in support of the proposal citing employment and more retail opportunities.

Written submissions were received as follows:

- R. Landale provided two written submissions expressing opposition for the proposal, citing trees, parking spaces, traffic and schools.

2. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129"**

"Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130" Application No. 7920-0188-00

CIVIC ADDRESS: 12716 (12742) and 12750 King George Boulevard

APPLICANT: Owner: 1123771 B.C. Ltd.
(Director Information: R. Sandhu, B. Sandhu, B. Sarai)
Agent: B. Sarai

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations from Commercial and Mixed Employment to Multiple Residential, to amend OCP Figure 42: Major Employment Areas by removing the Commercial and Mixed Employment designations for the subject site and to amend OCP Table 7A: Land Use Designation Exemptions within the Multiple Residential designation by permitting a floor area ratio up to 2.2 FAR. The proposal includes rezoning the same site from Highway Commercial Industrial Zone and Light Impact Industrial Zone to Comprehensive Development Zone in order to develop two 5-storey (one residential and one mixed-use) and two 6-storey residential buildings, with a total of 476 dwelling units (338 market rental and 139 market strata) as well as 743 square metres of commercial/retail floor area on a consolidated site in South Westminster.

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

R. Landale, Fleetwood: The delegation spoke to SkyTrain noise, tree removal, Green City fund and development contribution fees, construction-related reports, reduced parking, construction in the floodplain, and anticipated students.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing noise, traffic, trees, reduced parking and schools.

C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee – November 7, 2023

- RES.R24-43
- (a) It was Moved by Councillor Bains
Seconded by Councillor Bose
That the minutes of the Agricultural and Food Policy Committee meeting held on November 7, 2023, be received.
Carried
- (b) The recommendation from the Committee was considered as follows:
- Tree Cutting on Agricultural Land
- It was Moved by Councillor Bose
Seconded by Councillor Bains
That Council direct staff to review *Surrey Tree Protection Bylaw, 2006, No. 16100* with consideration for increasing the Restrictive Covenant period outlined in Part 7, Section 29(f) from 10 years to 25 years as endorsed by Environment and Climate Change Committee on October 11, 2023 and to prevent the use of *Surrey Tree Protection Bylaw, 2006, No. 16100* to circumvent the Green City Fund without being restrictive to farmers and negatively impacting agriculture.

Before the vote was taken:

A friendly amendment was unanimously accepted to remove the proposed increase for the Restrictive Covenant period to 25 years, as endorsed by the Environment and Climate Change Committee, allowing staff to conduct the review of *Surrey Tree Protection Bylaw, 2006, No. 16100*, and provide recommendations to Council.

The vote was then taken on the main motion, as amended and read as follows.

That Council direct staff to review *Surrey Tree Protection Bylaw, 2006, No. 16100* with consideration for increasing the Restrictive Covenant period outlined in Part 7, Section 29(f) and to prevent the use of *Surrey Tree Protection Bylaw, 2006, No. 16100* to circumvent the Green City Fund without being restrictive to farmers and negatively impacting agriculture.

RES.R24-44 Main motion, as amended, Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Councillor Bains read the following proclamation:

- (a) Alzheimer's Awareness Month – January 2024

2. Community Updates

Mayor Locke provided the following updates:

- The Mayor thanked City road crews that have worked hard to ensure that roads have been maintained and cleared of snow during this unusually cold weather.
- The R6 rapid bus route to connect Scott Road SkyTrain Station and Newton Exchange is now operating.
- Residents were encouraged to sign a Mayor's Council petition to provide more transit services in the region. The petition is available at accessforeveryone.ca.
- It was requested that staff arrange a presentation from Surrey Local Immigration Partnership (LIP) regarding opportunities for the City to help newcomers to the region.
- RCMP are investigating a recent extortion letter campaign. The Mayor is also working with the Mayors of Abbotsford, White Rock, Edmonton and Brampton to share information to bring those responsible for the campaign to justice.
- The Mayor addressed recent statements made by the Surrey Police Union, the Premier, the Solicitor General and some Councillors regarding the hiring of Surrey Police Service (SPS) staff. It was noted that the City of Surrey and the provincially appointed administrator for the Surrey Police Board have flagged SPS budget overages, and that the SPS was requested to stop further hiring in August and again in December, 2023. The SPS continues to hire members in 2024 without having a set or approved budget.

G. CORPORATE REPORTS

Councillor Hepner congratulated the BC All Stars lacrosse team for winning a silver medal at a recent tournament.

Carried

Note: See Bylaw No. 20532 in the H-Section.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council:

- RES.R24-46
- Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

- RES.R24-47
- Carried

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It was
Moved by Councillor Kooner
Seconded by Councillor Bose
That Council:

1. Receive Corporate Report Roo4 for information;
2. Approve entering into an Agreement with BC Hydro for the installation of BC Hydro duct work, which will be delivered as part of the upcoming 64 Avenue Improvements from 177B Street to 184 Street project; and
3. Authorize the Mayor and City Clerk to execute the finalized Agreement with BC Hydro for the installation of BC Hydro duct work as part of the upcoming 64 Avenue Improvements from 177B Street to 184 Street.

RES.R24-48

Carried

**Item No. Roo5 Award of Contract No. 1724-001-11 Major Road Network Paving
File: 1724-001-11**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1724-001-11 to Mainland Construction Material ULC dba Winvan Paving for the Major Road Network Paving at various locations in Surrey.

It was
Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council:

1. Award Contract No. 1724-001-11 to Mainland Construction Material ULC dba Winvan Paving in the amount of \$4,635,855.00 (including GST), for Major Road Network Paving at various locations;
2. Set the expenditure authorization limit for Contract No. 1724-001-11 at \$5,100,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-001-11.

RES.R24-49

Carried

**Item No. Roo6 Approval of the Sale of Closed Portion of Road Allowance
Adjacent to 12409 – 104 Avenue, 12453 – 105 Avenue,
12463 – 105 Avenue and 10529 – 125 Street (Step 2)
File: 7916-0231-00**

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 12409 - 104 Avenue, 12453 - 105 Avenue, 12463 - 105 Avenue and 10529 – 125 Street.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report Roo6 for information; and
2. Authorize the sale of a 2,358.9 m2 area of closed road allowance adjacent to 12409 - 104 Avenue, 12453 - 105 Avenue, 12463 - 105 Avenue and 10529 - 125 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. 186; 2023, a copy of which is attached to the report as Appendix "I".

RES.R24-50

Carried

**Item No. Roo7 Award of Contract No. 1220-040-2023-051
Supply and Delivery of Various Vehicles
File: 1280-01**

The General Manager, Engineering submitted a report to seek Council's approval to purchase 32 vehicles in various configurations, as outlined in Appendix "I" attached to the report, to maintain the City's fleet to a state of good repair.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Award Contract No. 1220-040-2023-051 in two parts with a total expenditure of \$2,690,812.90;
2. Award Contract No. 1220-040-2023-51 (part 1) to Metro Motors Ltd. in the amount \$1,519,900.48, (including applicable taxes and levies) for the supply of 16 vehicles, including six trucks with winter maintenance equipment;
3. Award Contract No. 1220-040-2023-051 (part 2) to Mainland Ford Ltd. in the amount of \$1,170,912.42 (including applicable taxes and levies) for the supply of 16 vehicles; and
4. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-051.

RES.R24-51

Carried

**Item No. Roo8 Approval of the Sale of Closed Portion of Road Allowance Adjacent to
8293 King George Boulevard and 8345 - 135A Street (Step 2)
File: 7919-0371-00**

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 8293 King George Boulevard and 8345 - 135A Street.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report Roo8 for information; and
2. Authorize the sale of a 54.3 square metre area of closed road allowance adjacent to 8293 King George Boulevard and 8345 - 135A Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R174; 2023, a copy of which is attached to the report as Appendix "I".

RES.R24-52

Carried

**Item No. Roo9 Lease Extension of Office Premises at 901, 13485 Central Avenue
from Kwantlen Polytechnic University
File: 0930-20/094**

The General Manager, Engineering, and General Manager, Community Services submitted a report to obtain Council's approval for the lease extension of 901, 13485 Central Avenue, as illustrated in Appendix "II", from Kwantlen Polytechnic University (KPU) at the KPU City Centre campus for a one-year term.

It was

Moved by Councillor Bose
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report Roo9 for information; and
2. Approve the execution by the Mayor and City Clerk of a one-year extension term for the existing lease of the office premises located at 901, 13485 Central Avenue, as generally illustrated in Appendix "I", for the continued use of providing community and staff workspace for the Surrey Anti-Gang Family Empowerment (SAFE) programming.

RES.R24-53

Carried

**Item No. Ro10 Whistle Cessation in Crescent Beach
File: 5405-30**

The General Manager, Engineering submitted a report to seek direction from Council to proceed with another round of public consultation for the construction of a fence in Crescent Beach, required for whistle cessation.

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report Ro10 for information; and
2. Direct staff to proceed with further consultation with the community and report back to Council.

RES.R24-54

Carried

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

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126"
7923-0265-00
Owner: London Station Holdings Ltd. (Director Information: N. Bains, K. Dhamrait, A. Mann)
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
10344, 10348, 10392 and 10376 King George Boulevard (10362 King George Boulevard);
13634, 13654 and 13664 - 104 Avenue; Portion of lane
To amend OCP Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR and to amend OCP Table 7a: Land Use Designation Exceptions to permit a density up to 9.7 FAR.

Council direction received December 18, 2023

RES.R24-55	It was 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126" pass its third reading. <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Hepner That "Surrey Official Community Plan Bylaw, <u>Carried</u>
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"Surrey Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127"
10344, 10348, 10392 and 10376 King George Boulevard (10362 King George Boulevard);
13634, 13654 and 13664 - 104 Avenue; Portion of lane
CHI and C-8 to CD – to allow for the phased development of 4 buildings in City Centre,
including 3 mixed-use towers with heights between 56 and 65-storeys and 1 mid-rise hotel.

Council direction received December 18, 2023

RES.R24-56	It was Bylaw No. 21127, granted by resolution RES.R23-2521, at the December 18, 2023 Regular Council – Land Use meeting. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Stutt That Council rescind Second Reading of <u>Carried</u>
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RES.R24-57	It was adding in a portion of Bylaw road forming part of the site into the legal description of the Bylaw. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That Council amend CD Bylaw No. 21127 by <u>Carried</u>
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RES.R24-59	It was	Moved by Councillor Bose
		Seconded by Councillor Kooner
		That "Surrey Comprehensive Development
	Zone 174 (CD 174), Bylaw, 2023, No. 21127" pass its third reading.	<u>Carried</u>

Council direction received December 18, 2023

"Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130"
12716 (12742) and 12750 King George Boulevard
CHI and IL to CD - to develop two 5-storey (one residential and one mixed-use)
and two 6-storey residential buildings, with a total of 476 dwelling units (338 market
rental and 139 market strata) as well as 743 square metres of commercial/retail floor
area on a consolidated site in South Westminster.

Council direction received December 18, 2023

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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21123"
7921-0216-00
Owners: Y. Dhingra, K. Toor
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
12982 - 66B Avenue
RF-G to RF-13 – to subdivide into 2 single family small lots.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21123" pass its first reading.

Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21123" pass its second reading.

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21123" pass its third reading.

Carried

To reduce the minimum lot width for Type I Interior Lots from 12 metres to 11.4 metres on proposed Lot 1 to accommodate the retention of the existing house on proposed Lot 2 while maintaining the required side (west) yard setback; to reduce the minimum rear yard setback from 7.5 metres to 2.0 metres for proposed Lot 2 in order to retain the existing house; and to reduce the minimum lot width required for front accessed double side-by-side garages from 13.4 metres to 12.6 metres for proposed Lot 2.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7921-0216-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

Carried

4. "Surrey Comprehensive Development Zone 175 (CD 175), Bylaw, 2023, No. 21124"
7922-0243-00
Owner: T. Randhawa
Agent: Hub Engineering Inc. (Mike Kompter)
9948 - 181 Street
RA to CD – to subdivide into three single family lots and one lot to be conveyed to the City for conservation purposes.

Council direction received December 18, 2023

One piece of correspondence expressing opposition was received for this proposal.

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124" pass its first reading.

RES.R24-66

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124" pass its second reading.

RES.R24-67

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124" pass its third reading.

RES.R24-68

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21128"
7923-0152-00
Owner: P. Sran
Agent: P. Sran
12680 and 12694 – 62 Avenue (12696 – 62 Avenue)
RA to RF-SD – to subdivide into 10 semi-detached lots.

Council direction received December 18, 2023

It was Moved by Councillor Bains
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21128" pass its first reading.

RES.R24-69

Carried

RES.R24-70	It was	Moved by Councillor Hepner
		Seconded by Councillor Bains
		That "Surrey Zoning By-law, 1993, No. 12000,
	Amendment Bylaw, 2023, No. 21128" pass its second reading.	<u>Carried</u>

RES.R24-71	It was	Moved by Councillor Bose
		Seconded by Councillor Annis
		That "Surrey Zoning By-law, 1993, No. 12000,
	Amendment Bylaw, 2023, No. 21128"	pass its third reading.
		<u>Carried</u>

<p>It was</p> <p>Permit No. 7923-0152-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.</p> <p>RES.R24-72</p>	<p>Moved by Councillor Bains</p> <p>Seconded by Councillor Hepner</p> <p>That Council support Development Variance</p> <p><u>Carried</u></p>
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RES.R24-73 It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7923-0266-oo.
Carried

7. Development Variance Permit No. 7923-0277-00
Owner: Harman Holdings Ltd. (Director Information: J. Mattu, M. Singh)
Agent: March & Associates Engineering (Alan March)
12335 - 83A Avenue
To increase the maximum height of a structure from 6 metres to 7.4 metres in order to increase the maximum height of an external dust collector system.
- Two pieces of correspondence expressing opposition were received for this proposal.
- It was Moved by Councillor Stutt
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7923-0277-00.
Carried
- RES.R24-74
8. Development Variance Permit No. 7923-0281-00
Owner: J. Haley
Agent: J. Haley
1122 - 184 Street
To reduce the minimum side yard setback from 10% of the lot width (14.96 metres) to 10.9 metres to the accessory structure; and to increase the maximum farm residential footprint depth from 60 metres to 520.6 metres to the accessory structure in order to permit a free-standing grid tile solar panel system.
- One piece of correspondence expressing concerns was received for this proposal.
- It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7923-0281-00.
Carried
- RES.R24-75
9. Development Variance Permit No. 7923-0288-00
Owner: City of Surrey
Agent: Cypress Land Services (Kristina Bell)
City Road Right-of-Way on the north side of 72 Avenue approximately 50 meters to the west of the corner of 191 Street and 72 Avenue
To increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres in order to replace an existing streetlight pole with a streetlight pole with antenna system extension.
- One piece of correspondence expressing support was received for this proposal.
- It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7923-0288-00.
Carried
- RES.R24-76

10. Development Variance Permit No. 7922-0053-00
Owners: A. Patel, G. Rai, S. Gakhal
Agent: Flat Architecture Inc. (Jaswinder S. Gabri)
17424 and 17434 - 58 Avenue
To reduce the minimum north front yard setback for Building 1 (north building) from 4.5 metres to: 4.4 metres to the 2nd floor & 3rd floor principal building face, 2.8 metres to the balconies and columns, and 3.9 metres to the principal building roof overhang; to reduce the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) from 6.0 metres to: 3.0 metres to the ground floor principal building face, 2.4 metres to the 2nd floor & 3rd floor principal building face, 2.2 metres to the balconies and columns, and 2.0 metres to the principal building roof overhang; to reduce the minimum south rear yard setback for Building 2 (south building) from 6.0 metres to: 5.5 metres to the 2nd floor & 3rd floor principal building face, 5.0 metres to the principal building roof overhang, and 4.7 metres to the balconies and columns; to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres; to permit parking within the required east side yard setback for two visitor parking spaces; to locate the outdoor amenity space within the required east side yard setback; and to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres in order to construction of an 11-unit townhouse development on a consolidated site in the Cloverdale Town Centre.

One piece of correspondence expressing opposition was received for this proposal.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0053-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-77

Carried

11. Development Variance Permit No. 7922-0284-00
Owner: 0975417 B.C. Ltd. (Director Information: G. Gupta)
Agent: H. Chauhan
5674 - 192 Street
To reduce the minimum required off-street parking from 31 spaces to 24 spaces; and to reduce the south side yard setback from 7.5 metres to 6 metres in order to develop an industrial warehouse building.

Three pieces of correspondence expressing opposition were received for this proposal.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0284-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-78

Carried

12. Development Variance Permit No. 7923-0191-00
Owner: Georgian Properties Ltd. (Director Information: M. Trotman, M. G. Trotman, A. Trotman, G. Trotman, B. Trotman)
Agent: Millenia Architecture Corp (Russell Meiklejohn)
2090 - 152 Street (2092 - 152 Street)
To reduce the minimum west front yard setback from 7.5 metres to 2.53 metres to the principal building face; to reduce the minimum north side yard setback from 7.5 metres to 0 metres to the principal building face; and to reduce the minimum south side yard setback from 7.5 metres to 1.32 metres for Accessory Structures in order to permit an addition to an existing car dealership building, and permit EV charging infrastructure.

One piece of correspondence expressing support and one piece of correspondence expressing concerns were received for this proposal.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-0191-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-79

Carried

13. Development Variance Permit No. 7923-0218-00
Owner: Bluesky Properties (Brightside) 2020 Inc. (Director Information: C. Bosa, D. Bosa)
Agent: Bosa Properties Inc. (Jill Wanklyn)
13573 - 104 Avenue (13579 - 104 Avenue); 10420 City Parkway (13549 - 104 Avenue)
To reduce the required off-street parking from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B in order to permit the development of Phase 2 of a mixed-use project, consisting of one 52-storey mixed-use tower and one 2-storey stand-alone commercial building.

One piece of correspondence expressing opposition was received for this proposal.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-0218-00 and consider issuance of the Permit upon final adoption of the associated Housing Agreement bylaw.

RES.R24-80

Carried

14. Temporary Use Permit No. 7923-0237-00
Owner: Polygon Semiahmoo Homes Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Development 448 Ltd. (Anya Paskovic)
15231 - 20 Avenue
To permit a temporary real estate sales centre and associated surface parking lot for a nearby 6-storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.

This item was out of order.

FINAL ADOPTIONS

15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20532"
7919-0011-00
Owners: P. Kaur, Bt144 Holdings Ltd. (Director Information: K. Garcha)
Agent: Kasian Architecture Interior Design and Planning Ltd (Trevor Dickson)
6113 and 6133 - 144 Street
RA to RM-30 - to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R002. Bylaw No. 20532 is therefore in order for consideration.

Council direction received December 6, 2021

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the site from "Proposed Parks and
Schools and Townhouses (15 upa max)" to "Proposed Parks and Schools,
Townhouses (25 upa max)" and adjustments to the road and lane network.

RES.R24-81

Carried

It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20532" be finally adopted.

RES.R24-82

Carried

Development Variance Permit No. 7919-0011-01

6113 and 6133 - 144 Street

To increase the maximum percentage of back-to-back units from 20% to 46% in order to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

Supported by Council December 18, 2023

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That Council authorize the issuance of

Development Variance Permit No. 7919-0011-01.

RES.R24-83

Carried

Development Variance Permit No. 7919-0011-00

6113 and 6133 - 144 Street

To reduce the minimum rear yard setback from 6.0 metres to 4.5 metres to the principal building face, and the minimum side yard setback from 6.0 metres to 3.0 metres to the principal building face.

Supported by Council December 20, 2021

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council authorize the issuance of

Development Variance Permit No. 7919-0011-00.

RES.R24-84

Carried

Development Permit No. 7919-0011-00

6113 and 6133 - 144 Street

To issue Development Permit for Form and Character.

Council direction received December 6, 2021

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That Council authorize the issuance of

Development Permit No. 7919-0011-00.

RES.R24-85

Carried

I. CLERK'S REPORT**1. Delegation Requests****(a) Sunil Singal, Climate Campaigner, Safe Cities Network**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation to inform Council the reasons for adopting a strong Zero Carbon Step Code policy for new buildings.

It was Moved by Councillor Bose
Seconded by Councillor Bains
That Sunil Singal, Climate Campaigner,
Safe Cities Network be heard as a delegation at the Environment and
Climate Change Committee meeting.

RES.R24-85

Carried**(b) Sarah McIntosh, Senior Executive Director, Operations
Atira Women's Resource Society**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on an update and overview of Atira Women's Resource Society's history in Surrey as a housing, education and support provider for women and children impacted by violence.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Sarah McIntosh, Senior Executive Director,
Operations, Atira Women's Resource Society be heard as a delegation at the
Livability and Social Equity Committee meeting.

RES.R24-86

Carried**(c) Gursharan Dhaliwal, Aman Dhaliwal, Goldrock Enterprise**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on the rise of criminal activity within schools and the youth population in Surrey and what steps can be taken to change this.

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That Gursharan Dhaliwal, Aman Dhaliwal,
Goldrock Enterprise be heard as a delegation at the Public Safety
Committee meeting.

RES.R24-87

Carried

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 Kooner
Seconded by Councillor Bose
That the January 15, 2024 Regular Council -

Public Hearing meeting be adjourned.
RES.R24-86

Carried

The Regular Council - Public Hearing meeting adjourned at 8:28 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke