

Regular Council – Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, JANUARY 29, 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
Manager Parks
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

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

It was

Moved by Councillor Bains
Seconded by Councillor Bose
That the agenda of the January 29, 2024,
Regular Council Public Hearing meeting be adopted.
Carried

RES.R24-138

2. Adoption of the Minutes**a. Special Council – January 15, 2024**

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Special Council
meeting held on January 15, 2024, be adopted.
Carried

RES.R24-139

b. Regular Council - Land Use – January 15, 2024

RES.R24-140 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Regular Council –
Land Use meeting held on January 15, 2024, be adopted.
Carried

c. Regular Council - Public Hearing – January 15, 2024

RES.R24-141 It was Moved by Councillor Annis
Seconded by Councillor Bose
That the minutes of the Regular Council –
Public Hearing meeting held on January 15, 2024, be adopted.
Carried

B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069"
"Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070"
"Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071"
"Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072"
Application No. 7916-0225-00

CIVIC ADDRESS: 16172 - 24 Avenue

APPLICANT: Owners: LMJB Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
LMJC Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
LMJA Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
Agent: Isle of Mann Property Group (Jimmy Hansra)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions by adding site specific permission for a portion of the subject site to allow for a density up to 1.97 FAR for the proposed north lot (Block A) and a FAR of 1.86 for the proposed central lot (Block B) within the Multiple Residential land use designation.

The proposal also includes rezoning portions of the subject sites Block A, Block B, Block C and Block D from One-Acre Residential Zone to a Comprehensive Development Zone, in order to develop a mixed-use building, two apartment buildings and 74 townhouse units.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing traffic, parking, adjacent developments, and projected student enrolment.

L. MacFarlane, BC ACORN: The delegation spoke to affordability and housing needs.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, road design, proximity to natural park areas, and habitat removal.

Written submissions were received as follows:

- P. Arora expressing support for the proposal.
- A. Cheema expressing support for the proposal.
- A. Sidhu expressing support for the proposal.
- S. Mann expressing support for the proposal.
- M. Gandhi expressing support for the proposal.
- S. Cheema expressing support for the proposal.
- S. Dewat expressing support for the proposal.
- P. Mann expressing support for the proposal.
- South Asian Business Association of BC expressing support for the proposal.
- T. Atwal expressing support for the proposal.
- K. Dhillon expressing support for the proposal.
- N. Verma expressing support for the proposal.
- S. Anand expressing support for the proposal.
- A. Yuan expressing support for the proposal.
- A. Lee expressing support for the proposal.
- B. Sanserwal expressing support for the proposal.
- R. Sandhu expressing support for the proposal.
- 27 Letters of Support emailed on January 25, 2024, in support for the proposal.
- 35 Letters of Support emailed on January 26, 2024, in support for the proposal.
- 13 Letters of Support emailed on January 29, 2024, in support for the proposal.
- R. Landale provided two written submissions expressing opposition for the proposal citing traffic, density, schools, trees and civic amenities.
- K. Chong provided one written submission expressing opposition for the proposal citing trees, infrastructure, roads, traffic, density, schools and civic amenities.
- C. MacKenzie provided one written submission expressing concerns for the proposal citing density, traffic and infrastructure.

E. MAYOR'S REPORT

The Mayor provided the following updates:

- The City will honour Black History Month in February by hosting local and virtual events. February will be proclaimed Black History Month at the next Council meeting.
- The City will host the following events in 2024: Party for the Planet, National Indigenous People's Day celebration, Canada Day in Surrey, Fusion Festival, and Tree Lighting Festival.
- The Mayor announced that earlier today at the Regular Council – Land Use meeting, Council gave final approval to the Harmony House development in South Surrey. This development will provide affordable housing in the area.
- Surrey RCMP was commended for the declining crime rate in the last 10 years. Council is developing an Integrated Community Safety and Wellbeing Strategy and requested input from the public. The next consultation opportunities will be held in the Clayton and Newton areas.
- A Finance Committee meeting was held earlier today and the 2024 budget process will continue with a date for the next engagement opportunity announced on the City's website soon. The corporate reports will be posted two weeks prior to the next Finance Committee meeting.

F. COUNCILLORS' REPORTS

Councillor Stutt reported on his attendance at the following events:

- 32nd Annual RCMP Basketball Classic
- Public Safety Career Fair

G. CORPORATE REPORTS

The Corporate Reports, under date of January 29, 2024, were considered and dealt with as follows:

Item No. R011	Proposed Bylaw Amendments for the Management of Supportive Recovery Homes Update
	File: 4815-01

Note: See Item H.16 Bylaws in the H Section.

The General Manager, Community Services submitted a report to provide Council with written representations provided by the public with respect to proposed amendments to

the Business License Bylaw and to seek Council authorization to bring forward the proposed amendments for final adoption.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council:

1. Receive this Corporate Report Ro11 for information; and
2. Authorize the City Clerk to bring forward the proposed amendments to the *Business License By-law, 1999, No. 13680* for final adoption.

RES.R24-145

Carried

Item No. Ro12 Age Friendly for Seniors Strategy Update
File: 0550-20

The General Manager, Parks, Recreation and Culture submitted a report to obtain Council's endorsement of the updated Age Friendly Strategy for Seniors.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report Ro12 as information; and
2. Endorse the updated Age Friendly Strategy, (attached as Appendix "I" to the report).

RES.R24-146

Carried

Item No. Ro13 Award of Contract No. 1220-040-2023-083
Refuse Collection and Disposal Services - City Parks
File: 0550-20

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's approval to award Contract No. 1220-040-2023-083 to ABC Maintenance Ltd., for refuse collection and disposal services in City parks, with the option to extend the contract for up to four additional one-year terms at the City's sole discretion.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That Council:

1. Receive Corporate Report Ro13 for information;
2. Award Contract No. 1220-040-2023-083 to ABC Maintenance Ltd. for refuse collection and disposal services in City parks for an initial one-year term, commencing March 1, 2024, with an estimated annual base cost in the first year of \$621,608.61 (including applicable taxes);

3. Set the expenditure authorization limit for the first year of Contract No. 1220-040-2023-083 at \$651,209.02 (including applicable taxes and contingency);
4. Approve the option to extend Contract No. 1220-040-2023-083 for four additional one-year terms at the City's sole discretion; and
5. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2023-083 and annual contract amendments, adjusting the cost of the goods and services based on changes to inventory to be maintained and the Vancouver Area Consumer Price Index as published by Statistics Canada (CPI) for years two through five of the term.

RES.R24-147

Carried

Item No. R014 Sports Tourism Grant Program – 2023 Year-end Reporting
File: 1855-01

The General Manager, Parks, Recreation & Culture, and General Manager, Finance submitted a report to provide Council with an overview of the Sports Tourism Grant Program, and to provide information on the 18 grants awarded for the first intake and nine grants awarded for the second intake.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council receive Corporate Report R014

for information.

RES.R24-148

Carried

Item No. R015 Community Enhancement Partnership Program Grants –
2023 Year-end Reporting
File: 1850-01

The General Manager, Parks, Recreation & Culture, and General Manager, Finance submitted a report to provide Council with an overview of the Community Enhancement Partnership Grant Program and information on the 48 grants awarded in 2023.

It was

Moved by Councillor Bose
Seconded by Councillor Annis
That Council receive Corporate Report R015

for information.

RES.R24-149

Carried

Item No. R016 Housing Accelerator Fund Application Update
File: 1855-03

The General Manager, Planning & Development, General Manager, Community Services, Acting General Manager, Corporate Services, General Manager, Engineering, and General Manager, Finance submitted a report to update Council on the City's Housing Accelerator Fund application and to provide information on Surrey's approved application, including the Action Plan, anticipated incented growth, and financial considerations.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council receive Corporate Report R016

for information.

RES.R24-150

Carried

Item No. R017 2024 CanExport Community Investments Sub-Program Grant Agreement
File: 4710-01

The General Manager, Community Services submitted a report to seek Council authorization to enter into an agreement with the Government of Canada to receive funds from the 2024 CanExport Community Investment Sub-Program Grant in support of key economic development activities in the City of Surrey.

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That Council:

1. Receive Corporate Report R017 for information; and
2. Authorize the Mayor and City Clerk to execute a grant agreement between the City of Surrey with His Majesty the King in Right of Canada for the 2024 CanExport Community Investments Sub-Program Grant (attached as Appendix "I") between January 1, 2024 and May 15, 2025, as generally described in the report.

RES.R24-151

Carried

Item No. R018 Award of Contract No. 1722-002-11
64 Avenue Improvements from 177B Street to 184 Street
File: 1722-002-11

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1722-002-11 to BA Blacktop Infrastructure Inc., for the 64 Avenue Improvements from 177B Street to 184 Street project.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:

1. Award Contract No. 1722-002-11 to BA Blacktop Infrastructure Inc. in the amount of \$15,685,263.89 (including GST) for the 64 Avenue Improvements from 177B Street to 184 Street project;
 2. Set the expenditure authorization limit for Contract No. 1722-002-11 at \$17,253,800.00 (including GST and contingency); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1722-002-11.
- RES.R24-152 Carried

Item No. Ro19 Surrey-Langley SkyTrain Project - Landscaping Works Agreement
File: 8740-40

The General Manager, Engineering, and General Manager, Parks Recreation & Culture submitted a report to seek Council's approval to enter into the Agreement for the purpose of developing and implementing a landscaping plan for the Surrey-Langley Skytrain (SLS) Project that the City will deliver on behalf of the Province, who will contribute up to \$7.06 million towards this work.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:

1. Receive Corporate Report Ro19 as information;
 2. Approve entering into a Landscaping Works Agreement with His Majesty the King in Right of the Province of British Columbia for the City to undertake the design and construction of landscaping for the Surrey-Langley Skytrain(SLS) Project; and
 3. Authorize Mayor and City Clerk to execute the finalized Agreement with His Majesty the King in Right of the Province of British Columbia for the design and installation of landscaping for the SLS Project.
- RES.R24-153 Carried

Item No. Ro20 Surrey School District's Eligible School Sites Proposal 2024-2025
Capital Plan and School Site Acquisition Charge Rates
File: 0510-20 (SD36)

The General Manager, Planning & Development submitted a report to seek Council endorsement of the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan and to receive approval to work collaboratively with Surrey Schools in preparing and sending a joint letter to the Ministry of Education and Child Care requesting that School Site Acquisition Charge rates be reviewed and amended to better serve their intended purpose of adequately supplementing land acquisition for future school sites.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report Ro2o for information;
2. Accept the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan, attached as Appendix "I" to the report;
3. Instruct the City Clerk to forward a copy of this report and related Council resolution to Surrey School District; and
4. Direct staff to work with the Surrey School District administration to send a joint letter to the Ministry of Education and Child Care requesting that the School Site Acquisition Charge rates are reviewed and amended in order to allow adequate financial supplementation to school districts in acquiring future school sites.

RES.R24-154

Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069"
7916-0225-00
Owners: LMJB Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJC Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJA Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
Agent: Isle of Mann Property Group (Jimmy Hansra)
16172 - 24 Avenue
To amend OCP Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot.

Council direction received January 15, 2024

RES.R24-155 It was Moved by Councillor Bains
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" pass its third reading.
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
Carried

"Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070"
16172 - 24 Avenue
RA to CD – permit the development of a mixed-use building.

Council direction received January 15, 2024

RES.R24-156 It was Moved by Councillor Kooner
Zone 151 (CD 151), Bylaw, 2024, No. 21070" pass its third reading.
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Carried

"Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071"
16172 - 24 Avenue
RA to CD – to permit the development of two apartment buildings.

Council direction received January 15, 2024

RES.R24-157 It was Moved by Councillor Annis
Zone 152 (CD 152), Bylaw, 2024, No. 21071" pass its third reading.
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Carried

"Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072"
16172 - 24 Avenue
RA to CD – to permit the development of an apartment building and 74 townhouse units.

Council direction received January 15, 2024

RES.R24-158 It was Moved by Councillor Bose
Zone 153 (CD 153), Bylaw, 2024, No. 21072" pass its third reading.
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Carried

REZONING BYLAW – NO PUBLIC HEARING

2. "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136"
7918-0138-00
Owner: 1335178 B.C. Ltd. (Director Information: C. Johl)
Agent: A. Johl
18175 - 74 Avenue
A-1 to CD – To develop 74 townhouses on the subject site.

Council direction received January 15, 2024

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

RES.R24-159	It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-160	It was	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-161	It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136" pass its third reading. <u>Carried</u>
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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21137"
7923-0163-00
Owner: 1349957 B.C. Ltd. (Director Information: A. Johl)
Agent: CSS Management Ltd. (Avtar Johl)
13417, 13453 and 13487 - 111A Avenue; 13428 and 13488 - 112 Avenue;
Portion of unopened lane
RF and RMS-2 to RM-30 – to develop 74 townhouse units on a consolidated site in
City Centre (Bolivar Heights District).

Council direction received January 15, 2024

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

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21137" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21137" pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21137" pass its third reading.
Carried

Development Variance Permit No. 7923-0163-00
13417, 13453 and 13487 - 111A Avenue; 13428 and 13488 - 112 Avenue; Portion of unopened lane
To increase the maximum allowable lot coverage from 45% to 52%; to reduce the
minimum front (north) yard setback from 4.5 metres to 4.0 metres to the second
and third floor building extensions and 3.5 metres to roof overhang; to reduce the
minimum side (east) yard setback from 6.0 metres to 3.0 metres to the principal
building face; to reduce the minimum front (south) yard setback from 4.5 metres to
4.0 metres to the second and third floor building extensions and 3.5 metres to roof
overhang; and to reduce the minimum side (west) yard setback from 6.0 metres to
3.0 metres to the principal building face.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7923-0163-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21138"
7917-0116-00, 7917-0116-01
Owner: 1126162 B.C. Ltd. (Director Information: P. Sikham)
Agent: Kasian Architects (Douglas Johnson)
18638 – 74 Avenue
RA to RM-30 – to develop 79 townhouse units.

Council direction received January 15, 2024

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

RES.R24-166	It was Amendment Bylaw, 2024, No. 21138" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-167	It was Amendment Bylaw, 2024, No. 21138" pass its second reading.	Moved by Councillor Bose Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-168	It was Amendment Bylaw, 2024, No. 21138" pass its third reading.	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7917-0116-01

18638 – 74 Avenue

To reduce the minimum north yard setback from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2 and from 6.0 metres to 3.0 metres for buildings 10, 13 and 14; to reduce the minimum east yard setback from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10; to reduce the minimum east yard setback from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11; to reduce the minimum south yard setback from 6.0 metres to 4.3 metres for building 4 and from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12; to reduce the minimum west yard setback from 6.0 metres to 4.1 metres for building 6; to reduce the minimum west yard setback from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12; to reduce the minimum west yard setback from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13; to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56; to permit visitor parking stalls 8 and 9 to be located within the west yard setback; to increase the maximum percentage of back-to-back townhouse units from 20% to 30%; and to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That Council support Development Variance

Permit No. 7917-0116-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-169

Carried

5. "Surrey Comprehensive Development Zone 157 (CD 157), Bylaw, 2024, No. 21135"
7923-0144-00
Owner: Manorlane Properties (Peach Arch) Inc. (Director Information: B. Mann, R. Sangra)
Agent: DF Architecture Inc. (Jessie Arora)
15473, 15485 and 15495 – 16A Avenue
RF to CD – to develop a six-storey apartment building consisting of 66 units.

Council direction received January 15, 2024

Four pieces of correspondence expressing opposition and two pieces of correspondence expressing concerns were received for this proposal.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 157 (CD 157), Bylaw, 2024, No. 21135" pass its first reading.

RES.R24-170

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 157 (CD 157), Bylaw, 2024, No. 21135" pass its second reading.
RES.R24-171 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 157 (CD 157), Bylaw, 2024, No. 21135" pass its third reading.
RES.R24-172 Carried

PERMITS

6. Development Variance Permit No. 7922-0170-00
Owner: 1046089 B.C. Ltd. (Director Information: S. Bains)
Agent: Architecture Panel Inc. (Ruchir Dhall)
12090 - 104 Avenue
To reduce the minimum setback distance from top of bank of a channelized stream from 25 metres to 15 metres, on the north side of the stream (Manson Canal) in order to construct a 7,390.24 square metre industrial building.

One piece of correspondence expressing support and three pieces of correspondence expressing opposition were received for this proposal.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7922-0170-00 and consider issuance of the Permit upon final approval of the associated Development Permit.
RES.R24-173 Carried

7. Development Variance Permit No. 7922-0342-00
Owner: 1027756 B.C. Ltd. (Director Information: G. Deo, J. Khera, G. Khera)
Agent: Ionic Architecture Inc. (Samuel Chan)
18872 - 52 Avenue
To vary the minimum west side yard setback from 7.5 metres or 0.0 metres to 1.5 metres in order to develop a multi-unit industrial building.

Three pieces of correspondence expressing concerns were for this proposal.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council support Development Variance
Permit No. 7922-0342-00 and consider issuance of the Permit upon final approval
of the associated Development Permit.
RES.R24-174 Carried

8. Development Variance Permit No. 7922-0376-00
Owner: 1057359 B.C. Ltd. (Directory Information: R. Gill)
Agent: JM Architecture Inc (Joe Minten)
15550 – 32 Avenue
To reduce the minimum south lot line setback from 1.5 metres to 0.3 metres; to
reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres
to 6.9 metres and to 0.0 metres for parking spaces 25-28; to permit a free-standing
sign within a yard that abuts a highway where the business to which the sign pertains
is located in a building whose setback is adjacent to that highway is less than
5.0 metres; and to reduce the minimum setback for a Class A (red-coded) stream from
30.0 metres to a minimum streamside setback of 12.94 metres in order to develop a
3-storey commercial building, including a medical office and small-scale drugstore.

15 pieces of correspondence expressing opposition and nine piece of correspondence
expressing concerns were received for this proposal.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7922-0376-00 and consider issuance of the Permit upon final approval
of the associated Development Permit.
RES.R24-175 Carried

9. Development Variance Permit No. 7906-0301-00
Owner: Riverview Investments Inc. (Director Information: H. Dhaliwal, R. Munday)
Agent: Vesterra (Gary Dhaliwal)
13111 King George Boulevard; Portion of 13140 - 113B Avenue; Portions of 131 Street
and 113A Avenue (road allowance)
To increase the maximum percentage of back-to-back units from 20% to 36% in a
73-unit townhouse development, of which 26 units are back-to-back units.

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

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7906-0301-00 and consider issuance of the Permit upon final adoption
of the associated bylaws.

RES.R24-176 Carried

10. Development Variance Permit No. 7921-0090-00
Owner: Zenterra City Centre Ltd. (Director Information: M. Gill, R. Johal)
Agent: Integra Architecture Inc. (Steve Watt)
10055 and 10077 - 133 Street; 13277 - 100A Avenue
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw,
1986, No. 8830, as amended in order to include the use of a Surety Bond for
Servicing Agreement No. 7821-0090-00

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

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7921-0090-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R24-177 Carried

11. Development Variance Permit No. 7920-0162-02
Owners: 1242842 B.C. Ltd. (Director Information: P. Singh), 1031665 B.C. Ltd.
(Director Information: P. Singh), 1071773 B.C. Ltd. (Director Information: P. Singh),
1215031 B.C. Ltd. (Director Information: P. Singh), 1071767 B.C. Ltd. (Director
Information: P. Singh), 1193082 B.C. Ltd. (Director Information: P. Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
16606, 16620, 16648, and 16674 - 20 Avenue; 1949 - 167 Street; 16621, 16651, and
16663 - 19 Avenue
To increase the maximum percentage of back-to-back townhouse units from 20% to
27% and to vary the minimum required outdoor amenity space for the back-to-back
townhouse units from 6.0 square metres to 3.0 square metres per unit.

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

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council support Development Variance
Permit No. 7920-0162-02 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R24-178 Carried

12. Development Variance Permit No. 7920-0159-01
Owner: 1242842 B.C. Ltd. (Director Information: P. Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
16620, 16648, and 16674 - 20 Avenue
To increase the maximum percentage of back-to-back townhouse units from 20% to 35.5% in a 62-unit townhouse development.

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

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council support Development Variance
Permit No. 7920-0159-01 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R24-179

Carried

13. Development Variance Permit No. 7921-0151-01
Owner: 1346704 B.C. Ltd. (Director Information: P Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
1879 King George Boulevard; 1868 Lilac Drive
To increase the maximum percentage of back-to-back unites from 20% to 34% and
to reduce the outdoor amenity space requirement for back-to-background-oriented
dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

Five pieces of correspondence expressing opposition and one piece of correspondence
expressing concerns were received for this proposal.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7921-0151-01 and consider issuance of the Permit upon final adoption of
the associated rezoning bylaw.

RES.R24-180

Carried

14. Temporary Use Permit No. 7923-0155-00
Owner: 1147430 B.C. Ltd. (Director Information: S. Raw)
Agent: OTG Developments Ltd. (Kristin Webb)
17835 - 97 Avenue
To permit the temporary use of the site for truck parking for a period not to
exceed 3 years.

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

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council support Temporary Use Permit
No. 7923-0155-00 and consider issuance of the Permit once all outstanding
conditions have been met.
RES.R24-181 Carried

15. 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.

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

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Temporary Use Permit No. 7923-0237-00.
RES.R24-182 Carried

FINAL ADOPTIONS

16. "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2023, No. 21118"
3900-20-21118 – Regulatory Text Amendment
A Bylaw to remove the requirement for Supportive Recovery Home operators to
complete a Housing Agreement.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R011. Bylaw 21118, Bylaw 21119 and Bylaw 21120 are therefore in order for
consideration.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Business License By-law, 1999, No. 13680,
Amendment Bylaw, 2023, No. 21118" be finally adopted.
RES.R24-183 Carried

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119"
3900-20-21119 – Regulatory Text Amendment
A Bylaw to amend Schedule 3 to remove the requirement for Supportive Recovery Home operators.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

RES.R24-184	It was Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119" be finally adopted. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Municipal Ticket Information
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"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120"
3900-20-21120 – Regulatory Text Amendment
A Bylaw to amend Schedule A CONTRAVENTIONS AND PENALTIES Part 1 to remove the requirement for Supportive Recovery Home operators.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

RES.R24-185	It was Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Bylaw Notice Enforcement
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INTRODUCTIONS

Earlier in the meeting, Council approved the recommendations of Corporate Report No. 0001. Item H.17 Bylaws are therefore in order for consideration.

17. "Surrey 2024 – 2028 Sewer Operating Financial Plan Bylaw, 2024, No. 21139"
3900-20-21139 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2024 – 2028 Sewer

RES.R24-186	It was Financial Plan Bylaw, 2024, No. 21139" pass its first reading. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey 2024 – 2028 Sewer Operating
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The said Bylaw was then read for the second time.

RES.R24-187 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey 2024 – 2028 Sewer Operating
Financial Plan Bylaw, 2024, No. 21139" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-188 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey 2024 – 2028 Sewer Operating
Financial Plan Bylaw, 2024, No. 21139" pass its third reading.
Carried

"Surrey 2024 – 2028 Drainage Operating Financial Plan Bylaw, 2024, No. 21140"
3900-20-21140 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2024 – 2028 Drainage Operating
Financial Plan.

RES.R24-189 It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey 2024 – 2028 Drainage Operating
Financial Plan Bylaw, 2024, No. 21140" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-190 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey 2024 – 2028 Drainage Operating
Financial Plan Bylaw, 2024, No. 21140" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-191 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey 2024 – 2028 Drainage Operating
Financial Plan Bylaw, 2024, No. 21140" pass its third reading.
Carried

"Surrey 2024 – 2028 Solid Waste Operating Financial Plan Bylaw, 2024, No. 21141"
3900-20-21141
A bylaw to provide for the adoption of the Surrey 2024 – 2028 Solid Waste
Operating Financial Plan.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey 2024 – 2028 Solid Waste
Operating Financial Plan Bylaw, 2024, No. 21141" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey 2024 – 2028 Solid Waste
Operating Financial Plan Bylaw, 2024, No. 21141" pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey 2024 – 2028 Solid Waste
Operating Financial Plan Bylaw, 2024, No. 21141" pass its third reading.
Carried

"Surrey 2024 – 2028 Water Operating Financial Plan Bylaw, 2024, No. 21142"
3900-20-21142 – Council Initiative
A bylaw to provide for the adoption of the Surrey 2024 – 2028 Water Operating Financial Plan.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey 2024 – 2028 Water Operating
Financial Plan Bylaw, 2024, No. 21142" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey 2024 – 2028 Water Operating
Financial Plan Bylaw, 2024, No. 21142" pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey 2024 – 2028 Water Operating
Financial Plan Bylaw, 2024, No. 21142" pass its third reading.
Carried

RES.R24-198	It was	Moved by Councillor Annis
		Seconded by Councillor Hepner
		That "Surrey 2024 – 2028 District Energy
	Operating Financial Plan Bylaw, 2024, No. 21143" pass its first reading.	
		<u>Carried</u>

RES.R24-199	It was	Moved by Councillor Bains
		Seconded by Councillor Kooner
		That "Surrey 2024 – 2028 District Energy
	Operating Financial Plan Bylaw, 2024, No. 21143" pass its second reading.	
		<u>Carried</u>

It was	Moved by Councillor Bains
	Seconded by Councillor Stutt
	That "Surrey 2024 – 2028 District Energy
Operating Financial Plan Bylaw, 2024, No. 21143" pass its third reading.	
RES.R24-200	<u>Carried</u>

RES.R24-201	It was	Moved by Councillor Kooner
		Seconded by Councillor Bains
		That "Surrey 2024 – 2028 Parking Authority
	Operating Financial Plan Bylaw, 2024, No. 21144" pass its first reading.	Carried

It was	Moved by Councillor Stutt
	Seconded by Councillor Bains
	That "Surrey 2024 – 2028 Parking Authority
Operating Financial Plan Bylaw, 2024, No. 21144" pass its second reading.	
RES.R24-202	Carried

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It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey 2024 – 2028 Parking Authority
Operating Financial Plan Bylaw, 2024, No. 21144" pass its third reading.
RES.R24-203 Carried

"District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2024, No. 21145"
3900-20-21145 – Regulatory Text Amendment
A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the
2024 - 2028 Financial Plan.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "District Energy System By-law, 2012,
No. 17667, Amendment Bylaw, 2024, No. 21145" pass its first reading.
RES.R24-204 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "District Energy System By-law, 2012,
No. 17667, Amendment Bylaw, 2024, No. 21145" pass its second reading.
RES.R24-205 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "District Energy System By-law, 2012,
No. 17667, Amendment Bylaw, 2024, No. 21145" pass its third reading.
RES.R24-206 Carried

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2024, No. 21146"
3900-20-21146 – Regulatory Text Amendment
A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the
2024 – 2028 Financial Plan.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Drainage Parcel Tax By-law,
2001, No. 14593, Amendment Bylaw, 2024, No. 21146" pass its first reading.
RES.R24-207 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Drainage Parcel Tax By-law,
2001, No. 14593, Amendment Bylaw, 2024, No. 21146" pass its second reading.
RES.R24-208 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Drainage Parcel Tax By-law,
2001, No. 14593, Amendment Bylaw, 2024, No. 21146" pass its third reading.
RES.R24-209 Carried

"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611,
Amendment Bylaw, 2024, No. 21147"
3900-20-21147 – Regulatory Text Amendment
A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the
2024 – 2028 Financial Plan and to incorporate housekeeping amendments.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Sanitary Sewer Regulation and
Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147" pass its first
reading.
RES.R24-210 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Sanitary Sewer Regulation and
Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147" pass its
second reading.
RES.R24-211 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Sanitary Sewer Regulation and
Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147" pass its third
reading.
RES.R24-212 Carried

"Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148"

3900-20-21148 – Regulatory Text Amendment

A bylaw to incorporate housekeeping amendments as approved in the 2024-2028 Financial Plan.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That "Surrey Stormwater Drainage

Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148" pass its first reading.

RES.R24-213

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That "Surrey Stormwater Drainage

Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148" pass its second reading.

RES.R24-214

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Stormwater Drainage

Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148" pass its third reading.

RES.R24-215

Carried

"Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149"

3900-20-21149 – Regulatory Text Amendment

A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the 2024 – 2028 Financial Plan.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That "Waste Management Regulations

and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149" pass its first reading.

RES.R24-216

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Waste Management Regulations
and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149" pass its
second reading.
RES.R24-217 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Waste Management Regulations
and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149" pass its
third reading.
RES.R24-218 Carried

"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment
Bylaw, 2024, No. 21150"
3900-20-21150 – Regulatory Text Amendment
A bylaw to amend Schedules B, C, D-1 and E to reflect the 2023 utility rates as
approved in the 2024 - 2028 Financial Plan.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150" pass its
first reading.
RES.R24-219 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150" pass its
second reading.
RES.R24-220 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Waterworks Regulation and
Charges By-law, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150" pass its
third reading.
RES.R24-221 Carried

RES.R24-222	It was	Moved by Councillor Bose
		Seconded by Councillor Hepner
		That "Surrey Fee-Setting By-law, 2001,
	No. 14577, Amendment Bylaw, 2024,	No. 21151" pass its first reading.
		<u>Carried</u>

RES.R24-223	It was	Moved by Councillor Kooner
		Seconded by Councillor Bains
		That "Surrey Fee-Setting By-law, 2001,
	No. 14577, Amendment Bylaw, 2024, No. 21151" pass its second reading.	<u>Carried</u>

RES.R24-224	It was	Moved by Councillor Stutt
		Seconded by Councillor Bains
		That "Surrey Fee-Setting By-law, 2001,
	No. 14577, Amendment Bylaw, 2024,	No. 21151" pass its third reading.
		<u>Carried</u>

1. Delegation Requests

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Stephanie Beck, Executive Director and
Grant Turnbull, Board Chair of the Peace Arch Hospital Foundation be
heard as a delegation at Council-in-Committee.
RES.R24-225 Carried

(b) Leslie McFarlane, Newton ACORN Co-Chair, BC ACORN

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on the need for action to strengthen standards of maintenance for apartment buildings in Surrey and bring in stronger enforcement through landlord licensing and proactive inspections.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That Leslie McFarlane, Newton ACORN

Co-Chair, BC ACORN be invited to attend the Livability and Social Equity Committee when staff report back to the committee regarding standards of maintenance for apartment buildings in Surrey.

RES.R24-226

Carried**2. Parcel Tax Roll Review Panel – 2024 Meeting Date**

File: 0360-20 PTRRP

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council schedule a meeting of the

Parcel Tax Roll Review Panel for Wednesday, March 13, 2024, at 2:00 pm in Community Room 1E at City Hall.

RES.R24-227

Carried**3. Animal Control Officer Appointment**

File: 2770-01

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That pursuant to *Section 146 of the*

Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Tyler Giller is hereby appointed under *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as an Animal Control Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as an Animal Control Officer .

RES.R24-228

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 Bains

Seconded by Councillor Kooner

That the January 29, 2024 Regular Council -

Public Hearing meeting be adjourned.

RES.R24-229

Carried

The Regular Council - Public Hearing meeting adjourned at 8:07 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke