

# *Regular Council – Public Hearing Minutes*

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
Live Streamed at [surrey.ca](http://surrey.ca)  
**MONDAY, FEBRUARY 12, 2024**  
Time: 7:09 p.m.

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**Present:**

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

**Absent:**

Councillor Bains

**Staff Present:**

City Manager  
City Clerk  
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

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

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the agenda of the February 12, 2024,  
Regular Council Public Hearing meeting be adopted.  
Carried

RES.R24-259

**2. Adoption of the Minutes****a. Special Council – January 29, 2024**

It was

Moved by Councillor Bose  
Seconded by Councillor Annis  
That the minutes of the Special Council  
meeting held on January 29, 2024, be adopted.  
Carried

RES.R24-260

**b. Regular Council - Land Use - January 29, 2024**

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Regular Council –  
Land Use meeting held on January 29, 2024, be adopted.  
Carried

RES.R24-261

**c. Regular Council - Public Hearing - January 29, 2024**

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That the minutes of the Regular Council -  
Public Hearing meeting held on January 29, 2024, be adopted.  
RES.R24-262 Carried

**B. DELEGATIONS - PUBLIC HEARING**

1. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152"**  
**Application No. 7923-0312-00**

CIVIC ADDRESS: 10928 – 132 Street

APPLICANT: Owner: Camellia Residence Inc.  
(Director Information: C. Cantos, H. Chang, M. Lee, X. Zhou)  
Agent: DBD Construction (John Ramos)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 19317 by increasing the allowable commercial floor area from 279 square metres to 302 square metres and adding small-scale drug store as a permitted use on the site.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing insufficient parking.

Written submissions were received as follows:

- R. Landale provided one written submission expressing opposition to the proposal citing parking and trees.

2. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159"**  
**"Surrey Comprehensive Development Zone 180 (CD 180), Bylaw, 2024, No. 21160"**  
**Application No. 7923-0234-00**

CIVIC ADDRESS: 13340 – 112 Avenue; 11151 Bolivar Road; 13307 King George Boulevard

APPLICANT: Owner: 1333828 B.C. Ltd.  
(Director Information: N. Bains, K. Dhamrait, A. Mann)  
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations and Figure 16: Downtown

Densities for the subject site from Multiple Residential to Downtown 3.5 FAR. The proposal also includes rezoning the same site from Highway Commercial Industrial Zone to Comprehensive Development Zone in order to allow for a phased development consisting of one 21-storey mixed-use tower and two residential towers of 24 and 37-storeys, with a total of 967 residential units and 240 square metres of ground floor commercial space in City Centre.

In addition, the proposal includes a Development Variance Permit to reduce the minimum streamside setback distance for Class A (red-coded) Natural Stream from 30 metres to a minimum of 19.2 metres, measured from top of bank.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing traffic infrastructure, density, transportation, and school capacity.

R. Masson: The delegation spoke on behalf of the applicant and expressed support for the proposal, citing habitat restoration.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the loss of natural area but acknowledged the design, green roof and outdoor amenities.

R. Bernstein, Chris Dikeakos Architects Inc.: The delegation spoke on behalf of the applicant and expressed support for the proposal, citing unique design, enhanced natural area, and tree replacement.

Resident: The delegation expressed support for the proposal.

Written submissions were received as follows:

- S. Singh provided one written submission expressing support for the proposal.
- R. Landale provided one written submission expressing opposition to the proposal citing traffic, roadway infrastructure, traffic lights, transit, density, and classroom space.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21161"**  
**"Surrey Comprehensive Development Zone 181 (CD 181), Bylaw, 2024, No. 21162"**  
**Application No. 7923-0297-00**

CIVIC ADDRESS: 10057 - 137A Street (10055 and 10065 - 137A Street), 10073, 10083, and 10089 - 137A Street; 10054, 10064, 10074, 10080, and 10088 Whalley Boulevard

APPLICANT: Owner: Surrey Central Tower I Holdings Inc.  
(Director Information: K. Dhesi, A. Dhillon, C. Makkar)  
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 16: Downtown Densities for the subject site from 3.5 FAR to 5.5 FAR. The proposal also includes rezoning the same site from Single Family Residential Zone and Duplex Residential Zone to Comprehensive Development Zone in order to allow for one 38-storey mixed-used building and one 33-storey residential building consisting of 747 square metres of ground floor commercial and 822 residential units in City Centre.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing lack of green space, heat dome, traffic volume, density, and tree loss.

Resident and his Realtor: The delegation expressed support for the proposal, citing revitalization for the area.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the tree loss and greenhouse gas reduction potential but acknowledged the outdoor amenity area and green roof on the podium.

R. Berstein, Chris Dikeakos Architects Inc.: The delegation spoke on behalf of the applicant and expressed support for the proposal, citing tree replacement and Advisory Design Panel support.

Written submissions were received as follows:

- R. Landale provided one written submission expressing opposition to the proposal citing density, trees, traffic, noise, parking, road and sidewalk infrastructure, school capacity, and the lack of recreation and park space.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153"**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21154"**  
**Application No. 7923-0179-00**

CIVIC ADDRESS: 17469 – 100 Avenue

APPLICANT: Owners: K. Sahota, I. Sahota  
Agent: Common Ground Consulting Ltd. (Manveer Taggar)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from One-Acre Residential Zone to

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from 7.5 metres to 0.0 metres from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal and spoke to tree loss and proximity to park areas.

- R. Landale provided one written submission expressing opposition to the proposal citing density, trees, proximity to park areas, proximity to recreation facilities, school capacity and traffic.

3. **Environment and Climate Change Committee - November 15, 2023**

(a) It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That the minutes of the Environment and  
Climate Change Committee meeting held on November 15, 2023, be received.  
RES.R24-265 Carried

(b) Bear Creek Park Improvements Project

Item 3. (b) was ruled out of order by the Chair. Staff will be providing a report to Council with recommendations and next steps for the Bear Creek Park Improvement Project. The recommendation was not considered by Council.

#### **D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

#### **E. MAYOR'S REPORT**

##### **1. Proclamations**

File: 0630-02

Councillor Hepner read the following proclamations on behalf of the Mayor:

- (a) Wear Red Canada Day – February 13, 2024
- (b) Heritage Week – February 19-25, 2024
- (c) Black History Month – February 2024

##### **2. Community Updates**

Mayor Locke provided the following updates:

- Mayor Locke thanked the participants of the Integrated Community Safety and Wellbeing Strategy public consultation sessions in held in the Newton and Clayton areas.
- Mayor Locke spoke at the Cloverdale Chamber of Commerce local leaders dinner.
- Mayor Locke, Councillor Bose, and Councillor Annis attended the Year of the Dragon Gala at Bell Performing Arts Centre hosted by White Rock and South Surrey Chinese Society.
- Mayor Locke highlighted the television program Allegiance, which is filmed in Surrey.

- ## F. COUNCILLORS' REPORTS

Councillor Elford reported on the premier of the Allegiance TV show.

## G. CORPORATE REPORTS

**Item No. Ro21**      **Coordinated Works Agreement with BC Hydro**  
**32 Avenue Improvements from 184 Street to 188 Street**  
**File: 1717-058/11**

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

1. Receive Corporate Report Ro21 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 32 Avenue Improvements from 184 Street to 188 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 32 Avenue Improvements from 184 Street to 188 Street project.

RES.R24-266 Carried

**Item No. Ro22      Award of Contract No. 1718-040-11**  
**148 Street Road Improvements between 58 Avenue and 64 Avenue**  
**File: 1718-040/11**

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It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council:

1. Award Contract No. 1718-040-11 to Lafarge Canada Inc. in the amount of \$7,528,710.00 (including GST) for making 148 Street road improvements between 58 Avenue and 64 Avenue;
  2. Set the expenditure authorization limit for Contract No. 1718-040-11 at \$8,280,000.00 (including contingencies and GST); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1718-040-11.
- RES.R24-267 Carried

**Item No. Ro23          Sponsorship Request – Surrey Hospitals Foundation**  
**File: 1850-20**

The General Manager, Finance submitted a report regarding a sponsorship contribution request that has been received from the Surrey Hospitals Foundation to support their 7th Annual Celebration of Care Gala that will be held on Saturday, February 24th, 2024, at the Aria Convention Centre in Surrey.

It was

Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council:

1. Receive Corporate Report Ro23 for information; and
  2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$12,500 to Surrey Hospitals Foundation in support of their 7th Annual Celebration of Care Gala.
- RES.R24-268 Carried

**Item No. Ro24          Recommended Public Art at Edgewood Park**  
**File: 0550-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of Edward Fu-Chen Juan's artwork design at Edgewood Park.

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council:

1. Receive Corporate Report Ro24 for information; and
2. Authorize staff to contract Edward Fu-Chen Juan to complete a public artwork at Edgewood Park, as generally described in the report and attached as Appendix "I".



RES.R24-269

Carried

**Item No. R025          Recommended Public Art for Latimer Park**  
**File: 0550-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of Anja Novkovic's artwork design at Latimer Park.

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council:

1.      Receive Corporate Report R025 for information; and
2.      Authorize staff to contract Anja Novkovic to complete a public artwork at Latimer Park, as generally described in the report and attached as Appendix "I".

RES.R24-270

Carried

**Item No. R026          Award of Contract No. 1220-040-2024-005**  
**Tennis Court Lighting Upgrades at Newton Athletic Park**  
**File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's approval to award Contract No. 1220-040-2024-005 to Boileau Electric and Pole Line Ltd. for the LED upgrades to the tennis court lighting system at Newton Athletic Park.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council:

1.      Receive Corporate Report R026 for information;
2.      Award Contract No. 1220-040-2024-005 to Boileau Electric and Pole Line Ltd. in the amount of \$459,805.50, including GST, for upgrades to the tennis court lighting system at Newton Athletic Park; and
3.      Authorize the General Manager, Parks, Recreation & Culture, to execute Contract No. 1220-040-2024-005 to a maximum of \$505,786.05, including GST and contingency.

RES.R24-271

Carried

**Item No. R027          Award of Contract No. 1220-020-2024-001 for Cloverdale Curling Rink**  
**Floor Replacement**  
**File: 8000-20**

The General Manager, Parks, Recreation & Culture submitted a report to seek Council approval to award Contract No. 1220-020-2024-001 to Reward Construction Ltd. for the Cloverdale Curling Rink Floor Replacement.

It was

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council:

1. Award Contract No. 1220-020-2024-001 to Reward Construction Ltd. in the amount of \$975,660.00 (including GST, Labour and Material Payment Bond, and Performance Bond) for the Cloverdale Curling Rink Floor Replacement project;
2. Set the expenditure authorization limit for Contract No. 1220-020-2024-001 at \$1,073,226.00 (including GST, Bonding, and contingency); and
3. Authorize the General Manager, Corporate Services, or his authorized designate, to execute Contract No. 1220-020-2024-001 and all related change orders.

RES.R24-272

Carried

**Item No. Ro28      Award of Contract No. 1220-020-2024-002 District Energy Transfer Stations  
File: 5522-002**

The General Manager, Engineering submitted a report to seek Council's approval to award an agreement for contractor services to supply, install, and commission district energy transfer stations and interior piping for twelve new buildings in City Centre.

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council:

1. Award Contract No. 1220-020-2024-002 to All-Pro Services in the amount of \$2,842,119.00 (including GST) for construction of 12 District Energy Transfer Stations;
2. Set the expenditure authorization limit for Contract No. 1220-020-2024-002 at \$3,126,500.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2024-002.

RES.R24-273

Carried

## **H. BYLAWS AND PERMITS**

### **BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152"  
7923-0312-00

Owner: Camellia Residence Inc. (Director Information: C. Cantos, H. Chang, M. Lee, X. Zhou)

Agent: DBD Construction (John Ramos)

10928 – 132 Street

To amend Comprehensive Development Bylaw No. 19317 by increasing the allowable commercial floor area from 279 square metres to 302 square metres and adding small-scale drug store as a permitted use on the site.

Council direction received January 29, 2024

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152" pass its third reading.

RES.R24-274

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159"

7923-0234-00

Owner: 1333828 B.C. Ltd. (Director Information: N. Bains, K. Dhamrait, A. Mann)

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

13340 – 112 Avenue; 11151 Bolivar Road; 13307 King George Boulevard

To amend OCP Figure 3: General Land Use Designations and Figure 16: Downtown Densities for the subject site from Multiple Residential to Downtown 3.5.

Council direction received January 29, 2024

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159" pass its third reading.

RES.R24-275

Carried

"Surrey Comprehensive Development Zone 180 (CD 180), Bylaw, 2024, No. 21160"

13340 – 112 Avenue; 11151 Bolivar Road; 13307 King George Boulevard

CHI to CD – To allow for a phased development consisting of one 21-storey mixed use tower and two residential towers of 24 and 37-storeys, with a total of 967 residential units and 240 sq. m of ground floor commercial space in City Centre.

Council direction received January 29, 2024

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That "Surrey Comprehensive Development

Zone 180 (CD 180), Bylaw, 2024, No. 21160" pass its third reading.

RES.R24-276

Carried

Development Variance Permit No. 7923-0234-00  
13340 – 112 Avenue; 11151 Bolivar Road; 13307 King George Boulevard  
To reduce the minimum streamside setback distance for Class A (red-coded) Natural Stream from 30 metres to a minimum of 19.2 metres, measured from top of bank.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance Permit No. 7923-0234-00 and consider issuance of the Permit upon final adoption of the associated bylaws.

RES.R24-277

Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21161"  
7923-0297-00  
Owner: Surrey Central Tower I Holdings Inc. (Director Information: K. Dhesi, A. Dhillon, C. Makkar)  
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)  
10057 - 137A Street (10055 and 10065 - 137A Street), 10073, 10083, and 10089 - 137A Street; 10054, 10064, 10074, 10080, and 10088 Whalley Boulevard  
To amend OCP Figure 16: Downtown Densities for the subject site from 3.5 FAR to 5.5 FAR.

Council direction received January 29, 2024

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21161" pass its third reading.

RES.R24-278

Carried

"Surrey Comprehensive Development Zone 181 (CD 181), Bylaw, 2024, No. 21162"  
10057 - 137A Street (10055 and 10065 - 137A Street), 10073, 10083, and 10089 - 137A Street; 10054, 10064, 10074, 10080, and 10088 Whalley Boulevard  
RF and RM-D to CD - to allow for one 38-storey mixed-used building and one 33-storey residential building consisting of 747 square metres of ground floor commercial and 822 residential units in City Centre.

Council direction received January 29, 2024

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development Zone 181 (CD 181), Bylaw, 2024, No. 21162" pass its third reading.

RES.R24-279

Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153"  
7923-0179-00  
Owners: K. Sahota, I. Sahota  
Agent: Common Ground Consulting Ltd. (Manveer Taggar)  
17469 – 100 Avenue  
To amend OCP Figure 3 General Land Use Designations for the subject site from Suburban to Urban.

Council direction received January 29, 2024

RES.R24-280	It was  2013, No. 18020, Amendment Bylaw, 2024, No. 21153" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Official Community Plan Bylaw, <u>Carried</u>
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"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21154"  
17469 – 100 Avenue  
RA to RF – to subdivide into four single family residential lots.

Council direction received January 29, 2024

RES.R24-281	It was  Amendment Bylaw, 2024, No. 21154" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7923-0179-00  
17469 – 100 Avenue  
To reduce the minimum rear yard setback from 7.5 metres to 0.0 metres from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4.

RES.R24-282	It was  Permit No. 7923-0179-00 and consider issuance of the Permit upon final adoption of the associated bylaws.	Moved by Councillor Annis Seconded by Councillor Hepner That Council support Development Variance <u>Carried</u>
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#### REZONING BYLAW – NO PUBLIC HEARING

5. "Surrey Comprehensive Development Zone 182 (CD 182), Bylaw, 2024, No. 21156"  
7923-0156-00  
Owners: 1416407 B.C. Ltd. (Director Information: G. Villing),  
1361398 B.C. Ltd. (Director Information: H. Dhillon, D. Dhillon, A. Villing)

Agent: Flat Architecture Inc. (Rajinder Warraich)

14465 - 82A Avenue

RA to CD – to develop 10 townhouse units with a portion of the site to be conveyed to the City for riparian area conservation purposes.

Council direction received January 29, 2024

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

RES.R24-283	It was  Zone 182 (CD 182), Bylaw, 2024, No. 21156" pass its first reading.	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development Carried
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The said Bylaw was then read for the second time.

RES.R24-284	It was  Zone 182 (CD 182), Bylaw, 2024, No. 21156" pass its second reading.	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Comprehensive Development Carried
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The said Bylaw was then read for the third time.

RES.R24-285	It was  Zone 182 (CD 182), Bylaw, 2024, No. 21156" pass its third reading.	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Comprehensive Development Carried
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Development Variance Permit No. 7923-0156-00

14465 - 82A Avenue

To reduce the minimum setback distance for a Class A (red-coded) stream from top of bank from 30 metres to 16.1 metres.

RES.R24-286	It was  Permit No. 7923-0156-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Bose Seconded by Councillor Hepner That Council support Development Variance Carried
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6. "Surrey Comprehensive Development Zone 179 (CD 179), Bylaw, 2024, No. 21157" 7923-0185-00

Owners: J. Cheng, Zenterra City Centre Ltd. (Director Information: M. Gill, R. Johal)  
Agent: Zenterra Developments (Kevin Anderson)  
10068, 10078, 10088 and 10098 - 133 Street; Portion of 133 Street road allowance  
RF to CD - to develop a 6-storey residential building, containing 98 market strata  
dwelling units, over 2 levels of underground parking in City Centre.

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

Council direction received January 29, 2024

RES.R24-287	It was  Zone 179 (CD 179), Bylaw, 2024, No. 21157" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Comprehensive Development <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-288	It was  Zone 179 (CD 179), Bylaw, 2024, No. 21157" pass its second reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Comprehensive Development <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-289	It was  Zone 179 (CD 179), Bylaw, 2024, No. 21157" pass its third reading.	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Comprehensive Development <u>Carried</u>
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"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21158"  
10068, 10078, 10088 and 10098 - 133 Street; Portion of 133 Street road allowance  
RF to RF-10 – to create a remnant lot.

Council direction received January 29, 2024

RES.R24-290	It was  Amendment Bylaw, 2024, No. 21158" pass its first reading.	Moved by Councillor Bose Seconded by Councillor Annis 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.

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21158" pass its second reading.  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21158" pass its third reading.  
Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7923-0185-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaws.  
Carried

"Surrey Comprehensive Development Zone 178 (CD 178), Bylaw, 2024, No. 21155"  
7923-0137-00  
Owner: 1390723 B.C. Ltd. (Director Information: H. Dhillon, D. Dhillon, A. Villing)  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
13688 and 13698 Grosvenor Road; 13726 Larner Road  
RF to CD – to develop a 6-storey residential apartment building.

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 178 (CD 178), Bylaw, 2024, No. 21155" pass its first reading.  
Carried

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It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 178 (CD 178), Bylaw, 2024, No. 21155" pass its second reading.  
RES.R24-295 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 178 (CD 178), Bylaw, 2024, No. 21155" pass its third reading.  
RES.R24-296 Carried

## PERMITS

Councillor Kooner declared a conflict of interest and left the meeting at 8:21 pm.

8. Development Variance Permit No. 7923-0334-00  
Owner: Satnam Education Society of British Columbia (Director Information: J. Bhullar, G. Brar, H. Gill, J. Jatti, K. Kochar, H. Malik, R. Malik, S. Sandhu)  
Agent: Jassal Signs Ltd. (Harjinder Jassal)  
6933 - 124 Street  
To increase the maximum height of a free-standing sign from 4.5 metres to 4.86 metres;  
and to increase the maximum area of a free-standing sign from 4.5 square metres to 6.9 square metres in order to allow a free-standing, one-sided electronic message board sign for the Khalsa Elementary School.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council authorize the issuance of  
Development Variance Permit No. 7923-0334-00.  
RES.R24-297 Carried by members remaining

Councillor Kooner rejoined meeting at 8:23 pm.

9. Development Variance Permit No. 7920-0042-00  
Owner: Animus Business Corp. (Director Information: D. Kratzenberg)  
Agent: Asetra Development (Wes Harder)  
17893 - 64 Avenue  
To reduce the minimum front (south) yard setback from 7.5 metres to 4.5 metres to the principal building face in order to permit the development of a multi-unit industrial building.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7920-0042-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-298 Carried

10. Development Variance Permit No. 7923-0198-00  
Owner: R. Lidder  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
3548 and 3558 - 155A Street  
To reduce the minimum lot width from 24 metres to 23.5 metres for proposed Lot 2 and 21.3 metres for proposed Lot 3 in order to allow subdivision into 3 Lots.

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

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7923-0198-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-299 Carried

## FINAL ADOPTIONS

11. "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

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey 2024 – 2028 Sewer Operating  
Financial Plan Bylaw, 2024, No. 21139" be finally adopted.

RES.R24-300 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.

Approved by Council: January 29, 2024

Corporate Report Item No. 2024-F001

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey 2024 – 2028 Drainage

Operating Financial Plan Bylaw, 2024, No. 21140" be finally adopted.

RES.R24-301

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.

Approved by Council: January 29, 2024

Corporate Report Item No. 2024-F001

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey 2024 – 2028 Solid Waste Operating

Financial Plan Bylaw, 2024, No. 21141" be finally adopted.

RES.R24-302

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.

Approved by Council: January 29, 2024

Corporate Report Item No. 2024-F001

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That "Surrey 2024 – 2028 Water Operating

Financial Plan Bylaw, 2024, No. 21142" be finally adopted.

RES.R24-303

Carried

"Surrey 2024 – 2028 District Energy Operating Financial Plan Bylaw, 2024, No. 21143"  
3900-20-21143 – Council Initiative

A bylaw to provide for the adoption of the Surrey 2024 – 2028 District Energy Operating 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" be finally adopted.  
Carried

"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 1661, 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.

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Sanitary Sewer Regulation and  
Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147" be finally adopted.  
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

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Stormwater Drainage  
Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024,  
No. 21148" be finally adopted.  
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.

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

RES.R24-310 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Waste Management Regulations and  
Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149" be finally adopted.  
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.

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

RES.R24-311	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" be finally adopted.
		<u>Carried</u>

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21151"  
3900-20-21151 – Regulatory Text Amendment  
A bylaw to amend Schedule M for adjustments to Electric Vehicle Charging Fees as  
approved in the 2024 – 2028 Financial Plan.

Approved by Council: January 29, 2024  
Corporate Report Item No. 2024-F001

RES.R24-312	It was	Moved by Councillor Kooner
		Seconded by Councillor Hepner
		That "Surrey Fee-Setting By-law, 2001,
	No. 14577, Amendment Bylaw, 2024, No. 21151" be finally adopted.	<u>Carried</u>

## I. CLERK'S REPORT

## 1. Delegation Requests

(a) **Dr. Waqas Cheema, CEO & Climate Scientist**  
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation proposing a climate initiative for the City of Surrey to become a leader in zero waste.

RES.R24-313

It was	Moved by Councillor Kooner
	Seconded by Councillor Bose
	That Dr. Waqas Cheema, CEO & Climate Scientist,
be heard as a delegation at the	Environment and Climate Change Committee.
	<u>Carried</u>

(b) **Daljit Gill-Badesha, Executive Director and Harman Pandher**  
**South Asian Community Hub BC (SACH BC)**  
 File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding the history of SACH BC, services provided, and future plans.

It was	Moved by Councillor
	Seconded by Councillor
	That Daljit Gill-Badesha, Executive Director
and Harman Pandher, South Asian Community Hub BC (SACH BC) be	
heard as a delegation at a Council-in-Committee meeting.	
RES.R24-314	<u>Carried</u>

## 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 Hepner  
That the February 12, 2024 Regular Council -  
Public Hearing meeting be adjourned.  
RES.R24-315 Carried

The Regular Council - Public Hearing meeting adjourned at 8:33 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke