

Regular Council – Public Hearing Minutes

1E – Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, FEBRUARY 26, 2024
Time: 7:06 p.m.

Present:

Chairperson – Acting Mayor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Mayor Locke

Staff Present:

Acting City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
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

Acting Mayor Annis assumed the role of the Chair and stated that Mayor Locke is not in attendance this evening as she is away on City business. Acting Mayor Annis also advised that alternative arrangements are in place for public attendance tonight due to the disruptions that have taken place in Council Chambers.

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

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That the agenda of the February 26, 2024,
Regular Council Public Hearing meeting be adopted.
RES.R24-361 Carried

2. Adoption of the Minutes**a. Regular Council - Land Use – February 12, 2024**

It was Moved by Councillor Hepner
Seconded by Councillor Nagra
That the minutes of the Regular Council –
Land Use meeting held on February 12, 2024, be adopted.
RES.R24-362 Carried

b. Regular Council - Public Hearing – February 12, 2024

RES.R24-363 It was Moved by Councillor Bose
Seconded by Councillor Nagra
That the minutes of the Regular Council -
Public Hearing meeting held on February 12, 2024, be adopted.
Carried

B. DELEGATIONS - PUBLIC HEARING**1. Planning Report - Application No. 7922-0035-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21165"**

CIVIC ADDRESS: 19054 – 80 Avenue

APPLICANT: Owner: G. Grewal
Agent: G. Grewal

PURPOSE: The applicant is requesting to rezone a portion of the
subject site from Intensive Agriculture Zone to Assembly
Hall 2 Zone in order to develop a future place of worship.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing green infrastructure, corridor designation, steep slopes, septic tank location, tree removal, and transportation.

R. Maynard, Clayton/Port Kells: The delegation expressed opposition to the proposal, citing the road hill, speed limit, sewage, septic field, parking lot, fish habitat, and noise.

S. Naguib, Newton: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:20 p.m. and reconvened at 7:23 p.m.

M. Sekhan, Bear Creek/Green Timber: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:25 p.m. and reconvened at 7:27 p.m.

B. Quennell, Clayton: The delegation expressed concerns to the proposal, citing traffic volume, mail delivery, truck traffic and parking, neighbourhood concept plan, and detention pond.

Surrey Resident: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:32 p.m. and reconvened at 7:33 p.m.

T. Rahman, Panorama: The delegation expressed support for the proposal.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal and spoke to tree removal, and biodiversity conservation.

Surrey Resident: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:39 p.m. and reconvened at 7:44 p.m.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing green infrastructure, barn owls, wrong location for septic tanks, trees and traffic.
- C. Molnar expressing opposition for the proposal citing character of neighbourhood, peace and quiet.
- L. Quennell expressing concerns for the proposal citing, no North Clayton Land Use Plan, traffic, safety, heritage of the area and character of neighbourhood.
- E. Hunt expressing opposition for the proposal citing absence of NCP, secured school sites, municipal servicing, and vehicle traffic controls.

2. **Planning Report - Application No. 7923-0090-00**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170"

"Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171"

CIVIC ADDRESS: 7880 – 128 Street

APPLICANT: Owner: 0850795 B.C. Ltd. (Director Information: L. Brar, G. Brar, R. Khaira, J. Khaira)
Agent: L. Kwan

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations and Figure 42: Major Employment Areas for the subject site from Industrial to Mixed Employment and to amend Table 7a: Land Use Designation Exceptions to allow a FAR of up to 2.00. The proposal also includes rezoning the same site from Light Impact Industrial Zone to Comprehensive Development Zone in order to develop three commercial buildings and a childcare building.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing traffic volume, safety, and parking.

E. Burnham, City Centre: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:50 p.m. and reconvened at 7:51 p.m.

K. Kaur, Newton: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

The meeting was recessed at 7:52 p.m. and reconvened at 7:54 p.m.

Applicant: The delegation expressed support for the proposal citing South Asian community hub, and additional office and retail space.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal and spoke to tree removal, industrial lands, biodiversity, flat roofs, and parks.

M. Singh, ParaMorph Architecture: The delegation expressed support for the proposal citing additional retail and office space, business growth opportunities, plaza and green roof terraces.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing traffic and parking.
- N. Mah expressing support for the proposal.
- M. Thakur expressing support for the proposal.
- S. Hans expressing support for the proposal.
- H. Grewal expressing support for the proposal.

**3. Planning Report - Application No. 7920-0233-00
"Surrey Comprehensive Development Zone 183 (CD 183), Bylaw, 2024, No. 21169"**

CIVIC ADDRESS: 10261 and 10275 City Parkway

APPLICANT: Owner: City of Surrey
Agent: Surrey City Development Corporation (SCDC)
(Michael Heeney)

PURPOSE: The applicant is requesting to rezone the subject site from Comprehensive Development Zone (CD By-law No. 13882 and 20195) to a new Comprehensive Development Zone in order to allow for additional density, incorporate an additional lot in the proposal, and accommodate design changes to a previously supported phased development of two high-rise office towers, ground-oriented commercial retail units and a public plaza.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing transit, and the official community plan.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal and spoke to trees.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing quality of living space, and clean open aired spaces.

C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee – January 9, 2024

RES.R24-364	It was Food Policy Committee meeting held on January 9, 2024, be received.	Moved by Councillor Bose Seconded by Councillor Hepner That the minutes of the Agricultural and <u>Carried</u>
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2. Environment and Climate Change Committee – January 10, 2024

RES.R24-365	It was Climate Change Committee meeting held on January 10, 2024, be received.	Moved by Councillor Bose Seconded by Councillor Hepner That the minutes of the Environment and <u>Carried</u>
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3. Arts and Culture Advisory Committee – January 16, 2024

RES.R24-366	It was Advisory Committee meeting held on January 16, 2024, be received.	Moved by Councillor Kooner Seconded by Councillor Stutt That the minutes of the Arts and Culture <u>Carried</u>
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4. Parks, Recreation and Sport Tourism Committee - February 7, 2024

Council is requested to consider the following recommendation of the February 7, 2024 Parks, Recreation and Sport Tourism Committee meeting in advance of receiving the minutes:

2024-2025 Fees & Charges – Admissions, Passes and Rentals

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council:

1. Receive the 2024-2025 Fees and Charges – Admissions, Passes and Rentals report dated January 26, 2024 for information (Appendix I);
2. Approve an overall 3.5% change to the PRC's Fees and Charges with the exceptions as generally described in the report and attached as Appendix "I";
3. Approve the recommendations of the report; and
4. Direct staff to update the existing Surrey Parks, Recreation & Culture Fee-Setting By-law, 2004, No. 15391.

RES.R24-367

Carried

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission - November 7, 2023

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the minutes of the Surrey Heritage

Advisory Commission meeting held on November 7, 2023, be received.

RES.R24-368

Carried

E. MAYOR'S REPORT

1. Community Updates

Acting Mayor Annis provided the following updates on behalf of Mayor Locke:

- Mayor Locke took part in a panel with Vancouver Mayor, Ken Sim and Burnaby Mayor, Mike Hurley at the Buildex business forum.
- Mayor Locke provided the State of the City, forecasting that Surrey is expected to be the first City in British Columbia to reach one million people by the year 2042.
- Mayor Locke provided comments on the recently released 2024 Provincial Budget and highlighted the need for a new hospital and a second tower at Surrey Memorial Hospital as well as additional transit infrastructure to address overcrowded buses, and neighbourhoods without bus service.
- Mayor Locke extended a thank you to everyone who attended the Surrey Hospital Foundation's Annual Celebration of Care Gala. It was a successful event with the support and generosity of the people of Surrey.

2. Approve from the Council Initiatives Fund, a funding contribution of \$5,000 in support of Immigrant Link Centre Society.

RES.R24-370

Carried

**Item No. R031 Council Initiatives Funding Request – Princess Margaret
Secondary School – LeoCraft Design Team
File: 1850-20**

The General Manager, Finance submitted a report regarding a sponsorship contribution request received from Princess Margaret Secondary School's LeoCraft Design Team that will be participating in the 2024 Human Exploration Rover Challenge taking place in April.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R031 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$15,000 to Princess Margaret Secondary School's LeoCraft Design Team.

RES.R24-371

Carried

**Item No. R032 2024 Development Cost Charge Bylaw
File: 5260-07; 3150-01**

Note: See Item H.15 Bylaw in the H Section.

The General Manager, Engineering, General Manager, Parks, Recreation & Culture, and General Manager, Planning & Development submitted a report to have the 2024 *Development Cost Charge Bylaw* (DCC) brought forward for the required readings. Staff also seek authorization from Council to submit the DCC Bylaw for Provincial approval prior to its final adoption by Council.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R032 for information;
2. Authorize the City Clerk to bring forward for First, Second and Third Reading the 2024 *Development Cost Charge Bylaw*, attached to the report as Appendix "I";
3. Authorize staff to forward the 2024 Development Cost Charge Bylaw to the Provincial Inspector of Municipalities for approval and to grant the City approval to enact the *Development Cost Charge Bylaw* ("Provincial approval"); and
4. Upon Provincial approval, authorize the City Clerk to bring forward the 2024 *Development Cost Charge Bylaw* for Final Adoption, as required.

RES.R24-372

Carried

Item No. R033 Award of Contract No. 1220-030-2023-015 – Supply, Delivery, and Installation of UrbanScreen, Surrey Civic Centre
File: 0550-20

The General Manager, Parks Recreation & Culture submitted a report to seek Council's approval to award a Contract No. 1220-030-2023-015 to ShowTech AVL for the supply, delivery, and installation of UrbanScreen in Surrey Civic Plaza.

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

1. Receive Corporate Report R033 for information;
2. Award Contract No. 1220-030-2023-015 to ShowTech AVL in the amount of up to \$1,043,833.54 including GST, for the supply, delivery, and installation of UrbanScreen in Surrey Civic Centre;
3. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-030-2023-015 to the maximum of \$1,050,000.00, including GST and contingency.

RES.R24-373

Carried

Item No. R034 2024 Public Art Banners
File: 0550-01

The General Manager, Parks, Recreation & Culture submitted a report to provide Council with information on the 2024 Public Art Street Banner Project and to obtain Council approval to contract Puneet Datewas and Andrew Talbot to complete the design. The banners are to be installed on approximately 100 street poles near significant cultural destinations in Surrey.

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

1. Receive Corporate Report R034 for information; and
2. Authorize staff to contract Puneet Datewas and Andrew Talbot to complete the design for the 2024 Public Art Street Banners as generally described in the report and attached as Appendix "I".

RES.R24-374

Carried

Item No. R035 Recommendation for 2024 Cultural Grant Program
File: 0550-20

The General Manager, Parks, Recreation & Culture, and General Manager, Finance Department submitted a report to obtain Council's approval for the issuance of 78 Cultural Grants, 10 Surrey Civic Theatres rental subsidies recommended for 2024 under the Cultural Grants Program Guidelines and to report out on the supplemental grants awarded in 2023.

It was

Moved by Councillor Bose
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R035 for information; and
2. Approve in accordance with the Surrey Cultural Grants Program (Appendix "I") 78 Cultural Grants and 10 Surrey Civic Theatres rental subsidies totaling \$581,205 for 2024, pending Council approval of the forthcoming 2024-2028 General Operating Financial Plan.

RES.R24-375

Carried

Item No. R036 2024 Community Emergency Preparedness Fund - Disaster Risk
Reduction – Climate Adaptation Program Intake
File: 5225-23

The General Manager, Engineering submitted a report to obtain Council endorsement of the 60 Avenue drainage pump station project and submit an application for funding to the Province of British Columbia's 2024 Community Emergency Preparedness Fund - Disaster Risk Reduction – Climate Adaptation program intake.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R036 for information;
2. Endorse the 60 Ave drainage pump station project and direct staff to submit an application to the 2024 Community Emergency Preparedness Fund - Disaster Risk Reduction – Climate Adaptation program intake which is due on March 28, 2024; and
3. Authorize the Mayor and City Clerk to execute the related funding agreement with the Province of British Columbia for the aforementioned project, should it be approved for funding.

RES.R24-376

Carried

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

1. Planning Report – Application No. 7922-0035-00
19054 - 80 Avenue

Owner: G. Grewal
Agent: G. Grewal

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21165"
A-2 to PA-2 – to develop a future place of worship.

It was Moved by Councillor Kooner
Seconded by Councillor Elford
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21165" pass its third reading.
RES.R24-379 Carried
2. Planning Report – Application No. 7923-0090-00
7880 - 128 Street

Owner: o850795 B.C. Ltd. (Director Information: L. Brar, G. Brar, R. Khaira, J. Khaira)
Agent: L. Kwan

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2024, No. 21170"
To amend OCP Figure 3: General Land Use Designations and Figure 42: Major
Employment Areas from Industrial to Mixed Employment and to amend Table 7a:
Land Use Designation Exceptions to allow a FAR of up to 2.00.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its third reading.
RES.R24-380 Carried

"Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171"
IL to CD – to develop three commercial buildings and a child care building.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its third reading.
RES.R24-381 Carried

3. Planning Report – Application No. 7920-0233-00
10261 and 10275 City Parkway

Owner: City of Surrey

Agent: Surrey City Development Corporation (SCDC) (Michael Heeney)

"Surrey Comprehensive Development Zone 183 (CD 183), Bylaw, 2024, No. 21169"
CD (CD By-law No. 13882 and 20195) to CD – to allow for additional density,
incorporate an additional lot in the proposal, and accommodate design changes to
a previously supported phased development of two high-rise office towers,
ground-oriented commercial retail units and a public plaza.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That "Surrey Comprehensive Development

Zone 183 (CD 183), Bylaw, 2024, No. 21169" pass its third reading.

RES.R24-382

Carried

Councillor Bose and Councillor Stutt declared a conflict of interest and left the meeting at 8:31 p.m.

REZONING BYLAW – NO PUBLIC HEARING

4. Planning Report – Application No. 7923-0372-00
13738 Central Avenue (10250 Whalley Boulevard)

Owner: Anthem Surrey Centre 2 Developments Ltd. (Director Information: E. Carlson)

Agent: Anthem Properties Group Ltd. (Alexander Wright)

One piece of correspondence expressing opposition was received prior to the
printing of this agenda.

"Surrey Comprehensive Development Zone 47 (CD 47), Bylaw, 2022, No. 20589,
Amendment Bylaw, 2024, No. 21163"

To amend Comprehensive Development Bylaw No. 20589 to allow for an increase in
density from 5.7 to 5.8 FAR to accommodate additional floor area for a previously
approved development of a 31-storey mixed-use tower with ground floor
commercial space and one single-storey stand-alone commercial building.

It was

Moved by Councillor Nagra

Seconded by Councillor Hepner

That "Surrey Comprehensive Development

Zone 47 (CD 47), Bylaw, 2022, No. 20589, Amendment Bylaw, 2024, No. 21163" pass
its first reading.

RES.R24-383

Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Nagra
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 47 (CD 47), Bylaw, 2022, No. 20589, Amendment Bylaw, 2024, No. 21163" pass
its second reading.
RES.R24-384 Carried by members remaining

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Elford
That "Surrey Comprehensive Development
Zone 47 (CD 47), Bylaw, 2022, No. 20589, Amendment Bylaw, 2024, No. 21163" pass
its third reading.
RES.R24-385 Carried by members remaining

Councillor Bose and Councillor Stutt rejoined the meeting at 8:32 p.m.

5. Planning Report – Application No. 7923-0030-00
9331 Bothwell Drive

Owners: R. Chen, J. Chen
Agent: Hub Engineering Inc. (Mike Kompter)

One piece of correspondence expressing opposition was received prior to the
printing of this agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21166"
A-1 to RF-13 – to subdivide into twenty-one single family residential lots.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21166" pass its first reading.
RES.R24-386 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21166" pass its second reading.
RES.R24-387 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Elford
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21166" pass its third reading.
RES.R24-388 Carried

Development Variance Permit No. 7923-0030-00
To reduce the minimum Type II - Interior lot width from 13.4 metres to 12.5 metres
for proposed Lot 10; to reduce the minimum Type II – Interior lot depth from
24 metres to 22 metres for proposed Lots 6-7, 9-10, and 13-14; and to permit a front
access, side-by-side double garage on a lot less than 13.4 metres in width for
proposed Lot 10.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7923-0030-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R24-389 Carried

6. Planning Report – Application No. 7922-0361-00
15336, 15346, 15356, and 15360 – 101A Avenue; Portion of unopened lane

Owner: Youngearth Developments (Guildford Citti) Ltd. (Director Information: M. Iyer,
P. Janghu, S. Jhanghu, R. Saini)
Agent: ParaMorph Architecture Inc. (Manpreet Singh)

Two pieces of correspondence expressing opposition, nine pieces of
correspondence expressing support, and two pieces of correspondence expressing
concern was received for this proposal.

"Surrey Comprehensive Development Zone 185 (CD 185), Bylaw, 2024, No. 21167"
RA to CD – to develop a 5-storey apartment building with approximately 101 dwelling
units and underground parking on a consolidated site in Guildford.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 185 (CD 185), Bylaw, 2024, No. 21167" pass its first reading.
RES.R24-390 Carried

The said Bylaw was then read for the second time.

RES.R24-391	It was	Moved by Councillor Hepner
		Seconded by Councillor Bose
		That "Surrey Comprehensive Development
	Zone 185 (CD 185), Bylaw, 2024, No. 21167" pass its second reading.	<u>Carried</u>

The said Bylaw was then read for the third time.

It was	Moved by Councillor Hepner
	Seconded by Councillor Bose
	That "Surrey Comprehensive Development
Zone 185 (CD 185), Bylaw, 2024, No. 21167" pass its third reading.	
RES.R24-392	<u>Carried</u>

7. Planning Report – Application No. 7923-0070-00
10610 Salisbury Drive

Owners: S. Bajwa, 1289727 B.C. Ltd. (Director Information: A. Bajwa, M. Dhare, Z. Dhare, Z. Dhare), Bismillah Construction Inc. (Director Information: A. Bhangu, Z. Khan), Dhannu Homes Ltd. (Director Information: B. Dhannu), A-1 Ideal Homes Inc. (Director Information: A. Bajwa, S. Bajwa, A. Bajwa)
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21164"
RA to RQ – to subdivide into 2 single family residential lots.

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21164" pass its first reading.	
RES.R24-393	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
Amendment Bylaw, 2024, No. 21164"	That "Surrey Zoning By-law, 1993, No. 12000,
RES.R24-394	pass its second reading.
	<u>Carried</u>

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Nagra
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21164" pass its third reading.
RES.R24-395 Carried

8. Planning Report – Application No. 7924-0006-00
19330 Fairway Drive (6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)

Owner: 192nd Street Development Ltd. (Director Information: S. Rai)
Agent: RBI Group of Companies (Trevor Massey)

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

"Surrey Comprehensive Development Zone 184 (CD 184), Bylaw, 2024, No. 21168"
CD (Bylaw No. 20151) to CD – to subdivide from 1 lot into 3 lots within a previously
approved low-rise apartment and ground-oriented townhouse development.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 184 (CD 184), Bylaw, 2024, No. 21168" pass its first reading.
RES.R24-396 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 184 (CD 184), Bylaw, 2024, No. 21168" pass its second reading.
RES.R24-397 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 184 (CD 184), Bylaw, 2024, No. 21168" pass its third reading.
RES.R24-398 Carried

PERMITS

9. Planning Report – Application No. 7921-0090-01
10055 and 10077 - 133 Street; 13277 - 100A Avenue

Owner: Zenterra City Centre Ltd. (Director Information: M. Gill, R. Johal)
Agent: Integra Architecture Inc. (Steve Watt)

One piece of correspondence expressing opposition was received prior to the printing of this agenda.

Development Variance Permit No. 7921-0090-01

To reduce the minimum number of off-street parking spaces for multiple unit residential dwellings in City Centre from 0.9 parking spaces per dwelling unit to 0.37 parking spaces per dwelling unit and from 0.1 visitor parking spaces per dwelling unit to 0.05 visitor parking spaces per dwelling unit in order to vary the off-street parking requirements for a proposed 6-storey apartment building.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7921-0090-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-399

Carried

10. Planning Report – Application No. 7921-0282-00
10187 - 173 Street

Owners: L. Zhang, C. Li

Agent: Hub Engineering Inc. (Mike Kompter)

One piece of correspondence expressing opposition was received prior to the printing of this agenda.

Amended Development Variance Permit No. 7921-0282-00

To reduce the minimum lot width from 15 metres to 13.5 metres for proposed lot 2; to reduce the minimum north side yard setback for proposed lot 3 from 2.4 metres to 1.8 metres to the principal building; to reduce the minimum east front yard setback for proposed lot 3 from 7.5 metres to 7.4 metres to the principal building; and to reduce the minimum lot width from 24 metres to 23.4 metres for proposed lot 3 in order to subdivided into 1 suburban and four urban single-family residential lots.

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That Council support Amended Development

Variance Permit No. 7921-0282-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw and OCP amendment Bylaw.

RES.R24-400

Carried

11. Planning Report – Application No. 7923-0175-00
10354 - 120 Street

Owner: 12033333 Holdings Ltd. (Director Information: W. Chen, X. Wei)
Agent: McElhanney Ltd. (Prabhjot Singh Sran)

One piece of correspondence expressing opposition was received prior to the printing of this agenda.

Temporary Use Permit No. 7923-0175-00

To permit the temporary use of the site for truck parking for a period not to exceed three years.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That Council support Temporary Use Permit

No. 7923-0175-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-401

Carried

FINAL ADOPTIONS

12. "Newton Business Improvement Area Bylaw, 2024, No. 21043"
3900-20-21043 – Council Initiative

A Bylaw to renew the Newton Business Improvement Area for four-year term from 2024 to 2028. The purpose of the Business Improvement Area is to assist local property owners to upgrade and promote a local business district to improve its economic viability.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R038. Bylaw No. 21043 is therefore in order for Final Adoption.

Council direction received November 20, 2023

Corporate Report Item No. 2023-R201

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Newton Business Improvement Area

Bylaw, 2024, No. 21043" be finally adopted.

RES.R24-402

Carried

INTRODUCTIONS

13. "A Bylaw to Repeal The Launching Pad Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal Bylaw, 2024 No. 21172"
3900-20-21172 – Council Initiative
A Bylaw to repeal Housing Agreement Bylaw 20392 at 984 – 160 Street.

* See memorandum dated February 1, 2024.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "A Bylaw to Repeal The Launching Pad
Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal
Bylaw, 2024 No. 21172" pass its first reading.

RES.R24-403

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "A Bylaw to Repeal The Launching Pad
Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal
Bylaw, 2024 No. 21172" pass its second reading.

RES.R24-404

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "A Bylaw to Repeal The Launching Pad
Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal
Bylaw, 2024 No. 21172" pass its third reading.

RES.R24-405

Carried

14. "A Bylaw to Repeal A Better Place Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173"
3900-20-21173 – Council Initiative
A Bylaw to repeal Housing Agreement Bylaw 20432 at 9885 – 138 Street.

* See memorandum dated February 1, 2024.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "A Bylaw to Repeal A Better Place
Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173" pass its
first reading.

RES.R24-406

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "A Bylaw to Repeal A Better Place
Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173" pass its
second reading.
RES.R24-407 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "A Bylaw to Repeal A Better Place
Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173" pass its
third reading.
RES.R24-408 Carried

15. "Surrey Development Cost Charge Bylaw, 2024, No. 21174"
3900-20-21174– New Regulatory DCC
A new regulatory bylaw to impose Development Cost Charges (DCC) to assist the
City in paying the capital cost of providing sewage, water, drainage and highway
facilities as well as park land acquisition and improvements, for new subdivisions
and the construction or alteration of buildings. This bylaw introduces DCC waivers
for eligible developments and will also repeal Bylaw No. 20865.

Approved by Council: to be approved.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R032. Bylaw No. 21174 is therefore in order for consideration.

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That "Surrey Development Cost Charge
Bylaw, 2024, No. 21174" pass its first reading.
RES.R24-409 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Development Cost Charge
Bylaw, 2024, No. 21174" pass its second reading.
RES.R24-410 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Development Cost Charge
Bylaw, 2024, No. 21174" pass its third reading.
RES.R24-411 Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Diana Stephenson, Senior Vice-President, Customer and Corporate Affairs, Maureen Daschuk, Executive Vice-President, Integrated Planning, and Sabrina Locicero, Community Relations Manager BC Hydro**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an update on BC Hydro's Electrification Plan and Capital Plan for the City of Surrey.

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That Diana Stephenson, Senior Vice-President, Customer and Corporate Affairs, Maureen Daschuk, Executive Vice-President, Integrated Planning, and Sabrina Locicero, Community Relations Manager, of BC Hydro be heard as a delegation at a Council-in-Committee meeting.
RES.R24-412 Carried

2. Animal Control Officer Appointment File: 2770-01

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
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 Amy Lisikiewicz and Frederic Fabre are 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.R24-413 Carried

3. 2024 Council Meeting Schedule – Amendment to Hold Electronic Meetings
File: 0550-20-01

Council was requested to amend the 2024 Council Meeting Schedule to hold electronic meetings.

It was

Moved by Councillor Kooner
Seconded by Councillor Nagra
That:

1. Council amend the 2024 Council Meeting Schedule to hold all meetings listed on the 2024 Council Meeting Schedule electronically, effective April 8, 2024;
2. Public Hearing meetings be scheduled electronically; and
3. Staff be directed to schedule the upcoming Finance Committee meeting electronically.

Before the motion was put, Councillor Bose made the following motion:

It was

Moved by Councillor Bose
Seconded by Councillor Kooner
That Council defer consideration of moving
to an electronic format for Council meetings, public hearings and the Finance
Committee meeting until additional information is received.

RES.R24-414

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 Stutt
That the February 26, 2024 Regular Council -

Public Hearing meeting be adjourned.

RES.R24-415

Carried

The Regular Council - Public Hearing meeting adjourned at 8:54 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Acting Mayor Linda Annis