
Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Director, Strategic Initiatives & Corporate Reporting
City Solicitor
Chief Development Approvals Officer
Director, Development Planning

Mayor Locke 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 Bains
Seconded by Councillor Kooner
That:

1. The agenda of the March 11, 2024 Regular Council Public Hearing meeting be amended by:
 - a. Removing Corporate Report R045 Alternative Public Notice – Transition to New Methods of Public Notice;
 - b. Adding Item K.1 Infrastructure Investment under Other Business;
and
2. The agenda be adopted as amended.

RES.R24-458

Carried

2. Adoption of the Minutes**a. Council-in-Committee – February 26, 2024**

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That the minutes of the

Council-in-Committee meeting held on February 26, 2024, be received.

RES.R24-459

Carried

b. Regular Council - Land Use – February 26, 2024

RES.R24-460	<p>It was</p> <p>Land Use meeting held on February 26, 2024, be adopted.</p>	<p>Moved by Councillor Bains Seconded by Councillor Stutt That the minutes of the Regular Council – <u>Carried</u></p>
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c. Regular Council - Public Hearing – February 26, 2024

RES.R24-461	<p>It was</p> <p>Public Hearing meeting held on February 26, 2024, be adopted.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Annis That the minutes of the Regular Council - <u>Carried</u></p>
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B. DELEGATIONS - PUBLIC HEARING

- 1. Planning Report – Application No. 7923-0115-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179"
"Surrey Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180"

CIVIC ADDRESS: 18742 and 18758 – 72 Avenue

APPLICANT: Owner: Square Nine Clayton Development Ltd.
 (Director Information: M. Sharma)
 Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations from Commercial to Multiple Residential, to amend OCP Figure 42: Major Employment Areas by removing the Commercial designation, and to amend OCP Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.5 FAR Gross for the subject site. The proposal also includes rezoning the same site from One-Acre Residential Zone to Comprehensive Development in order to develop one 6-storey mixed-use building and one 6-storey residential apartment building, including 1,389 square metres of ground floor commercial and 213 residential units in West Clayton.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal, citing mature tree loss and traffic.

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 7:15 p.m. and reconvened at 7:17 p.m.

D. Jack, Surrey Environmental Partners: The delegation expressed concern to the proposal, citing tree loss, proximity to natural area, wildlife, and amenities.

Member of the Public: 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 7:23 p.m. and reconvened at 7:25 p.m.

Member of the Public: 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.

Member of the Public: 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 7:28 p.m. and reconvened at 7:29 p.m.

Member of the Public: 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 7:30 p.m. and reconvened at 7:31 p.m.

Member of the Public: 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 7:33 p.m. and reconvened at 7:34 p.m.

Written submissions were received as follows:

- R. Landale expressing opposition to the proposal citing trees and traffic.
- C. Pighin expressing opposition to the proposal citing parking, density, lack of services, and transportation.

2. **Planning Report – Application No. 7922-0344-00**
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178"

CIVIC ADDRESS: 13479 – 77 Avenue

APPLICANT: Owner: 0962723 B.C. Ltd. (Director Information: B. Aujla, G. Basra, R. Bath, J. Gill, A. Kalsi, H. Nijjar, A. Sekhon, M. Sandhu, R. Takhar, M. Takhar)
Agent: David Eaton Architect Inc. (Piyush Verma)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 19668 for the subject site in order to increase the permitted number of child care spaces from 20 to 100 and number of school classrooms from 32 to 37.

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

R. Landale, Fleetwood: The delegation expressed support to the proposal in general but concern for the lack of tree shading.

D. Jack, Surrey Environmental Partners: The delegation expressed concern to the proposal, citing lack of tree shading.

C. Azozama expressed their support to the proposal but did not wish to speak.

Written submissions were received as follows:

- R. Landale expressing support to the proposal.
- L. MacFarlane-Varga expressing concern to the proposal citing rental increase, pressure, intimidation, and affordability.

C. COMMITTEE REPORTS

1. Public Safety Committee – January 24, 2024

It was	Moved by Councillor Stutt
	Seconded by Councillor Kooner
	That the minutes of the Public Safety Committee
meeting held on January 24, 2024, be received.	
RES.R24-462	<u>Carried</u>

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

1. Community Updates

Mayor Locke provided the following updates:

- Mayor Locke attended the Paul Bennet U11 Hockey Tournament at Surrey Sports and Leisure Centre. She expressed appreciation for Cloverdale Minor Hockey Association for holding the event.
- Surrey Parks, Recreation, and Culture staff helped to support families displaced by the March 7 Coquitlam apartment fire. Mayor thanked the staff, businesses, and partner agencies for their support.
- Mayor Locke expressed pride in Surrey Fusion Festival winning Most Outstanding Fair or Festival in Special Events Magazine. She thanked the organizers, performers, volunteers, and sponsors of the event.
- Council is creating new entertainment districts in City Centre and Cloverdale to attract dining, sports, and live entertainment. Mayor Locke met with Federal Tourism Minister, who expressed that Surrey's growth is an advantage.
- The need for student housing is increasing as Surrey is becoming a hub for post-secondary education. Western Community College (WCC) is building a 500-unit residential housing for students and faculty in City Centre. Mayor thanked WCC, Lark Group, and ICT Group for contributing to post-secondary student infrastructure.
- On behalf of Council, Mayor Locke acknowledged International Women's Day as a time to celebrate advancing equity, diversity, inclusion, and women leadership roles.
- Surrey Women's Centre is expanding their services for women in crisis but did not receive sufficient provincial grant funding. The centre works closely with RCMP and Victim Services.
- Mayor Locke attended the Big Cities Mayor's Caucus that had commonly recognized the need to increase infrastructure investment to keep with housing target. There was also agreement that federal funding should flow directly to intended municipalities.
- Mayor Locke believes that the federal budget will be fiscally prudent. She hopes that local infrastructure needs will be met through the federal budget.
- Mayor Locke discussed with the President of Ottawa Sports and Entertainment Group regarding their experience in mid size event venue development.

2. Proclamations

File: 0630-02

Councillor Annis read out the proclamations on behalf of Mayor Locke.

- (a) Ramadan – March 11 - April 9, 2024
- (b) World Down Syndrome Day – March 21, 2024
- (c) Save Soil Day – March 21, 2024
- (d) Purple Day – March 26, 2024
- (e) Amyloidosis Awareness Month – March, 2024

F. COUNCILLORS' REPORTS

1. Verbal Updates

- Councillor Bains attended the final engagement session for Focus Newton at Newton Seniors Centre.
- Councillor Stutt thanked the Surrey parks staff and volunteers for trimming invasive plant species and maintaining the park space.
- Councillor Kooner asked staff work with the applicant of Application No. 7922-0035-00 to address safety concerns before this item comes back to Council. She also thanked operations staff for keeping the streets safe during severe weather events.

G. CORPORATE REPORTS

The Corporate Reports, under date of March 11, 2024, were considered and dealt with as follows:

Item No. R039 Award of Contract No. 1724-001-31
Local Road Paving
File: 1724-001/31

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1724-001-31 to Lafarge Canada Inc. for local road paving.

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

1. Award Contract No. 1724-001-31 to Lafarge Canada Inc. in the amount of \$1,327,562.09 (including GST) for local road paving at various locations;
 2. Set the expenditure authorization limit for Contract No. 1724-001-31 at \$1,460,000.00 (including GST and contingency); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1724-001-31.
- RES.R24-463 Carried

**Item No. R040 Award of Contract No. 5523-001-11
District Energy Distribution Piping Expansion
File: 5523-001/11**

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 5523-001-11 to Rissling Services Ltd. for the District Energy Distribution Piping System Expansion.

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

1. Award Contract No. 5523-001-11 to Rissling Services Ltd. in the amount of \$5,390,408.10 (including GST) for District Energy Distribution Piping System Expansion;
 2. Set the expenditure authorization limit for Contract No. 5523-001-11 at \$5,930,000.00 (including GST and contingencies); and
 3. Authorize the General Manager, Engineering to execute Contract No. 5523-001-11.
- RES.R24-464 Carried

**Item No. R041 Award of Contract No. 1220-020-2024-003
Installation Services of West Village Energy Centre Boilers
File: 5523-003**

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 1220-020-2024-003 to All-Pro Services to supply, install and commission two new district energy boilers, interior piping, and associated works at West Village Energy Centre.

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

1. Award Contract No. 1220-020-2024-003 to All-Pro Services in the amount of \$2,096,825.17(including GST) for the installation services of new District Energy Boilers and Associated Works;
 2. Set the expenditure authorization limit for Contract No. 1220-020-2024-003 at \$2,411,348.94 (including contingencies and GST); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2024-003.
- RES.R24-465 Carried

**Item No. R042 Revisions to the Advisory Design Panel Terms of Reference
 (Submission Requirements)
 File: 0360-20 (ADP)**

The General Manager, Planning & Development submitted a report to seek Council approval of proposed revisions to the Advisory Design Panel's Terms of Reference pertaining to Schedule A: Advisory Design Panel Submission Requirements.

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

1. Receive Corporate Report No. R042 for information;
 2. Approve revisions to the Advisory Design Panel Terms of Reference, specifically Schedule A: Advisory Design Panel Submission Requirements, as outlined in the report and attached as Appendix "I"; and
 3. Authorize staff to make public Council's resolution related to the recommendations of the report.
- RES.R24-466 Carried

**Item No. R043 Award of Contract No. 1220-030-2021-046
 Cloverdale Sport & Ice Complex: Retroplate Flooring,
 Landscaping, Roof Anchors, and Miscellaneous Steel
 File: 0760-20 (Cloverdale Sport & Ice Complex)**

The General Manager, Planning & Development submitted a report to seek Council's approval to award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP for the retroplate flooring, landscaping, roof anchors, and miscellaneous steel for the Cloverdale Sport & Ice Complex development project.

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

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$4,264,901.80 (including GST) for the construction of early works and pre-engineered metal building structure related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 at \$4,690,000.00 (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

RES.R24-467

Carried

Item No. Ro44 Provincial Housing Legislation
File: 6520-20 (City Centre, Fleetwood, Clayton);
3900-30 (Zoning By-law)

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

The General Manager, Planning & Development submitted a report to provide Council with an update on recent Provincial housing and development financing legislation. The report provides an overview of the immediate implications for Surrey, as well as short-term and longer-term actions necessary to implement the new tools and planning frameworks created by the legislation.

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

1. Receive Corporate Report Ro44 for information;
2. Approve proposed plan area boundary extensions to the City Centre, Fleetwood, and Clayton Corridor Plans, as described in the report and attached as Appendix "I"; and
3. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, to align with the proposed plan area boundary extensions recommended above, as described in the report and attached as Appendix "II".

RES.R24-468

Carried

Item No. Ro45 Alternative Public Notice – Transition to New Methods of Public Notice
File: 3900-00

This item was removed from the agenda.

**Item No. Ro46 Inflationary Update and Clarity on Application of
Community Amenity Contributions
File: 6520-20 (CACs)**

Note: See Item H.13 Bylaws in the H Section.

The General Manager, Planning & Development submitted a report to seek Council approval to apply an annual average 4.3% Vancouver Consumer Price Index inflationary increases to all of Surrey’s Community Amenity Contribution (CAC) rates for 2024 and provide clarity on where and what type of units are charged CACs.

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

1. Receive Corporate Report Ro46 for information;
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, to increase existing Secondary Plan and Infill Area Amenity Contribution, Affordable Housing, Capital Project, and Community Specific Capital Project Community Amenity Contributions rates by 4.3% for annual inflation, as documented in Appendix "I" of the report;
3. Approve proposed amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, to provide clarity for Community Amenity Contributions within Secondary Plan Areas as documented in Appendix "II" of the report; and
4. Authorize the City Clerk to bring forward the necessary *Surrey Zoning By-law, 1993, No. 12000* amendment bylaw and *Surrey Official Community Plan Bylaw, 2013, No. 18020* amendment bylaw readings, and to set a date for the related public hearing.

RES.R24-469 Carried

**Item No. Ro47 Erosion and Sediment Control Bylaw Replacement
File: 4520-08**

Note: See Item H.12 Bylaw in the H Section.

The General Manager, Engineering submitted a report is to have the new Erosion and Sediment Control Bylaw brought forward to Council for the required readings.

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

1. Receive Corporate Report Ro47 for information; and

2. Authorize the City Clerk to bring forward for the required readings the new Erosion and Sediment Control Bylaw, attached to the report as Appendix "I".

RES.R24-470

Carried

**Item No. Ro48 Use of Portions of City Properties for Commercial Truck Parking
File: 0930-30/515**

The General Manager, Engineering submitted a report to provide an overview and seek Council approval of the proposed license agreements and use of portions of four City properties, as illustrated in the attached Appendices "I" to "IV", for commercial truck parking. The license duration for Sites 1 and 3 will be for a period up to three years, subject to the issuance of Truck Parking Facility Permits (TPFP) and Temporary Use Permits, as required, with the option to extend for an additional three years. The license duration for Sites 2 and 4 will be for a period up to five years, subject to the issuance of TPFPs, with the ability to extend one year to match the total duration of six years for all four sites.

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report Ro48 for information;
2. Subject to consideration and approval by Council of a Temporary Use Permit (TUP) and a Truck Parking Facility Permit (TPFP), approve the execution by the Mayor and the City Clerk of a licence agreement for 13119, 13123 – 115A Avenue (PID #'s: 001-602-392 and 001-602-384), 13132/34 – 115B Avenue (PID #: 025-435-230) and 11561 – 132 Street (PID #: 030-116-031) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TPFP for an additional 36 months at the City's discretion;
3. Subject to consideration and approval by Council of a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 12875 – 112B Avenue (PID #: 027-996-166) between Prudential Transportation Ltd. and the City for a term of 60 months;
4. Subject to consideration and approval by Council of a TUP and a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 17768 - 96 Avenue (PID #: 002-283-654) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TPFP for an additional 36 months at the City's discretion;
5. Subject to consideration and approval by Council of a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 18949 – 52 Avenue (PID #: 012-369-080) between Prudential Transportation Ltd. and the City for a term of 60 months; and
6. Authorize the General Manager, Engineering to proceed with preparation of the four sites for truck parking purposes, as described in this report.

RES.R24-471

Carried

**Item No. R049 2024 Our City Campaign
File: 0350-01**

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering submitted a report to obtain Council approval to proceed with implementation of the 2024 Our City Campaign, set to be launched in April of 2024.

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

- 1. Receive Corporate Report R049 for information; and
- 2. Endorse the 2024 Our City Campaign, as described in Appendix "I" of the report.

RES.R24-472

Carried

**Item No. R050 Recommendation for "Community Gardens" Mural for
12310 Beecher Street
File: 7800-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of a mural at 12310 Beecher Street. The location of the mural is indicated in Appendix "II" of the report.

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

- 1. Receive Corporate Report R050 for information; and
- 2. Authorize the owners of 12310 Beecher Street to proceed with the implementation of the "Community Gardens" mural as generally described in the report and attached as Appendix "I".

RES.R24-473

Carried

**Item No. R051 Award of Contract No. 1717-058-11
32 Avenue Improvements from 184 Street to 188 Street
File: 1717-058-11**

The General Manager, Engineering submitted a report to seek Council’s approval to award a Contract No. 1717-058-11 to United Earth Contractors Corp. for the 32 Avenue Improvements from 184 Street to 188 Street.

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

1. Award Contract No. 1717-058-11 to United Earth Contractors Corp. in the amount of \$7,777,996.72 (including GST) for the 32 Avenue Improvements from 184 Street to 188 Street project;
 2. Set the expenditure authorization limit for Contract No. 1717-058-11 at \$8,556,000.00 (including contingencies and GST); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1717-058-11.
- RES.R24-474 Carried

Item No. R052 Feasibility of 72 Avenue Extension between 152 Street to Highway 15
File: 1724-002/00

The General Manager, Engineering submitted a report to seek direction from Council on its preferred direction on the 72 Avenue extension between 152 Street and Highway 15, as illustrated in Appendix "II".

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

1. Receive Corporate Report R052 for information;
 2. Direct staff to proceed with procurement for the detail design of the 72 Avenue extension between 152 Street to Highway 15 based on Scenario 3, as outlined in the report and as attached in Appendix "I"; and
 3. If and only if Council approves Recommendation 2 of this report, then:
 - a. Direct staff to change the designation of the 'Bear Creek Connector' from a major road to a greenway corridor for pedestrian and cyclists, as outlined in the report;
 - b. Direct staff to designate 72 Avenue between 152 Street to Highway 15 as a truck route;
 - c. Direct staff to initiate discussions with TransLink to designate 72 Avenue between 152 Street to Highway 15 into the TransLink Major Road Network; and
 - d. Authorize staff to initiate applications, including non-farm use applications if necessary, to the Agricultural Land Commission for the 72 Avenue corridor extension between 152 Street and Highway 15.
- RES.R24-475 Carried

Item No. R053 Proposed Amendments to Environmental (Streamside Protection and Development Permits) Development Application Review Processes
File: 3900-30; 6440-02

Note: See Item H.14 Bylaws in the H Section.

The General Manager, Planning & Development submitted a report to seek Council's endorsement of changes to streamside setbacks set out in *Surrey Zoning By-law, 1993, No. 12000*, specifically those for Class A/O and B roadside ditches, and changes to the Sensitive Ecosystems Development Permit requirements to streamline development application review timelines without compromising environmental protection of watercourses.

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council receive Corporate Report R053

for information.

RES.R24-476

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Annis
 That Council select Option A, to:

- a) Direct staff to make the proposed changes to Part 7A (Streamside Protection) of *Surrey Zoning By-law, 1993, No. 12000* to reduce Class A/O roadside ditches, from 10-metres to five-metres; and Class B ditches, from seven-metres to two-metres as described in the report; and
- b) Direct staff to bring forward a bylaw to amend *Surrey Zoning By-law, 1993, No. 12000* for readings, consistent with Appendix "I".

Defeated

With Mayor Locke, and Councillors Annis, Bains, Bose, Elford, Kooner, Nagra, and Stutt opposed.

It was Moved by Councillor Annis
 Seconded by Councillor Bains
 That Council select Option B, to direct staff
 to bring forward a bylaw to amend Part 7A (Streamside Protection) of *Surrey Zoning By-law, 1993, No. 12000* to require all watercourse setbacks to meet Provincially and Federally legislated requirements.

RES.R24-477 Carried

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

1. Approve the proposed changes to Surrey Official Community Plan Bylaw, 2013, No. 18020 Sensitive Ecosystems Development Permit requirements and guidelines as described in the report; and
2. Direct staff to bring forward the necessary amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020 for readings, consistent with Appendix "II".

RES.R24-478 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report – Application No. 7923-0115-00
 18742 and 18758 – 72 Avenue

 Owner: Square Nine Clayton Development Ltd. (Director Information: M. Sharma)
 Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

 "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179"
 To amend OCP Figure 3: General Land Use Designations from Commercial to Multiple Residential, to amend OCP Figure 42: Major Employment Areas by removing the Commercial designation, and to amend OCP Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.5 FAR Gross.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179" pass its third reading.

RES.R24-479 Carried

"Surrey Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180"
RA to CD – to develop one 6-storey mixed-use building and one 6-storey residential apartment building, including 1,389 square metres of ground floor commercial and 213 residential units in West Clayton.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 188 (CD 188), Bylaw, 2024, No. 21180" pass its third reading.
RES.R24-480 Carried

2. Planning Report – Application No. 7922-0344-00
13479 – 77 Avenue

Owner: 0962723 B.C. Ltd. (Director Information: B. Aujla, G. Basra, R. Bath, J. Gill,
A. Kalsi, H. Nijjar, A. Sekhon, M. Sandhu, R. Takhar, M. Takhar)
Agent: David Eaton Architect Inc. (Piyush Verma)

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668,
Amendment Bylaw, 2024, No. 21178"
To amend CD Bylaw No. 19668 to increase the permitted number of childcare spaces from 20 to 100 and number of school classrooms from 32 to 37.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178" pass its third reading.
RES.R24-481 Carried

REZONING BYLAW – NO PUBLIC HEARING

3. Planning Report – Application No. 7923-0303-00
13561 and 13569 Bentley Road

Owner: City of Surrey
Agent: DYS Architecture (Craig Rogers)

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

"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175"
C-8 to CD – to develop a 6-storey modular apartment building with 60 supportive housing units and ancillary support services.

RES.R24-482 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-483 It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-484 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its third reading.
Carried

PERMITS

- 4. Planning Report – Application No. 7924-0010-00
9025 - 158 Street

Owner: School District No. 36 (Surrey)
Agent: The Board of Education of School District No. 36 (Surrey) (Corey Adams)

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

Development Variance Permit No. 7924-0010-00
To reduce the total number of require off-street parking spaces from 63 to 47 (a reduction of 16 spaces) in order to permit the addition of 16 new classrooms to the existing Woodland Park Elementary School.

RES.R24-485 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Variance Permit No. 7924-0010-00.
Carried

5. Planning Report – Application No. 7924-0018-00
17155 - 12 Avenue

Owners: C. Russell, M. Bray-Russell
Agent: Rev. Vineyard (Michelle Bray-Russell)

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

Development Variance Permit No. 7924-0018-00

To vary General Provisions of the Zoning Bylaw 12000 in order to permit a shipping container to be used as a building to be located on a lot that is zoned for agricultural use for a liquor tasting room for a winery.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of

Development Variance Permit No. 7924-0018-00.
RES.R24-486 Carried

6. Planning Report – Application No. 7923-0294-00
7550 King George Boulevard

Owners: Loblaw Properties West Inc. (No Director Information Recorded)
Agent: Janks Design Group (Ruth M'raiv-Jankelowitz)

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

Temporary Use Permit No. 7923-0294-00

To vary General Provision of the Zoning Bylaw 12000 in order to permit the location of a 6.0 metre long modified shipping container on a non-industrial zoned lot for a Return-it Express & Go Station for beverage container recycling.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of

Temporary Use Permit No. 7923-0294-00.
RES.R24-487 Carried

7. Planning Report – Application Nos. 7922-0221-00 & 7922-0222-00
7790 King George Boulevard and 7850 King George Boulevard
(7890 King George Boulevard)

Owners: Crispen Development Ltd. (Director Information: T. Dawson, S. Hooge),
BCG Village Ltd. (Director Information: T. Dawson, S. Hooge)
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

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

Development Variance Permit Nos. 7922-0221-00 & 7922-0222-00
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw in order to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the two sites.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7922-0221-00 & 7922-0222-00 and consider issuance of the Permit upon
final adoption of the associated rezoning bylaws and OCP bylaw.
RES.R24-488 Carried

8. Planning Report – Application No. 7922-0259-00
2924 and 2944 - 192 Street; 2957 - 194 Street

Owners: R. Grewal, 1267882 B.C. Ltd. (Director Information: R. Grewal, K. Grewal),
1152856 B.C. Ltd. (Director Information: R. Grewal, K. Grewal)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

One piece of correspondence expressing opposition and one piece of correspondence expressing concerns were received prior to the printing of this agenda.

Temporary Use Permit No. 7922-0259-00
To permit a temporary outdoor storage facility and truck parking for period not to exceed 3 years.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council support Temporary Use Permit
No. 7922-0259-00 and consider issuance of the Permit once all outstanding
conditions have been met.
RES.R24-489 Carried

FINAL ADOPTIONS

- 9. "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.

Council direction received February 26, 2024

It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "A Bylaw to Repeal The Launching Pad
 Addiction Rehabilitation Society Housing Agreement Authorization Bylaw,
 Repeal Bylaw, 2024 No. 21172" be finally adopted.

RES.R24-490

Carried

- 10. "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.

Council direction received February 26, 2024

It was Moved by Councillor Annis
 Seconded by Councillor Bose
 That "A Bylaw to Repeal A Better Place
 Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173" be finally
 adopted.

RES.R24-491

Carried

INTRODUCTIONS

- 11. Earlier in the meeting, Council removed Corporate Report No. R045 from the agenda. The following Bylaws were out of order and not considered by Council:

"Surrey Public Notice Bylaw, 2024, No. 21056"
 3900-20-21056
 A bylaw to allow for alternative methods of Public Notice, (City website, and
 email subscription service) instead of newspaper publication.

"Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21134"
 3900-20-21134
 The purpose of the Bylaw is to remove the City of Surrey website from the
 definition of Public Notice Posting Place, to permit the City's website to be
 included as an alternative method of publication for public notice. In addition,
 Part Thirteen: Delegations to Council, of the Council Procedure By-law, 2004,

No. 15300, will be amended for consistency with changes made to the Local Government Act regarding holding of public hearings.

"Surrey Mailing Notice for Alterations to OCP Bylaw and Zoning Bylaw, 2024, No. 21107"
3900-20-21107

A new bylaw to provide notice of an alteration to the *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as amended, and *Zoning By-law, 1993, No. 12000*, as amended, and to repeal Bylaw No. 6727 and all amendments thereto.

"Surrey Mailing Notice for Issuance of Development Variance Permits Bylaw, 2024, No. 21182"

3900-20-21182

A new bylaw to provide notice of the issuance of development variance permits and to repeal Bylaw No. 14122.

12. "Erosion and Sediment Control Bylaw, 2024, No. 21181"

3900-20-21181

A new regulatory bylaw to control erosion and sediment during construction.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R047. Bylaw No. 21181 is therefore in order for consideration.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Erosion and Sediment Control Bylaw,

2024, No. 21181" pass its first reading.

RES.R24-492

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That "Erosion and Sediment Control Bylaw,

2024, No. 21181" pass its second reading.

RES.R24-493

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That "Erosion and Sediment Control Bylaw,

2024, No. 21181" pass its third reading.

RES.R24-494

Carried

13. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183"
3900-20-21183
A Bylaw to provide clarity for Community Amenity Contributions (CAC) within
Secondary Plan areas of the Official Community Plan maps for Figures 4 and Figure 63.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. Ro46. Bylaw Nos. 21183 and 21184 are therefore in order for consideration.

RES.R24-495 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21183" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-496 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21183" pass its second reading.
Carried

RES.R24-497 It was then Moved by Councillor Bains
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183" be held
electronically on April 8, 2024, at 7:00 p.m.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184"
3900-20-21184
A Bylaw to increase the Secondary Plan and Infill Area Amenity Contribution,
Affordable Housing, Capital Project, and Community Specific Capital Project
Community Amenity Contributions rates by 4.3%, based on Vancouver's Annual
Consumer Price Index (CPI) for inflation.

RES.R24-498 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21184" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-499 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21184" pass its second reading.
Carried

RES.R24-500 It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184" be held electronically
on April 8, 2024, at 7:00 p.m.
Carried

14. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21185"
3900-20-21185
A Bylaw to make changes to the Sensitive Ecosystems Development Permit (SEDP)
requirements to streamline development application review timelines while
maintaining environmental protection of watercourses.

In consideration of Corporate Report No. R053, Council selected Option B. Bylaw No. 21185 was in order for consideration of first and second readings but a public hearing will not be scheduled until the associated zoning bylaw comes forward. Bylaw 21186 was out order.

RES.R24-501 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21185" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-502 It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21185" pass its second reading.
Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187"
3900-20-21187
A Bylaw to align Secondary Plan Areas for City Centre and Fleetwood Plan with
proposed plan boundary extensions for the purpose of collecting Community
Amenity Contributions (CACs).

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R044. Bylaw No. 21187 is therefore in order for consideration.

RES.R24-503 It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2024, No. 21187" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-504 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2024, No. 21187" pass its second reading.
Carried

RES.R24-505 It was then Moved by Councillor Annis
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187" be held
electronically on April 8, 2024, at 7:00 p.m.
Carried

I. CLERK'S REPORT

1. Delegation Requests

(a) **Upkar Singh Tatlay, Engaged Communities Canada Society**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding currently deployed strategies to address homelessness that have led to the development of an upcoming housing proposal project for the South Surrey area.

RES.R24-506 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Upkar Singh Tatlay, Engaged Communities
Canada Society be referred back to staff.
Carried

- (b) **Doug Slater, VP Indigenous Relations & Regulatory Affairs, and Mandy Assi, Sr. Manager, Community & Indigenous Relations FortisBC**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation to share how they are supporting the advancement of CleanBC goals and City of Surrey's climate and energy goals.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Doug Slater, VP Indigenous Relations & Regulatory Affairs, and Mandy Assi, Sr. Manager, Community & Indigenous Relations, FortisBC, be heard as a delegation at a Council-in-Committee meeting.
Carried

RES.R24-507

J. NOTICE OF MOTION

- 1. Rental Standard of Care**
File: 4815-20

Councillor Kooner put forward the following Notice of Motion to be considered at the next Regular Council – Public Hearing meeting.

That Council direct staff to provide a report to Council that:

- 1. Includes the current bylaws for standard of care for rental units;
- 2. Provides how the City regulations compare to other surrounding municipalities;
- 3. Focuses on standards for health maintenance including heating and cooling; and
- 4. Considers ways to protect the tenants due to any changes to the bylaws.

K. OTHER BUSINESS

1. Infrastructure Investment

File: 6410-01

It was

Moved by Councillor Bose
Seconded by Councillor Stutt
That Council direct staff to:

1. Determine the investment in infrastructure that the provincial and federal governments have made in Vancouver and to other large cities across Canada;
2. Compare this investment to those made in Surrey over the last 25 years; and
3. Quantify the amount of investment that the provincial and federal governments need to make in order for residents of Surrey to receive a similar level of investment per capita.

RES.R24-508

Carried

L. ADJOURNMENT

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That the March 11, 2024 Regular Council -

Public Hearing meeting be adjourned.

RES.R24-509

Carried

The Regular Council - Public Hearing meeting adjourned at 9:07 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke