

Present:

Chairperson - Mayor Locke
Councillor Annis – joined at 7:05 pm
Councillor Bains
Councillor Bose
Councillor Elford – joined at 7:05 pm
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Councillor Hepner

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Social Infrastructure & Community Investments
City Solicitor
Deputy Fire Chief
Director, Development Planning
Manager, Development Planning

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

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. The agenda of the April 8, 2024 Regular Council Public Hearing meeting be amended as follows:
 - a. Remove Item C.1.(b) 2024-2025 Fees & Charges – Admissions, Passes and Rentals under Committee Reports;
2. The agenda be adopted as amended.

RES.R24-590

Carried

2. Adoption of the Minutes**a. Special Council – March 11, 2024**

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That the minutes of the Special Council meeting held on March 11, 2024, be adopted.

RES.R24-591

Carried

b. Council-in-Committee – March 11, 2024

RES.R24-592 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the
Council-in-Committee meeting held on March 11, 2024, be received.
Carried

c. Regular Council - Land Use – March 11, 2024

RES.R24-593 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Regular Council –
Land Use meeting held on March 11, 2024, be adopted.
Carried

d. Regular Council - Public Hearing – March 11, 2024

RES.R24-594 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That the minutes of the Regular Council –
Public Hearing meeting held on March 11, 2024, be adopted.
Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Planning Report – Application No. 7923-0096-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188"
"Surrey Comprehensive Development Zone 190 (CD 190), Bylaw, 2024, No. 21189"

CIVIC ADDRESS: 1651 to 1679 – 128 Street

APPLICANT: Owner: Cressey Ocean Park Holdings Ltd.
(Director Information: N. Cressey, S. Cressey)
Agent: Cressey (Ocean Park) Development Ltd. (Nathan Gurvich)

PURPOSE: The applicant is requesting to amend the Official
Community Plan (OCP) Table 7a: Land Use Designation
Exceptions by permitting a density of up to 1.7 FAR for the
subject site. The proposal also includes rezoning the same
site from Community Commercial Zone to Comprehensive
Development Zone in order to develop a four-storey
mixed-use building, with 2,495 square metres of commercial
area on the ground floor, and 60 residential units above.

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

Councillors Annis and Elford joined the meeting at 7:05 p.m.

D. Jack, Surrey Environmental Partners: The delegation expressed support for the proposal citing trees, outdoor amenity area, lush planting, and habitat for flora and fauna.

K. Moffat, South Surrey: The delegation expressed concerns for the proposal citing noise, character of neighborhood, traffic, and density.

Written submissions were received as follows:

- J. Kalenuik expressing support for the proposal.
- C. Oyhenart expressing support for the proposal.
- A. Liang expressing support for the proposal.
- P. Sahi expressing support for the proposal.
- W. Buono and S. Buono expressing support for the proposal.
- M. van den Boogaard expressing support for the proposal.
- R. Leonard expressing support for the proposal.
- A. Dorchester and T. Dorchester expressing support for the proposal.
- D. Watson expressing support for the proposal.
- L. Bellini expressing support for the proposal.
- L. Bellini expressing support for the proposal.
- J. Hammond expressing support for the proposal.
- H. Bitter expressing support for the proposal.
- K. White expressing support for the proposal.
- M. Pottinger expressing support for the proposal.
- B. Smyth expressing support for the proposal.
- L. Kalenuik expressing support for the proposal.
- G. Sobolik and H. Sobolik expressing support for the proposal citing retirement living.
- N. Hildebrand expressing support for the proposal citing housing options.
- P. Gilley expressing support for the proposal.
- N. Langfield expressing support for the proposal.
- R. Froese expressing support for the proposal citing affordable living.
- M. Y expressing support for the proposal.
- J. Schmok expressing support for the proposal.
- J. Schmok expressing support for the proposal.
- C. Kool expressing support for the proposal.
- J. McCormick expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees.
- A. Wong expressing opposition for the proposal citing density, access, noise, pollution, traffic, transit, environment, and tree.
- S. Olson expressing concerns for the proposal citing parking.
- S. Beechinor- Carter expressing concerns for the proposal citing what development will go into existing property and parking.

2. **Planning Report – Application No. 7923-0217-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21190"
"Surrey Comprehensive Development Zone 189 (CD 189), Bylaw, 2024, No. 21191"

CIVIC ADDRESS: 2828 and 2868 Croydon Drive

APPLICANT: Owner: N. Porter, 1285327 B.C. Ltd.
(Director Information: B. Hanson, C. Westgard)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Table 7a: Land Use Designation Exceptions by permitting a density of up to 1.89 FAR for a portion of the subject site. The proposal also includes rezoning the same portion of the site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop a 5,437 square metre multi-storey business park building.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, riparian setback, biodiversity conservation strategy, parkland, green roof, and wildlife habitat.

Written submissions were received as follows:

- S. Wall expressing support to the proposal.
- R. Landale expressing opposition to the proposal citing trees.

3. **Inflationary Update and Clarity on Application of Community Amenity Contributions – Corporate Report No. 2024-R046**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184"

PURPOSE: To provide clarity for Community Amenity Contributions (CAC) within Secondary Plan areas of the Official Community Plan maps for Figures 4 and Figure 63 and 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.

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

There were no persons present to speak to the proposed Bylaw.

Written submissions were received as follows:

- R. Landale expressing opposition to the proposal citing trees.

**4. Provincial Housing Legislation – Corporate Report No. 2024-R044
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187"**

PURPOSE: 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).

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

A. Appel, Clayton: The delegation expressed opposition to the proposal citing character of neighborhood, density, safety, and building heights in Clayton.

Written submissions were received as follows:

- R. Landale expressing opposition to the proposal citing trees.

C. COMMITTEE REPORTS

1. Parks, Recreation and Sport Tourism Committee – February 7, 2024

(a) It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Parks, Recreation and Sport Tourism Committee meeting held on February 7, 2024, be received.

RES.R24-595

Carried

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

This item was out of order.

2. Agricultural and Food Policy Committee – February 13, 2024

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Agricultural and Food Policy Committee meeting held on February 13, 2024, be received.

RES.R24-596

Carried

- The Mayor was a keynote speaker at the Major Projects Forum hosted by the Greater Vancouver Board of Trade, focusing on "Building for Record Growth," where opportunities for Surrey's economic development were emphasized. Government support, especially in infrastructure, was highlighted as essential for accommodating the city's growth.
- Surrey celebrated the opening day of baseball leagues such as Newton Canadian Baseball and the Surrey Canadian Baseball Association, reflecting the city's sports spirit. With youth leagues such as South Surrey White Rock Minor Softball Association and Whalley Little League starting their seasons, the community unites to support young athletes, marking the beginning of spring and vibrant youth engagement in sports.
- During spring break, Newton hosted the Surrey FC Mayor's Cup, one of BC's largest soccer tournaments attracting teams from Canada and the US. A longstanding spring tradition, the tournament brought together a diverse array of teams, highlighting Surrey's role as a hub for youth sports.
- The Mayor congratulated the BC U-16 ringette team, including a player from Surrey, competing at the Nationals in New Brunswick this week. In addition to vying for the national title, the team will participate in pin trading, featuring special City of Surrey pins, showing support for the talented athletes representing BC.
- The Mayor acknowledged the dedicated volunteers, coaches, referees, and supportive parents who dedicate their time and energy to youth sports leagues, fostering sportsmanship, teamwork, and personal development among participants.
- April in Surrey is marked by the vibrant Vaisakhi parade, the largest outside of India, drawing hundreds of thousands to celebrate Sikh culture. April is also Sikh Heritage Month, honoring the significant contributions of Sikh Canadians to Surrey and BC, and shaping the city's rich cultural landscape.
- Ugly Potato Day, initiated by the Heppell family, offers imperfect produce for free to the public, curbing food waste and raising donations for local food banks. This community event has grown significantly in popularity over the years, fostering community engagement and support for a worthy cause.

1. Proclamations

File: 0630-02

Councillor Bose read the following proclamations:

- (a) Dr. B.R. Ambedkar Day of Equality - April 14, 2024
- (b) Emergency Service Dispatchers and 911 Awareness Week - April 14 - 20, 2024

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

1. Receive Corporate Report R055 for information; and
2. Endorse the policy framework and application process for regulating cannabis retail stores, attached as Appendix "I" and as generally described in the report.

RES.R24-600 Carried

**Item No. R056 Establishment of the Development Inquiry Assistant
File: 1855-03 (Housing Accelerator Fund)**

The General Manager, Planning & Development, and General Manager, Corporate Services submitted a report to inform Council of the April 9, 2024 launch of the Development Inquiry Assistant, an Artificial Intelligence-powered chatbot aimed at empowering citizens with instant and accurate answers to their questions about permitting requirements and development opportunities.

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council receive Corporate Report R056

for information.
RES.R24-601 Carried

**Item No. R057 City of Surrey’s Accessibility Action Plan - 2024
File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council endorsement of the Accessibility Action Plan in accordance with the *Accessible British Columbia Act*.

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

1. Receive Corporate Report R057 for information; and
2. Endorse the City’s Accessibility Action Plan attached as Appendix "I".

RES.R24-602 Carried

4. Authorize the General Manager, Parks, Recreation & Culture, to execute Contract No. 1220-040-2024-015.

RES.R24-604

Carried

**Item No. Ro60 Council Initiatives Funding Request – Run Surrey Run
File: 1850-20**

The General Manager, Finance submitted a report to Council regarding a request from Balsar Community Foundation for the City to provide a funding contribution for their annual Run Surrey Run event to be held at Holland Park on Sunday, September 8, 2024.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report Ro60 for information; and
2. Approve a sponsorship of \$20,000 from the Council Initiatives Fund towards the annual Run Surrey Run event to be held on Sunday, September 8, 2024.

RES.R24-605

Carried

**Item No. Ro61 Metro Vancouver Regional Context Statement Amendment
Applications
File: 6880-01**

The General Manager, Planning & Development submitted a report to seek resolutions from Council to authorize staff to submit Regional Context Statement amendment applications to the Metro Vancouver Board for Development Application Nos. 7914-0213-00 and 7923-0090-00.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Pass two individual resolutions to authorize staff to submit a Regional Context Statement amendment application to Metro Vancouver for:
 - a. Development Application No. 7914-0213-00, in accordance with Council granting Third Reading to *Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw No. 19344*, on September 11, 2017, as shown in Appendix "I";
 - and
 - b. Development Application No. 7923-0090-00, in accordance with Council granting third reading to *Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw No. 21170*, on February 26, 2024, as shown in Appendix "II";

2. For Development Application No. 7914-0213-00, authorize the City Clerk to bring forward *Surrey Official Community Plan Bylaw, 2013, No. 18020*, Amendment Bylaw, 2024, No. 19344" for final adoption, subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments; and
3. For Development Application No. 7923-0090-00, authorize the City Clerk to bring forward *Surrey Official Community Plan Bylaw, 2013, No. 18020*, Amendment Bylaw, 2024, No. 21170" for final adoption, subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments.

RES.R24-606

Carried

Item No. Ro62 Housekeeping Amendments to Fee-Setting and Municipal Ticket Information Utilization Bylaws
File: 4520-08

Note: See Bylaws 21212, 21213 and 21214 in the H-Section.

The General Manager, Engineering submitted a report to Council to bring forward amendments to the Fee-Setting Bylaw, Municipal Ticket Information (MTI Bylaw), and Enforcement Bylaw in light of the new *Erosion and Sediment Control Bylaw, 2024, No. 21181* (ESC Bylaw) that was approved by Council at the Regular Council Meeting – Public Hearing of March 11, 2024. The proposed amendments aim to update and align these Bylaws with the new ESC Bylaw.

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council:

1. Receive Corporate Report Ro62 for information;
2. Authorize the City Clerk to bring forward for First, Second and Third Reading amendments to the *Surrey Fee-Setting By-law, 2001, No. 14577* (the "Fee-Setting Bylaw"), as outlined in Appendix "I";
3. Authorize the City Clerk to bring forward for First, Second and Third Reading amendments to the *Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508* (the "MTI Bylaw"), as outlined in the Appendix "II";
4. Authorize the City Clerk to bring forward for First, Second and Third Reading amendments to the *Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691* (the "Enforcement Bylaw"), as outlined in Appendix "III"; and
5. Authorize the City Clerk to bring forward the amended Fee-Setting Bylaw, MTI Bylaw and Enforcement Bylaw for Final Adoption, as required.

RES.R24-607

Carried

3. Direct staff to install commemorative street name signs on 177B Street between 62 Avenue and 64 Avenue as "Will Senger Way".
- RES.R24-609 Carried

Item No. Ro65 Surrey Extreme Weather Action Plan – Summer 2024 Update
File: 4710-01

The General Manager, Social Infrastructure and Community Investments, General Manager, Parks, Recreation & Culture, General Manager, Corporate Services, Fire Chief, Emergency Planning Coordinator, Chief Librarian submitted a report to update Council on the City's preparations for potential extreme weather events and to provide the confirmed extreme heat and smoke relief location for Summer 2024.

- It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council receive Corporate Report Ro65
- for information.
- RES.R24-610 Carried

Item No. Ro66 Short-Term Rentals in Surrey
File: 4815-01

The General Manager, Planning & Development submitted a report to obtain Council approval of a proposed short-term rental accommodation policy in Surrey and, if approved, to authorize staff to bring forward the necessary bylaw amendments.

- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:
1. Receive Corporate Report Ro66 as information;
 2. Endorse the proposed draft policy for Short-Term Rentals, as attached in Appendix "I" and described in the report; and
 3. Authorize the City Clerk to bring forward the necessary amendment bylaws for the *Surrey Zoning By-law, 1993, No. 12000; Business License By-law, 1999, No. 13680; Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691; and Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508*, for the required readings and to set a date for the related public hearing.
- RES.R24-611 Carried

**Item No. Ro67 Housing Accelerator Fund Development Incentives
File: 1855-03**

The General Manager, Planning & Development, General Manager, Engineering, General Manager, Finance, General Manager, Parks, Recreation, & Culture, General Manager, Social Infrastructure & Community Investments submitted a report to seek Council's approval for two development incentives and their related actions, which aim to stimulate and accelerate the development of housing units in Surrey, especially near rapid transit, and to increase the supply of affordable non-market rental housing units. These incentives are supported by the Housing Accelerator Fund grant from Canada Mortgage and Housing Corporation, intended to increase the supply and diversity of housing units in the City.

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

1. Receive Corporate Report Ro67 for information;
2. Approve the Rapid Transit Development Incentive, including rebates for projects near rapid transit that are eligible for the Rapid Transit Development Incentive, as outlined in the report and detailed in Appendix "I";
3. Approve the Non-Market Rental Housing Development Incentive, including rebates and grants for Surrey Development Cost Charges and Community Amenity Contributions for projects that are eligible for the Non-Market Rental Housing Development Incentive, as outlined in the report and detailed in Appendix "II"; and
4. Delegate authority to the General Manager, Planning & Development to oversee the operation of the two incentives, Rapid Transit Development Incentive and Non-Market Rental Housing Development Incentive.

RES.R24-612 Carried

**Item No. Ro68 Award of Contract No. 1723-015-11
72 Avenue Road Improvements from 184 Street to Fraser Highway
File: 1723-015/11**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1723-015-11 to GB Paving Ltd. for the 72 Avenue Road Improvements from 184 Street to Fraser Highway.

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

1. Award Contract No. 1723-015-11 to GB Paving Ltd. in the amount of \$ 2,858,626.05 (including GST) for the 72 Avenue Road Improvements from 184 Street to Fraser Highway;

- 2. Set the expenditure authorization limit for Contract No. 1723-015-11 at \$3,150,000.00 (including contingencies and GST); and
 - 3. Authorize the General Manager, Engineering to execute Contract No. 1723-015-11.
- RES.R24-613 Carried

Item No. Ro69 Acquisition of 9278 – 151A Street as part of a Site Assembly for the Future Relocation of Firehall No. 6
File: 0910-40/104

The General Manager, Engineering, and Fire Chief, Fire Services submitted a report to seek Council’s approval to purchase the property located at 9278 – 151A Street, as illustrated on the map attached to the report as Appendix "I", for the future relocation of Firehall No. 6, which is currently located at 9039 & 9049 – 152 Street, as illustrated on the map attached to the report as Appendix "II".

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

- 1. Receive Corporate Report Ro69 for information; and
 - 2. Approve the purchase of 9278 – 151A Street (PID: 004-435-559) in pursuit of a site assembly to facilitate the relocation of Firehall No. 6.
- RES.R24-614 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. Planning Report – Application No. 7923-0096-00
 1651 to 1679 – 128 Street

Owner: Cressey Ocean Park Holdings Ltd. (Director Information: N. Cressey, S. Cressey)
 Agent: Cressey (Ocean Park) Development Ltd. (Nathan Gurvich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188"
 To amend OCP Table 7a: Land Use Designation Exceptions by permitting a density of up to 1.7 FAR.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188" pass its third reading.

RES.R24-615 Carried

"Surrey Comprehensive Development Zone 190 (CD 190), Bylaw, 2024, No. 21189"
C-8 to CD – to develop a four-storey mixed-use building, with 2,495 square metres of commercial area on the ground floor, and 60 residential units above.

RES.R24-616	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 190 (CD 190), Bylaw, 2024, No. 21189" pass its third reading. <u>Carried</u>
-------------	--------	--

2. Planning Report – Application No. 7923-0217-00
2828 and 2868 Croydon Drive

Owner: N. Porter, 1285327 B.C. Ltd. (Director Information: B. Hanson, C. Westgard)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,
No. 21190"
To amend OCP Table 7a: Land Use Designation Exceptions by permitting a density of up to 1.89 FAR for a portion of the subject site.

RES.R24-617	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21190" pass its third reading. <u>Carried</u>
-------------	--------	---

"Surrey Comprehensive Development Zone 189 (CD 189), Bylaw, 2024, No. 21191"
RA to CD – to rezone a portion of the subject site in order to develop a 5,437 square metre multi-storey business park building.

RES.R24-618	It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 189 (CD 189), Bylaw, 2024, No. 21191" pass its third reading. <u>Carried</u>
-------------	--------	--

3. Inflationary Update and Clarity on Application of Community Amenity Contributions – Corporate Report No. 2024-Ro46

Council direction received March 11, 2024

- * See memorandum dated March 25, 2024.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187"
3900-20-21187

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).

RES.R24-623 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 third reading.
Carried

RES.R24-624 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2024, No. 21187" be finally adopted.
Carried

REZONING BYLAW – NO PUBLIC HEARING

5. Planning Report – Application No. 7916-0654-00
7091 - 134 Street

Owner: 1164426 B.C. Ltd. (Director Information: B. Johal)

Agent: Mortise Construction Ltd. (Travjit Johal)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21192"
RF to RM-30 – to develop a 10-unit townhouse site and a park lot.

RES.R24-625 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21192" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-626 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21192" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-627
 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21192" pass its third reading.
Carried

Development Variance Permit No. 7916-0654-00

To reduce the minimum front yard setback from 4.5 metres to 3.3 metres to the entry columns at Unit 1; to reduce the minimum rear (west) yard setback from 6.0 metres to 5.5 metres to the electrical kiosk; to reduce the minimum lot width from 30 metres to 13 metres; to reduce the minimum lot area from 2,000 square metres to 1,800 square metres; to allow visitor parking stalls to be located within the rear yard setback; to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank; and to vary the requirement for visitor bicycle spaces from 6 visitor bicycle spaces per multiple unit residential building to 0.

RES.R24-628
 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council support Development Variance
 Permit No. 7916-0654-00 and consider issuance of the Permit upon final adoption
 of the associated rezoning bylaw.
Carried

6. Planning Report – Application No. 7923-0104-00
15410, 15430 and 15432 - 17A Avenue

Owner: 154 South Surrey Development Ltd. (Director Information: P. Arora, S. Singh, L. Sran)
Agent: ParaMorph Architecture Inc. (Manpreet Singh)

Two pieces of correspondence expressing opposition and three pieces of correspondence expressing concerns were received prior to the printing of this agenda.

"Surrey Comprehensive Development Zone 192 (CD 192), Bylaw, 2024, No. 21195"
RF to CD – to develop a 6 storey, 76 unit apartment building.

RES.R24-629
 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 192 (CD 192), Bylaw, 2024, No. 21195" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-630	<p>It was</p> <p>Zone 192 (CD 192), Bylaw, 2024, No. 21195" pass its second reading.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 192 (CD 192), Bylaw, 2024, No. 21195" pass its second reading. <u>Carried</u></p>
-------------	--	--

The said Bylaw was then read for the third time.

RES.R24-631	<p>It was</p> <p>Zone 192 (CD 192), Bylaw, 2024, No. 21195" pass its third reading.</p>	<p>Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 192 (CD 192), Bylaw, 2024, No. 21195" pass its third reading. <u>Carried</u></p>
-------------	---	---

- 7. Planning Report – Application No. 7922-0285-00
 14036, 14046, 14056, 14066 and 14076 – 103A Avenue

Owner: 1375365 B.C. Ltd. (Director Information: I. Dhillon, C. Toor)
 Agent: Flat Architecture Inc. (Rajinder Warraich)

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

"Surrey Comprehensive Development Zone 194 (CD 194), Bylaw, 2024, No. 21196" RF to CD – to develop a 6-storey residential apartment building.

RES.R24-632	<p>It was</p> <p>Zone 194 (CD 194), Bylaw, 2024, No. 21196" pass its first reading.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 194 (CD 194), Bylaw, 2024, No. 21196" pass its first reading. <u>Carried</u></p>
-------------	---	---

The said Bylaw was then read for the second time.

RES.R24-633	<p>It was</p> <p>Zone 194 (CD 194), Bylaw, 2024, No. 21196" pass its second reading.</p>	<p>Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 194 (CD 194), Bylaw, 2024, No. 21196" pass its second reading. <u>Carried</u></p>
-------------	--	---

The said Bylaw was then read for the third time.

RES.R24-634	<p>It was</p> <p>Zone 194 (CD 194), Bylaw, 2024, No. 21196" pass its third reading.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development Carried</p>
-------------	---	---

PERMITS

8. Planning Report – Application No. 7921-0285-00
13868 – 104 Avenue (13870 – 104 Avenue)

Owner: Streetside Developments (BC) Ltd. (Director Information: J. Meads, G. Mertens)

Agent: Streetside Developments (BC) Ltd. (Jeff Fong)

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

Development Variance Permit No. 7921-0285-00

To vary CD Bylaw 20652 to reduce the minimum required balcony size from 5% of the dwelling unit size or 4.6 square metres, whichever is greater, to a minimum of 3.0 square metres for up to 48 residential dwelling units in an approved mixed-use tower in City Centre.

RES.R24-635	<p>It was</p> <p>Development Variance Permit No. 7921-0285-00.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That Council authorize the issuance of Carried</p>
-------------	--	---

9. Planning Report – Application No. 7924-0040-00
10418 University Drive

Owner: BlueSky Properties (Ud Lands) Inc. (Director Information: D. Bosa, C. Bosa)
Agent: Bosa Properties Inc. (Nathaniel Funk)

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

Development Variance Permit No. 7924-0040-00

To vary CD Bylaw 19628 in order to reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres in floor area, but less than 950 square metres in floor area from 8 spaces/100 square metres to 3.6 spaces/100 square metres within the City Centre area.

"Surrey Development Cost Charge Bylaw, 2024, No. 21174"

3900-20-21174

A new regulatory bylaw to impose development cost charges 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 will also repeal Bylaw No. 20865.

* See memorandum dated March 28, 2024.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council rescind third reading of Bylaw
No. 21174, granted by resolution RES. R24-411, at the February 26, 2024 Regular
Council – Public Hearing meeting.

RES.R24-639 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend Bylaw No. 21174 to
include West Clayton area specific until all the reserves have been depleted and that
projects in the West Clayton area are constructed and adding a new Schedule G.

RES.R24-640 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Development Cost Charge
Bylaw, 2024, No. 21174" pass its third reading, as amended.

RES.R24-641 Carried

INTRODUCTIONS

- 13. Housekeeping Amendments to Fee-Setting and Municipal Ticket Information Utilization Bylaws

Earlier in the meeting, Council approved the recommendations of Corporate Report No. Ro62. Bylaw Nos. 21212, 21213 and 21214 are therefore in order for consideration.

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21212"

3900-20-21212

To amend Schedule D to incorporate new erosion and sediment control application and authorization fees.

RES.R24-642 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Fee-Setting By-law, 2001,
 No. 14577, Amendment Bylaw, 2024, No. 21212" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-643 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Fee-Setting By-law, 2001,
 No. 14577, Amendment Bylaw, 2024, No. 21212" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-644 It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Fee-Setting By-law, 2001,
 No. 14577, Amendment Bylaw, 2024, No. 21212" pass its third reading.
Carried

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508,
 Amendment Bylaw, 2024, No. 21213"
 3900-20-21213
 To amend the designated by-law enforcement officers and by law fines related to
 erosion and sediment control.

RES.R24-645 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Municipal Ticket Information
 Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21213" pass its
 first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-646 It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Municipal Ticket Information
 Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21213" pass its
 second reading.
Carried

The said Bylaw was then read for the third time.

It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21213" pass its third reading.
--------	--

RES.R24-647	<u>Carried</u>
-------------	----------------

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214"

3900-20-21214

To amend Schedule A regarding the contraventions and penalties related to erosion and sediment control.

It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214" pass its first reading.
--------	--

RES.R24-648	<u>Carried</u>
-------------	----------------

The said Bylaw was then read for the second time.

It was	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214" pass its second reading.
--------	--

RES.R24-649	<u>Carried</u>
-------------	----------------

The said Bylaw was then read for the third time.

It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214" pass its third reading.
--------	--

RES.R24-650	<u>Carried</u>
-------------	----------------

I. CLERK'S REPORT

1. Delegation Requests

(a) New Westminster & District Labour Council

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding the CLC's 2024 theme Safe Work Now! and to provide an update on workers' health and safety issues, WorkSafe BC regulatory reviews and changes that have impacted BC's workplace accident and fatality rates.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That New Westminster & District Labour
Council be heard as a delegation at Council-in-Committee.

RES.R24-651

Carried

**(b) Justin Carmichael, Public Affairs Officer, and Trevor Boudreau, Director, Government Relations
YVR Vancouver Airport Authority**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an update on YVR's commitment to reaching Net Zero by 2030, efforts to make YVR an accessible airport for everyone, and their impact on the regional economy.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Justin Carmichael, Public Affairs Officer,
and Trevor Boudreau, Director, Government Relations, YVR Vancouver
Airport Authority be heard as a delegation at Council-in-Committee.

RES.R24-652

Carried

**(c) Anmol Swaich, Community Organizer, and Gina Egilson, Board Member
Surrey Union of Drug Users**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation to discuss opportunities for community collaboration, specifically to develop a service hub in Surrey, which would include a supervised consumption site, a medicalized detox center, and transitional housing.

RES.R24-653
It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Anmol Swaich, Community Organizer,
and Gina Egilson, Board Member, Surrey Union of Drug Users be heard as
a delegation at the Livability and Social Equity Committee.
Carried

(d) **Layla Gilhooly, Centre Manager, and Charlotte Ellice, Senior Manager,
Lower Mainland/Fraser Valley Region
BC SPCA**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an
overview of the invaluable programs and resources they offer to both their
direct and surrounding communities in Surrey as well as to raise awareness
about the invaluable work being done within the BC SPCA.

RES.R24-654
It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Layla Gilhooly, Centre Manager, and
Charlotte Ellice, Senior Manager, Lower Mainland/Fraser Valley Region be
heard as a delegation at Council-in-Committee.
Carried

2. **Approval of Business Improvement Area ("BIA") Financial Statements and Budgets**

* See memorandum dated April 2, 2024.

RES.R24-655
It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council approve the financial statement and
budget submission received from the following Business Improvement
Area organizations:
(a) Fleetwood Business Improvement Association;
(b) Cloverdale Business Improvement Association;
(c) Newton Business Improvement Association; and
(d) Downtown Business Improvement Association.
Carried

J. NOTICE OF MOTION

- 1. Priority Access for Surrey Residents to City of Surrey Recreation Programs**
File: 8000-30

Councillor Bains put forward the following notice of motion to be considered at the next Regular Council – Public Hearing Meeting:

"That Council direct staff to:

- a. Create a plan that ensures Surrey residents have priority access to City recreation programs for at least two weeks before they are available to residents from other cities; and
- b. Report back to Council detailing the plan and timeline for implementation, with the goal of executing it swiftly."

A. ADOPTIONS (CONTINUED)

- 1. Adoption of the Agenda**

An addendum agenda including Item H.14 regarding introduction of Bylaw No. 21215 was distributed to Council prior to the start of the meeting.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. The agenda of the April 8, 2024 Regular Council Public Hearing meeting be further amended by adding Item H.14 Bylaw No. 21215 under Bylaws and Permits; and
2. The agenda be adopted as amended.

RES.R24-656

Carried

H. BYLAWS AND PERMITS (CONTINUED)

INTRODUCTIONS

14. Darts Hill Neighbourhood Concept Plan Amendments

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R058. Bylaw No. 21215 is therefore in order for consideration.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21215"

3900-20-21215

To align OCP with amended land use designations of the Darts Hills Neighbourhood Concept Plan.

RES.R24-657 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21215" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-658 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21215" pass its second reading.
Carried

RES.R24-659 It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21215" be
held electronically on April 22, 2024, at 7:00 p.m.
Carried

K. OTHER BUSINESS

1. Rental Standard of Care

File: 4815-20

At the March 11, 2024 Regular Council - Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"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."

RES.R24-660 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council direct staff to:

1. Include the current bylaws for standard of care for rental units;
2. Provide how the City regulations compare to other surrounding municipalities;
3. Focus on standards for health maintenance including heating and cooling; and
4. Consider ways to protect the tenants due to any changes to the bylaws.
Carried

L. ADJOURNMENT

It was

Moved by Councillor Bose
Seconded by Councillor Kooner
That the April 8, 2024 Regular Council -

Public Hearing meeting be adjourned.

RES.R24-661

Carried

The Regular Council - Public Hearing meeting adjourned at 9:00 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke