

Present:

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

Absent:

Councillor Kooner

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
L. Blake, Legislative Services Manager
S. Lee, Legislative Services Manager
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
P. Huynh, City Solicitor
S. Low, Director, Development Planning
J. Peng, Director, Land Development
I. Matthews, Issues Manager
J. Cairney, Deputy Fire Chief

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

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That:

1. The agenda of the September 23, 2024, Regular Council - Public Hearing meeting be amended by removing Item K.1 Reconsideration of Proposed Amendments to Streamside Protection Bylaws and Policy - Corporate Report No. R155 under Other Business; and
2. The agenda be adopted as amended.

RES.R24-1931

Carried

B. DELEGATIONS - PUBLIC HEARING

1. **Planning Report - Application No. 7922-0266-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment
Bylaw, 2024, No. 21379"
"Surrey Comprehensive Development Zone 244 (CD 244), Bylaw, 2024,
No. 21380"

CIVIC ADDRESS: 12149 - 80 Avenue
 APPLICANT: Owner: 661068 B.C. Ltd. (Director Information: H. Dhanju)
 Agent: Boldwing Continuum Architects Inc. (Arthur Buse)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.02 FAR for the site. The proposal also includes rezoning the same site from Multiple Residential Commercial 150 Zone to Comprehensive Development Zone in order to develop a 6-storey mixed use building.

The Notice of the Public Hearing was read by the Legislative Services Manager.

M. Baughan, Newton: The delegation expressed support for the proposal.

S. Mehroke, Newton: The delegation expressed support for the proposal.

A. Tiwana, South Surrey: The delegation spoke in favor of the proposal citing additional height, density, and commercial space.

N. Sohil, Newton: The delegation expressed support for the proposal.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees and outdoor amenity area.

Written submissions were received as follows:

- M. Bai expressing opposition for the proposal citing better location for a park.
- X. Ma expressing opposition for the proposal citing better location for a park.
- M. Wang expressing opposition for the proposal citing better location for a park.
- M. Wang expressing opposition for the proposal citing better location for a park.
- E. Ostermeier expressing concerns for the proposal citing parking.
- H. Hu expressing opposition for the proposal citing better location for a park.
- R. Funderburk-Razo expressing concerns for the proposal citing parking, transit and safety.

2. **Planning Report - Application No. 7922-0355-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21385"
"Surrey Comprehensive Development Zone 245 (CD 245), Bylaw, 2024, No. 21386"

CIVIC ADDRESS: 13228 - 84 Avenue

APPLICANT: Owners: 1368236 B.C. Ltd. (Director Information: H. Berar)
1247381 B.C. Ltd. (Director Information: M. Berar)
Agent: Valour Development Group (1247381 BC Ltd.)
(Manpreet Berar)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions for the entire site by permitting a density of up to 2.63 FAR. The proposal also includes rezoning the same site from Acreage Residential Zone to Comprehensive Development Zone in order to develop two six-storey apartment buildings.

The Notice of the Public Hearing was read by the Legislative Services Manager.

D. Petijevich, Surrey Resident: The delegation expressed opposition for the proposal citing flooding, contaminated water for livestock, wildlife, density, infrastructure, and riparian setbacks.

D. Jack, Surrey Environmental Partners: The delegation spoke to outdoor amenity area, light pollution, trees, flat roof, and proximity to active and natural parks, and land around the watercourses.

A. Kaps, North Surrey: The delegation expressed concerns for the proposal citing traffic, creeks, and farm exemption for applicant.

N. Sidhu, Surrey Resident: The delegation spoke in favor of the proposal citing additional housing and affordability.

Surrey Resident: The delegation spoke in favor of the proposal citing housing affordability.

H. Grewal, Surrey Resident: The delegation spoke in favor of the proposal citing multifamily units.

D. Rai, South Surrey: The delegation spoke in favor of the proposal citing additional housing, affordability, housing options and not including a commercial component in the development.

M. Uppal, Newton: The delegation spoke in favor of the proposal citing density, affordability, and not including a commercial component in the development.

Surrey Resident, Newton: The delegation expressed concern for the proposal citing laneway access.

M. Berar, Agent: The delegation spoke in favor of the proposal and provided an overview of the project including density, retail space, transportation, affordability, and additional housing options.

Written submissions were received as follows:

- Read expressing support for the proposal.
- J. Berar expressing support for the proposal.
- J. Sandhu expressing support for the proposal.
- Sandhu expressing support for the proposal.
- N. Sandhu expressing support for the proposal.
- N. Bains expressing support for the proposal.
- R. Dhaliwal expressing support for the proposal.
- S. Brar expressing support for the proposal.
- Bahra expressing support for the proposal.
- Dhaliwal expressing support for the proposal.
- J. Bains expressing support for the proposal.
- M. Parhar expressing support for the proposal.
- E. Bal expressing support for the proposal.
- J. Matharu expressing support for the proposal.
- J. Nijjer expressing support for the proposal.
- J. Singh expressing support for the proposal.
- D. Sandhu expressing support for the proposal.
- J. Bains expressing support for the proposal.
- P. Bains expressing support for the proposal.
- S. Dhaliwal expressing support for the proposal.
- Jagpal expressing support for the proposal.
- Pawar expressing support for the proposal.
- D. Singh expressing support for the proposal.
- J. Sran expressing support for the proposal.
- Kaila expressing support for the proposal.
- H. Kaila expressing support for the proposal.
- J. Kaila expressing support for the proposal.
- N. Kaila expressing support for the proposal.
- P. Kaila expressing support for the proposal.
- M. Sahota expressing support for the proposal.
- D. Rai expressing support for the proposal.
- H. Aulakh expressing support for the proposal.
- Au expressing support for the proposal.
- K. Sekhon expressing support for the proposal.
- L. Toor expressing support for the proposal.
- E. Zaklan expressing support for the proposal.

- S. Shubham expressing support for the proposal.
- S. Sidhu expressing support for the proposal.
- Z. Wahla expressing support for the proposal.
- Badesha expressing support for the proposal.
- D. Pandohal expressing support for the proposal.
- P. Green expressing support for the proposal.
- P. Hiro expressing support for the proposal.
- Ali expressing support for the proposal.
- Johal expressing support for the proposal.
- H. Gill expressing support for the proposal.
- S. Mattu expressing support for the proposal.
- J. Chhabra expressing support for the proposal.
- J. Nicholson expressing support for the proposal.
- N. Gara expressing support for the proposal.
- V. Ciperiani expressing support for the proposal.
- J. Mattu expressing support for the proposal.
- R. Awan expressing support for the proposal.
- J. Jagpal expressing support for the proposal.
- J. Dhaliwal expressing support for the proposal.
- H. Khela expressing support for the proposal citing housing.
- S. Gill expressing support for the proposal citing housing.
- S. Kandola expressing support for the proposal.
- S. Bains expressing support for the proposal.
- S. Takhar expressing support for the proposal.
- M. Uppal expressing support for the proposal citing density.
- M. Dosanjh expressing support for the proposal.
- D. Uppal expressing support for the proposal.
- P. Uppal expressing support for the proposal.
- K. Uppal expressing support for the proposal.
- S. Gahunia expressing support for the proposal.
- K. Tiwana expressing support for the proposal.
- N. Bhogal expressing support for the proposal.
- The Surrey Board of Trade expressing support for the proposal.
- Petition received on September 23, 2024. 69 signatures in support of the proposal citing infrastructure and affordability.
- A. Sidhu expressing support for the proposal.
- A. Sidhu expressing support for the proposal.
- T. Johal expressing support for the proposal.
- K. Kaul expressing support for the proposal.
- Petition received on September 23, 2024. 6 signatures in support of the proposal citing infrastructure and affordability.
- K. Gill expressing support for the proposal.
- J. Pixley expressing concerns for the proposal citing density, farming, traffic and amenities.

3. **Planning Report - Application No. 7924-0133-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21377"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21378"

CIVIC ADDRESS: 8056 and 8072 - 170A Street; 17079 - 80 Avenue

APPLICANT: Owners: L. Bisschop, H. Bisschop, M. Kaur, B. Brar,
 1334258 B.C. Ltd. (Director Information: P. Buttar,
 G. Dhaliwal, M. Dhaliwal)
 Agent: ParaMorph Architecture Inc. (Manpreet Singh)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the site from Suburban to Urban. The proposal also includes rezoning the same site from Suburban Residential Zone to Multiple Residential 30 Zone in order to develop 36 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum (east) side yard and minimum (west) street side yard setbacks-to the principal building face; and to permit stairs with more than three risers to encroach into setbacks.

The Notice of the Public Hearing was read by the Legislative Services Manager.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees.

W. Weiser, Fleetwood: The delegation expressed concern for the proposal citing density and traffic.

J. Doyle, Fleetwood: The delegation expressed opposition to the proposal citing traffic and parking.

Written submissions were received as follows:

- N. Mah expressing support for the proposal.
- S. Han expressing support for the proposal.
- S. Mahen expressing support for the proposal.
- K. Sin expressing support for the proposal.
- D. Mal expressing support for the proposal.
- M. Thakur expressing support for the proposal.
- P. Singh expressing support for the proposal.
- S. Singh expressing support for the proposal.
- S. Ka expressing support for the proposal.
- H. Grewal expressing support for the proposal.
- M. Ka expressing support for the proposal.
- M. Mal expressing support for the proposal.

- T. Sew expressing support for the proposal.
- D. Atwal expressing support for the proposal.
- A. Singh expressing support for the proposal.
- P. Singh expressing support for the proposal.
- H. Nijjar expressing support for the proposal.
- G. Parmar expressing support for the proposal.
- R. Virk expressing support for the proposal.
- D. Sandhu expressing support for the proposal.
- D. Sandhu expressing support for the proposal.
- S. Bains expressing support for the proposal.
- H. Mehat expressing support for the proposal.
- P. Gill expressing support for the proposal.
- N. Kaur expressing support for the proposal.
- J. J expressing support for the proposal.
- A. Dhesi expressing support for the proposal.
- P. Singh expressing support for the proposal.
- G. Sahota expressing support for the proposal.
- G. Sidhu expressing support for the proposal.
- S. Grewal expressing support for the proposal.
- D. Dhesi expressing support for the proposal.
- K. Verma expressing support for the proposal.
- S. Khalon expressing support for the proposal.
- S. Singh expressing support for the proposal.
- E. Kaur expressing support for the proposal.
- R. Johal expressing support for the proposal.

**4. Planning Report - Application No. 7923-0363-00
"Surrey Comprehensive Development Zone 200 (CD 200), Bylaw, 2024,
No. 21382"**

CIVIC ADDRESS: 3230 - 176 Street

APPLICANT: Owner: Sewa Holdings Inc. (Director Information: S. Sandhu)
Agent: R. Sandhu

PURPOSE: The applicant is requesting to rezone the site from
General Agriculture Zone to Comprehensive Development
Zone in order to develop a farm retail building.

The Notice of the Public Hearing was read by the Legislative Services Manager.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees and their
ability to act as a noise buffer.

No written submissions were received for this proposal.

- 5. **Proposed Regulatory Bylaw Amendments Related to Provincial Housing Legislation Implementation – Corporate Report R162**
 "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389"
 "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21390"
 "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21391"

PURPOSE: The proposed bylaw amendments are to streamline the processing of in-stream development applications that are affected by the recent Transit Oriented Areas and Small-Scale Multi-Unit Housing zoning changes and administrative bylaw amendments.

The Notice of the Public Hearing was read by the Legislative Services Manager.

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

No written submissions were received for this proposal.

C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee – June 11, 2024

(a) It was Moved by Councillor Stutt
 Seconded by Councillor Bose
 That the minutes of the Agricultural and Food Policy Committee meeting held on June 11, 2024, be received.
 RES.R24-1935 Carried

(b) The recommendation of these minutes were considered and dealt with as follows:

BC Hydro Engagement with Telecommunication Sector

It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That Council advocate BC Hydro in engaging with the telecommunication sector to share existing infrastructure to reduce new non-farm development of farmland.
 RES.R24-1936 Carried

2. **Environment and Climate Change Committee – June 20, 2024**

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That the minutes of the Environment and
Climate Change Committee meeting held on June 20, 2024, be received.

RES.R24-1937

Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

- The City is conducting its budget consultation for the second year, with strong community turnout at last weekend's open house at Cloverdale Recreation Centre. Two more sessions are scheduled for September 24 at Newton Recreation Centre and September 27 in South Surrey Recreation Centre, along with online feedback options.
- On Saturday, Surrey's fire halls held open houses. The mayor visited the Cloverdale fire hall, appreciating the community's engagement and the vital work of firefighters. Surrey Fire Fighters Charitable Society was recognized for its Nutritional Snack Program, which provides over \$60,000 in healthy food monthly to 130 schools.
- In addition to the Climate and Action Award that was presented at the start of tonight's meeting, the City received the 2024 CPWA National Public Works Week award for its commitment to excellence, largely thanks to the dedicated efforts of the public works staff.
- The Filipino Festival held at the Museum of Surrey on Saturday attracted a large crowd, celebrating Filipino culture with captivating performances, delicious food, and family-friendly activities, creating a fun day for everyone.
- Trinidad and Tobago marked its 62nd Anniversary of Independence with celebration in Surrey featuring Caribbean dance, music, and cuisine, showcasing the vibrant local Caribbean community's role in Surrey's diversity.
- City Hall hosted the Hannover Messe 2025 Western Roadshow, showcasing Surrey's businesses and preparing for BC and Canada's participation in next year's main event.
- Last week, the Mayor spoke at the State of Newton, hosted by the Newton Business Improvement Association. Emphasizing Newton's key role in Surrey's growth, the Mayor reaffirmed the Council's commitment to enhancing the community through the Focus Newton action plan.

- Mayor Locke shared her vision for Surrey’s future with the Rotary Club of Surrey, emphasizing that community partners like Rotary are vital for the city’s growth.
- Mayor Locke recognized prominent Surrey residents: Lauren Simpson for receiving the King Charles III Coronation Medal for outstanding contributions to the community; Jeevan Badwal for signing a professional soccer contract with the Whitecaps; and honored the late Jamie Rogers, a beloved figure in the community and ambassador of the Cloverdale Rodeo.

F. COUNCILLORS' REPORT

- Councillor Stutt attended the celebration of life for Jamie Rogers who contributed significantly to the Cloverdale Rodeo and the Cloverdale community. Councillor Stutt also attended the open house of Surrey’s fire hall in his neighborhood.
- Councillor Hepner attended Surrey Eagles opening game and commented on the two new jumbo screens in the arena.

G. CORPORATE REPORTS

Item No. R170 BC Building Code changes to allow a Single Exit Stair in Six Storey Buildings

The Fire Chief submitted a report to provide Council information on the recent BC Building Code changes, the process to determine the changes and fire service safety concerns with the changes

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council receive Corporate Report R170

for information.

RES.R24-1938

Carried

Item No. R171 Multilingual Communications Policy Update

The General Manager, Corporate Services, submitted a report to inform Council of the newly developed Multilingual Communications Policy, as outlined in Appendix "I".

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council receive Corporate Report R171

for information.

RES.R24-1939

Carried

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

1. Receive Corporate Report R173 for information;
2. Award Contract No. 1220-040-2024-022 to MRG Events Ltd. for an initial one-year term commencing on January 2, 2025, in the amount of \$493,415.16 including applicable taxes;
3. Set the annual expenditure authorization limit of Contract 1220-040-2024-022 at \$567,427.43 including contingency and applicable taxes;
4. Approve the option to extend Contract No. 1220-040-2024-022 for up to four additional one-year terms at the City's sole discretion to a maximum amount of \$663,809.84 per year including contingency, Vancouver Area Consumer Price Index ("CPI") as published by Statistics Canada and applicable taxes; and
5. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2024-022 and allow the option to extend for four, one-year optional terms, in favor of the City, subject to satisfactory performance and any other related considerations, adjusting the cost of the services based on the CPI for any option extension terms.

RES.R24-1941

Carried

Item No. R174 Award of Contract No. 1220-030-2024-044: 1001 Steps Replacement

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's authorization to award a contract for the removal and replacement of the 1001 Steps stair system in the Ocean Park community of South Surrey.

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

1. Receive Corporate Report R174 for information;
2. Award Contract No. 1220-030-2024-044 to Calta Construction Inc in the amount of \$724,500.00, including GST, for removal and replacement of 1001 Steps in South Surrey;
3. Set the expenditure authorization limit for Contract No. 1220-030-2024-044 at \$796,950.00, including GST and contingency; and
4. Authorize the General Manager, Parks, Recreation & Culture, to execute Contract No. 1220-030-2024-044.

RES.R24-1942

Carried

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

1. Planning Report - Application No. 7922-0266-00
12149 - 80 Avenue

Owner: 661068 B.C. Ltd. (Director Information: H. Dhanju)
Agent: Boldwing Continuum Architects Inc. (Arthur Buse)

To amend the Official Community Plan Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.02 FAR for the site. The proposal also includes rezoning the same site from Multiple Residential Commercial 150 Zone to Comprehensive Development Zone in order to develop a 6-storey mixed use building.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21379"

RES.R24-1952	It was	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21379" pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 244 (CD 244), Bylaw, 2024, No. 21380"

RES.R24-1953	It was	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 244 (CD 244), Bylaw, 2024, No. 21380" pass its third reading. <u>Carried</u>
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2. Planning Report - Application No. 7922-0355-00
13228 - 84 Avenue

Owners: 1368236 B.C. Ltd. (Director Information: H. Berar),
1247381 B.C. Ltd. (Director Information: M. Berar)
Agent: Valour Development Group (1247381 BC Ltd.) (Manpreet Berar)

To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions for the entire site by permitting a density of up to 2.63 FAR. The proposal also includes rezoning the same site from Acreage Residential Zone to Comprehensive Development Zone in order to develop two six-storey apartment buildings.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389"

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council amend "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389" as outlined in
Appendix I.

RES.R24-1960 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21389", as amended pass its third reading.

RES.R24-1961 Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Bylaw, 2024, No. 21389" be finally adopted.

RES.R24-1962 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21390"

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment Bylaw, 2024, No. 21390" as outlined in Appendix II.

RES.R24-1963 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21390", as amended pass its third reading.

RES.R24-1964 Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21390" be finally adopted.

RES.R24-1965 Carried

The said Bylaw was then read for the second time.

RES.R24-1989	It was Amendment Bylaw, 2024, No. 21396"	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-1990	It was Amendment Bylaw, 2024, No. 21396"	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, pass its third reading. <u>Carried</u>
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REZONING BYLAW – NO PUBLIC HEARING
Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing
Zones for In-stream Development Applications

H.12 – H.25 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R163.

- 12. Planning Report - Application No. 7915-0428-00, 7915-0428-01
14365 – 115 Avenue (14367 – 115 Avenue)

To rezone a portion of the site from Suburban Residential Zone to Small Lot Residential Zone in order to subdivide the subject site into three small lots and one remnant Suburban Residential Zone. In addition, the proposal includes a Development Variance Permit to reduce the minimum width of a lot on which a double garage or carport are permitted for Lot 2; and reduce the minimum width of a Type II Interior Lot for Lot 2.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21359"

RES.R24-1991	It was Amendment Bylaw, 2024, No. 21359"	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-2032

It was	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 247 (CD 247), Bylaw, 2024, No. 21370" pass its second reading.
	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R24-2033

It was	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 247 (CD 247), Bylaw, 2024, No. 21370" pass its third reading.
	<u>Carried</u>

- 24. Planning Report - Application No. 7922-0243-00
9948 – 181 Street

To rezone the site from Acreage Residential Zone to Comprehensive Development Zone in order to subdivide the site into three urban sized lots and one lot to be conveyed for conservation purposes.

No correspondence was received prior to the printing of the agenda.

"Surrey Comprehensive Development Zone 248 (CD 248), Bylaw, 2024, No. 21371"

RES.R24-2034

It was	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 248 (CD 248), Bylaw, 2024, No. 21371" pass its first reading.
	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R24-2035

It was	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Comprehensive Development Zone 248 (CD 248), Bylaw, 2024, No. 21371" pass its second reading.
	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R24-2036

It was	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 248 (CD 248), Bylaw, 2024, No. 21371" pass its third reading.
	<u>Carried</u>

25. Planning Report - Application No. 7920-0289-01
13791 - 56 Avenue

To reduce the minimum lot depth for the western portion of proposed Lot 3 to allow subdivision into 3 single family lots.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7920-0289-01

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council authorize the issuance of
Development Variance Permit No. 7920-0289-01.

RES.R24-2037

Carried

PERMITS

26. Planning Report - Application No. 7924-0232-00
7050 - 120 Street (7090 – 120 Street & 7055 – 122 Street)

Owner: Guru Nanak Sikh Gurdwara Society
Agent: J. Gill

To vary Schedule B of CD Bylaw No. 13001 to 122 Street in order to allow for a proposed entry gate fronting 122 Street at the entrance to the Guru Nanak Sikh Gurdwara.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7924-0232-00

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7924-0232-00.

RES.R24-2038

Carried

27. Planning Report - Application No. 7923-0349-00
11561 - 132 Street; 13119 and 13123 - 115A Avenue;
13132 - 115B Avenue (13134 - 115B Street)

Owner: City of Surrey
Agent: City of Surrey (Paula Kucharczyk)

To allow truck parking for approximately 36 trucks on City-owned property in Bridgeview for a period not exceeding 3 years.

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

Temporary Use Permit No. 7923-0349-00

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

Temporary Use Permit No. 7923-0349-00.

RES.R24-2039

Carried

28. Planning Report - Application No. 7923-0350-00
17768 - 96 Avenue

Owner: City of Surrey
Agent: City of Surrey (Paula Kucharczyk)

To allow a temporary truck parking facility for approximately 41 trucks on a City owned site in Anniedale-Tynehead for a period not exceeding 3 years.

No correspondence was received prior to the printing of the agenda.

Temporary Use Permit No. 7923-0350-00

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

Temporary Use Permit No. 7923-0350-00.

RES.R24-2040

Carried

29. Planning Report – Application No. 7919-0369-01
17127 and 17175 – 16 Avenue; 17174 – 18 Avenue

Owner: Cressey 17174-18 Ave Holdings Ltd.
Agent: Cressey (Grandview Heights) Development LLP (Patrick Lanigan)

To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7919-0369-00.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7919-0369-01

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council support Development Variance
Permit No. 7919-0369-01 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R24-2041 Carried

30. Planning Report – Application No. 7922-0375-02
19355 – 2 Avenue

Owners: J. Pooni, R. Pooni
Agent: WSP Canada (Scott Pelletier)

To increase the maximum farm residential footprint depth and to reduce the
minimum side yard setback (south) to permit the construction of a residential
accessory building.

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

Development Variance Permit No. 7922-0375-02

It was Moved by Councillor Bains
Seconded by Councillor Bose
That Council support Development Variance
Permit No. 7922-0375-02 and consider issuance of the Permit upon final approval
of the associated Development Permit and Development Variance Permit.

RES.R24-2042 Carried

FINAL ADOPTIONS

31. Subdivision & Development Bylaw Update – Engineering Design Criteria –
Corporate Report No. R166.

A bylaw on the proposed revisions to the City’s Engineering Design Criteria
Manual and Standard Construction Documents.

* See memorandum dated September 19, 2024

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw,
2024, No. 21388"

Development Variance Permit No. 7921-0333-00

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council close Development Variance

Permit No. 7921-0333-00.
RES.R24-2055 Carried

Planning Report – Application No. 7923-0314-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21284"

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21284" be filed.

RES.R24-2056 Carried

Development Variance Permit No. 7923-0314-00

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council close Development Variance

Permit No. 7923-0314-00.
RES.R24-2057 Carried

Planning Report – Application No. 7917-0328-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19395"

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19395" be filed.

RES.R24-2058 Carried

Planning Report – Application No. 7923-0070-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21164"

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21164" be filed.

RES.R24-2059 Carried

J. NOTICE OF MOTION

1. Consent Agenda for Council Meetings

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

"That Council direct staff to bring forward a report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item."

K. OTHER BUSINESS

1. Reconsideration of Proposed Amendments to Streamside Protection Bylaws and Policy - Corporate Report No. R155

At the September 9, 2024 Regular Council – Public Hearing meeting Mayor Locke requested this item be reconsidered at the next Council meeting.

* See memorandum dated September 19, 2024.

The purpose is to amend Streamside Protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit requirements to streamline development application review timelines.

This item was removed from the agenda.

2. Transformative Changes to Surrey's Development and Permitting Processes

At the September 9, 2024 Regular Council - Public Hearing meeting, Mayor Locke put forward the following notice of motion:

"That Council direct staff to:

- Streamline Rezoning and Development Processes: Conduct a comprehensive review of our rezoning and development processes and present recommendations that would significantly reduce these timelines;
- Innovate and Automate: Continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles;

- Develop a Model for Best Practices: Establish a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness and a facilitative approach; and
- Return with Recommendations: Present recommendations by the December break that will further reduce timelines for all development types, from major commercial projects to minor residential renovations."

It was Moved by Mayor Locke
 Seconded by Councillor Bains
 That Council direct staff to:

- Streamline Rezoning and Development Processes: Conduct a comprehensive review of our rezoning and development processes and present recommendations that would significantly reduce these timelines;
- Innovate and Automate: Continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles;
- Develop a Model for Best Practices: Establish a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness and a facilitative approach; and
- Return with Recommendations: Present recommendations by the December break that will further reduce timelines for all development types, from major commercial projects to minor residential renovations.

RES.R24-2064 Carried

The following motion was then put forward.

It was Moved by Mayor Locke
 Seconded by Councillor Bains
 That Council direct staff to report to Council at the October 7, 2024 Regular Council – Public Hearing meeting with recommendations to establish a Task Force responsible for providing Council with advice on streamlining and improving Surrey's development and permitting processes.

RES.R24-2065 Carried

L. ADJOURNMENT

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That the September 23, 2024 Regular Council

- Public Hearing meeting be adjourned.

RES.R24-2066

Carried

The Regular Council - Public Hearing meeting adjourned at 9:19 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke