

**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  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer

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

It was

Moved by Councillor Bains  
Seconded by Councillor Hepner  
That:

1. The agenda of the December 12, 2022, Regular Council Public Hearing meeting be amended by:

- Varying the agenda to consider Item No. R224 prior to Section B: Public Hearing Delegations;
- Remove Item K.1: Application No. 7918-0033-00; and

2. The agenda be adopted as amended.

RES.R22-2298

Carried**2. Adoption of the Minutes****a. Special Council - November 28, 2022**

It was

Moved by Councillor Kooner  
Seconded by Councillor Annis  
That the minutes of the Special Council  
meeting held on November 28, 2022, be adopted.

RES.R22-2299

Carried



- |  |   |
|--|---|
| <p>It was</p> <p>for information.</p> <p>RES.R22-2303</p>  | <p>Moved by Councillor Annis<br/>Seconded by Councillor Bose<br/>That Council receive Corporate Report R224</p> <p><u>Carried</u></p>   |
| <p>It was</p> <p><i>Policing Surrey: A Plan to Retain the RCMP as the Police of Jurisdiction in Surrey</i>, attached to Corporate Report R224 as Appendix "I".</p> <p>RES.R22-2304</p>   | <p>Moved by Councillor Stutt<br/>Seconded by Councillor Hepner<br/>That Council endorse the draft report,</p> <p><u>Carried</u><br/>With Councillors Annis, Elford and Nagra opposed.</p>   |
| <p>It was</p> <p>final edits as necessary to <i>Policing Surrey: A Plan to Retain the RCMP as the Police of Jurisdiction in Surrey</i> and subsequently to forward the final report to the Solicitor General and Minister of Public Safety by December 15, 2022.</p> <p>RES.R22-2305</p> | <p>Moved by Councillor Kooner<br/>Seconded by Councillor Bains<br/>That Council authorize staff to make any</p> <p><u>Carried</u><br/>With Councillors Annis, Elford and Nagra opposed.</p> |

## B. DELEGATIONS - PUBLIC HEARING

### 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20790" Application No. 7920-0321-00

CIVIC ADDRESS: 2974 - 192 Street

APPLICANT: Owner: 1205789 B.C. Ltd.  
(Director Information: Sarbjot Purewal, Harjinder Purewal)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Intensive Agriculture Zone to Business Park 2 Zone in order to permit the development of a 10,501 square-metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum number of on-site parking spaces from 132 to 125, and to allow parking spaces in front of loading bays for units that have surplus unblocked loading bays.

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

R. Landale, Fleetwood: The delegation spoke to tree removal and replanting, adjacent developments, and information available on the City's website.

S. Nijjar, South Surrey: The delegation expressed concerns regarding the proposed road alignment for 30 Avenue and the impact it may have on their property and requested that the alignment be curved to the south.

O. Nijjar, South Surrey: The delegation expressed concerns regarding the proposed road alignment for 30 Avenue and the impact it may have on their property.

M. Koka, Aplin & Martin Consultants Ltd. (Agent on behalf of the Applicant): The agent provided an overview of the proposed road alignment for 30 Avenue.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees and traffic.
- S. Nijjar and J. Dhama expressing concerns for the proposal citing road alignment.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20792"  
Application No. 7921-0286-00**

CIVIC ADDRESS: 13949 - 28 Avenue

APPLICANT: Owner: TNS Developments Ltd.  
(Director Information: Thanvir Bandesha)  
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Half-Acre Residential Zone in order to allow subdivision into two lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 30 metres to 25.6 metres for proposed Lots 1 and 2.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, Green City fund contributions, number of lot subdivisions, and adjacent developments.

F. Abrahani, H.Y. Engineering Ltd. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal.

Written submissions were received as follows:

- A. Kaps expressing opposition for the proposal citing uncertain total area of development.
- R. Landale expressing opposition for the proposal citing trees and inconsistencies in the planning report.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795"**  
**Application No. 7922-0136-00**

CIVIC ADDRESS: 13671 - 16 Avenue

APPLICANT: Owner: D. Graham  
Agent: D. Graham

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designation from Suburban to Urban and to amend OCP Figure 5: Suburban Density Exception Areas for the subject site to remove it from the Suburban Density Exception Area. The proposal also includes rezoning a portion of the subject site from One-Acre Residential Zone to Single Family Residential Zone in order to allow subdivision into two single family lots.

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

R. Landale, Fleetwood: The delegation spoke to adjacent developments.

D. Graham, South Surrey (Applicant): The Applicant provided an overview and history of the proposal, and spoke to adjacent developments, road construction requirements and tree removal.

Written submissions were received as follows:

- A. Kaps expressing opposition for the proposal citing uncertain total area of development.
- R. Landale expressing opposition for the proposal citing trees.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787"  
Application No. 7919-0035-00**

CIVIC ADDRESS: 19518 - 32 Avenue

APPLICANT: Owners: J. Gill, A. Gill  
Agent: Belshore Properties Ltd. (Simren Gill)

PURPOSE: The applicant is requesting to rezone the subject site from General Agriculture Zone to Business Park 1 Zone in order to permit the development of a 9,650 square-metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard (north) setback from 7.5 metres to 4 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and to reduce the minimum number of on-site parking spaces from 114 to 101.

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

R. Landale, Fleetwood: The delegation spoke to adjacent developments, tree removal, Green City fund contributions, and parking reductions.

Written submissions were received as follows:

- A. Kaps expressing opposition for the proposal citing uncertain total area of development.
- R. Landale expressing opposition for the proposal citing trees.
- R. Landale expressing opposition for the proposal citing transparency and inconsistencies to City land properties valuation.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802"  
Application No. 7918-0051-00**

CIVIC ADDRESS: 2974 and 3048 - 192 Street

APPLICANT: Owners: Advantex Industries Ltd.  
(Director Information: Ronald J. Castle),  
1205789 B.C. Ltd. (Director Information: Sarbjot Purewal,  
Harjinder Purewal)  
Agent: Orion Construction (Braden Smith)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Intensive Agriculture Zone to Business Park 2 Zone in order to permit the development of a 9,820-square-metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback (east) from 7.5 metres to 0.0 metres to the principal building face and reduce the minimum number of on-site parking spaces from 116 to 102.

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

R. Landale, Fleetwood: The delegation spoke to tree removal and the alignment of 30 Avenue.

S. Nijjar, South Surrey: The delegation expressed concerns regarding the proposed road alignment for 30 Avenue and the impact it may have on their property and requested that the alignment be curved to the south.

O. Nijjar, South Surrey: The delegation expressed concerns regarding the proposed road alignment for 30 Avenue and the impact it may have on their property and requested that the alignment be curved to the south.

Written submissions were received as follows:

- A. Kaps expressing opposition for the proposal citing uncertain total area of development.
- R. Landale expressing opposition for the proposal citing trees.
- S. Nijjar and J. Dhami expressing concerns for the proposal citing road alignment.

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20789" Application No. 7922-0021-00**

CIVIC ADDRESS: 12984 and 12998 No. 10 (58 Avenue) Highway

APPLICANT: Owner: M. Wacker  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the subject site from One Acre Residential Zone to Half-Acre Residential Zone in order to allow subdivision into four single family half-acre lots.

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

R. Landale, Fleetwood: The delegation spoke to impacts on local parks, proposed road extensions, and tree removal.

M. Kompter, Hub Engineering Inc. (Agent on behalf of the Application): The Agent provided an overview of the proposal and spoke to road construction and infrastructure requirements and tree removal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.
- B., R. and S. Boora expressing concerns for the proposal citing destabilization of trees and servicing options.
- B. Boora expressing opposition for the proposal citing destabilization of trees and servicing options.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793"**  
**Application No. 7922-0232-00**

CIVIC ADDRESS: 14858 - 60 Avenue

APPLICANT: Owner: 689940 B.C. Ltd.  
(Director Information: Gurdial K. Johal, Makhan S. Johal)  
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 19484 in order to allow a child care centre as a permitted use, and to allow the child care centre to use the outdoor amenity space for a maximum of two hours per day.

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

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

No written submissions were received.

8. **"Surrey Comprehensive Development Zone 93 (CD 93), Bylaw, 2022, No. 20788"**  
**Application No. 7919-0263-00**

CIVIC ADDRESS: 14037, 14047 and 14057 - 103A Avenue

APPLICANT: Owner: 1239263 B.C. Ltd.  
(Director Information: Karamvir S. Deol, Rajdeep Sidhu,  
Kulwinder S. Thand)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Comprehensive Development Zone in order to permit the development of a 6-storey apartment building.

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



R. Landale, Fleetwood: The delegation spoke to tree removal and replanting, water management, adjacent developments, and traffic.

Agent, CitiWest Consulting Ltd. (Agent on behalf of the Application): The Agent provided an overview of the proposal

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, traffic and infrastructure.

9. **"Surrey Comprehensive Development Zone 94 (CD 94), Bylaw, 2022, No. 20791"  
Application No. 7921-0090-00**

CIVIC ADDRESS: 10055 and 10077 - 133 Street; 13277 - 100A Avenue, Portions of road

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

PURPOSE: The applicant is requesting to rezone the subject site and portions of road allowance from Single Family Residential Zone to Comprehensive Development Zone in order to permit the development of a 6-storey residential apartment building.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing tree removal, Green City Fund contributions, traffic, and inconsistency with the existing neighbourhood character.

D. Fenton, Applicant: The Applicant provided an overview of the proposal and Zenterra City Centre Ltd.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, traffic and character of neighbourhood.

**C. COMMITTEE REPORTS**

This section had no items to consider.

**D. BOARD/COMMISSION REPORTS****1. Surrey Heritage Advisory Commission - November 17, 2022**

Council was requested to consider the following recommendation of the November 17, 2022 Surrey Heritage Advisory Commission meeting in advance of receiving the minutes:

**Creelman House (5678 182 Street) – Demolition Permit Application**

File: 6800-01

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That:

1. Council receive the report dated October 20, 2022 regarding a demolition permit application for the Creelman House located at 5678 182 Street as information;
2. Staff use the following temporary protection measures (whichever measure is longer) with regards to the demolition permit application for the Creelman House at 5678 182 Street:
  - a. Order for temporary protection (60 days) as per Section 606 of the *Local Government Act*;
  - b. Withholding of demolition permits until other approvals until the building permit is ready for issuance and all fees associated with the building permit have been paid, as per Section 605 of the *Local Government Act*; and
3. The applicant be encouraged to explore the relocation of the house to a suitable alternative lot as well as consider advertising the heritage house for sale.

RES.R22-2306

Carried

**E. MAYOR'S REPORT****1. Proclamations**

File: 0630-02

Mayor Locke read the following proclamations:

- (a) International Migrants Day – December 18, 2022
- (b) Nirmal Singh Gill Memorial – January 4, 2023

2. **Committee Appointments**

File: 0540-20

Mayor Locke announced the following appointments:

**Finance Committee**

All members of council are appointed to the Finance Committee for the Council term ending in 2026.

**Audit Committee**

With a term ending December 31, 2023:

1. Councillor Kooner as Chair; and
2. Councillor Stutt as Vice Chair.

**Surrey Heritage Advisory Commission**

With a term ending December 31, 2024:

1. Councillor Stutt;
2. Bishavdeep Turna; and
3. Martin Hilmer.

**Surrey Public Library Board**

With a term ending December 31, 2024:

1. Marilyn Hermann;
2. Gordon Powell;
3. Maria Dulce Cecilia Cuenca;
4. Balbir Gurm; and
5. Lisa Werring.

With a term ending December 31, 2023:

1. Councillor Kooner

**Board of Variance**

With a term ending December 31, 2025:

1. Inderjit Dhillon;
2. Jasjit Dharampal; and
3. Tejinder Vinopal.

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.

**G. CORPORATE REPORTS (continued)**

The Corporate Reports, under date of December 12, 2022, were considered and dealt with as follows:

**Item No. R210                      Surrey Disaster Mitigation Adaptation Fund – 2022 Year-End Update  
File: 6020-001; 5225-23**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture, submitted a report to provide a year-end update to Council on the City's Disaster Mitigation Adaptation Fund ("DMAF") program and to seek Council direction on the development of an inflation funding strategy to offset increasing costs related to the delivery of the DMAF program.

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

1. Receive Corporate Report R210 for information;
2. Authorize the Mayor to send a letter of support outlining the City's Mud Bay Nature-Based Foreshore Enhancement Project as generally described in the Initial Project Description, attached to the report as Appendix "I"; and
3. Endorse staff developing an inflation funding strategy in support of the successful completion of the Disaster Mitigation Adaptation Fund program.

RES.R22-2307 Carried

**Item No. R211                      Status on the Dispute Resolution Process for Non-Acceptance of the  
Metro Vancouver Regional Growth Strategy  
File: 0450-30 (Metro 2050)**

The Acting General Manager, Planning & Development, submitted a report to update Council on the status of the dispute resolution process related to Surrey's non-acceptance of the Regional Growth Strategy and to provide options for Council's consideration on how to proceed with respect to the consideration of Metro Vancouver's update to the Regional Growth Strategy.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council divide the question on

Corporate Report R211.  
RES.R22-2308 Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Annis  
 That Council receive Corporate Report R211  
 for information.  
 RES.R22-2309 Carried

It was Moved by Councillor Elford  
 Seconded by Councillor Nagra  
 That Council endorse Option 1, as outlined  
 in Corporate Report R211, to continue to share the concerns with Metro 2050 as previously  
 expressed to Metro Vancouver, and direct staff to prepare for the forthcoming dispute  
 resolution process.  
 RES.R22-2310 Defeated

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

It was Moved by Councillor Annis  
 Seconded by Councillor Bose  
 That Council endorse Option 2, as outlined  
 in this report, to reverse previous objections to Metro 2050, and to endorse Metro 2050 as  
 currently prepared  
 RES.R22-2311 Carried

With Councillors Elford and Nagra opposed.

It was Moved by Councillor Annis  
 Seconded by Councillor Kooner  
 That Council direct the City Clerk to forward  
 a copy the report, along with the related Council resolution, to Metro Vancouver.  
 RES.R22-2312 Carried

With Councillor Nagra opposed.

**Item No. R212 Closure of Road Adjacent to 15381 & 15391 – 26 Avenue, 2627 &  
 2641 154 Street and 2655 Parkway Drive  
 File: 7919-0187-00**

Note: See Bylaw 20798 in the H Section.

The General Manager, Engineering, submitted a report to seek Council’s approval to close  
 and remove a portion of partially opened road allowance for disposition and consolidation  
 with the adjacent properties to allow for the development of thirty-one (31) townhouse  
 units under Development Application No. 7919-0187-00.

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 415 square metre portion of partially opened road allowance located adjacent to 15381 & 15391 - 26 Avenue, 2627 & 2641 - 154 Street and 2655 Parkway Drive, as generally illustrated in Appendix "I" attached to Corporate Report R212 and subject to compliance with the notice provisions of the Community Charter, SBC 2003, C. 26.

RES.R22-2313

Carried

**Item No. R213            Award of Contract 1220-040-2022-041 for Vehicle Towing and Secure Storage Services**  
**File: 1220-040**

The General Manager, Corporate Services, provided a report to seek authorization to enter into a seven (7) year contract with Clover Towing for Vehicle Towing and Secure Storage Services, with the City's option to extend the contract for an additional three (3) year term.

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

1. Receive Corporate Report R213 for information;
2. Award Contract 1220-040-2022-041 for Vehicle Towing and Secure Storage Services for an initial seven (7) year term, with the City's option to extend the contract for an additional three (3) year term (the "Contract") to Clover Towing Ltd.; and
3. Authorize the General Manager, Corporate Services to execute the Contract and approve the optional three (3) year extension and execute the related Contract amendments.

RES.R22-2314

Carried

**Item No. R214            Renewal of the Downtown Surrey Business Improvement Area**  
**File: 0250-20**

The General Manager, Investment & Intergovernmental Relations, submitted a report to obtain Council approval for the renewal of the DSBI for a five year term from 2023 to 2028 by means of the Council Initiative process, and to instruct staff to take all necessary measures to bring forward Bylaw No. 20796.

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

1. Approve the use of the Council Initiative process as the means by which to measure property owner support for a five-year renewal term of the Downtown Surrey Business Improvement Area ("DSBIA");

2. Authorize the City Clerk to bring forward *Downtown Surrey Business Improvement Area Bylaw, 2023, No. 20796* for the required readings and authorize staff to undertake all the necessary related actions; and
3. Request that staff proceed with the formal property owner notification process related to the renewal of the DSBI and submit a further report on the matter complete with recommendations for Council's consideration after the expiry of the Council Initiative notice period.

RES.R22-2315

Carried

**Item No. R215      Proposed Partnering and Lease Agreement with Fraser Region Aboriginal Friendship Centre Association to Support Development of the O'Siem Village Childcare Centre in Hawthorne Park  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering, submitted a report to seek Council's support to develop space for 47 new childcare spaces and enter into a new Partnering Agreement and a Lease Agreement with FRAFCA to expand childcare services in Surrey through the development and operation of an Indigenous childcare facility within Hawthorne Park.

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council:

1. Receive Corporate Report R215 for information;
2. Approve the execution by the General Manager of Parks, Recreation & Culture of a new Partnering Agreement between the City and the Fraser Region Aboriginal Friendship Centre Association ("FRAFCA"), subject to compliance with the public notice provisions of the Community Charter, SBC 2003, C.26, as approved by the City Solicitor, as generally described in the report; and
3. Approve the execution by the General Manager of Parks, Recreation & Culture of a new 20-year Lease Agreement between the City and the FRAFCA, subject to compliance with the public notice provisions of the Community Charter, SBC 2003, C.26 and satisfaction of the conditions precedent all as generally described in the report.

RES.R22-2316

Carried

**Item No. R216      Proposed Partnering and Lease Agreement with La Societe De Les Enfants Michif to Support the Development of Indigenous Childcare Services at Bridgeview Community Centre  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, submitted a report to seek Council's support to develop space for 48 new childcare spaces and enter into a new Partnering Agreement and a Lease Agreement with La Societe De Les Enfants Michif to expand childcare services in Surrey through the development and operation of an Indigenous childcare facility within the Bridgeview Community Centre (site map attached as Appendix "I").

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

1. Receive Corporate Report R216 for information;
2. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and the La Societe De Les Enfants Michif, subject to compliance with the public notice provisions of the *Community Charter, SBC2003, C.26*, as approved by the City Solicitor, all as generally described in the report; and
3. Approve the execution by the General Manager of Parks, Recreation & Culture of a new 20-year Lease Agreement with an option to renew for one additional 10-year period between the City and La Societe De Les Enfants Michif, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, and satisfaction of the conditions precedent, all as generally described in the report.

RES.R22-2317

Carried

**Item No. R217                      Award of Contract No. 1721-009-11**  
**80 Avenue Improvements from 120 Street to 128 Street**  
**File: 1721-009/11**

The General Manager, Engineering, submitted a report to seek Council's approval to award an agreement for the 80 Avenue Improvements from 120 Street to 128 Street, as illustrated on the map attached to this report as Appendix "I".

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

1. Award Contract No.1721-009-11 to B&B Heavy Civil Construction Ltd. in the amount of \$10,174,600.00 (including GST), for 80 Avenue Improvements from 120 Street to 128 Street;
2. Set the expenditure authorization limit for Contract No. 1721-009-11 at \$11,192,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1721-009-11.

RES.R22-2318

Carried

**Item No. R218                      Update on Extreme Weather Response Facilities in City Centre**  
**File: 4710-01**

The General Manager, Community Services, submitted a report to provide Council with an update on the City's Extreme Weather Response facilities in City Centre.



It was  
for information.  
RES.R22-2319

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council receive Corporate Report R218

Carried

**Item No. R219**                      **Surrey Homelessness Prevention and Response Plan**  
**File: 4815-01**

The General Manager, Community Services, submitted a report to seek Council endorsement of the strategic approach for developing the Surrey Homelessness Prevention and Response Plan (the "Homelessness Plan") to replace the Master Plan for Housing the Homeless in Surrey which was adopted by Council in 2013 and to seek Council direction to report back with a progress report by July 2023, and with the Homeless Plan by the end of 2023.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council:

1. Receive Corporate Report R219 for information;
2. Endorse the approach for developing the Surrey Homelessness Prevention and Response Plan, as outlined the report titled A Strategic Approach for Developing the Surrey Homelessness Prevention and Response Plan, attached as Appendix "I";
3. Authorize staff to proceed with the development of the Surrey Homelessness Prevention and Response Plan, as generally described in the report; and
4. Direct staff to report back to Council with a status update by July 2023 and the draft Surrey Homelessness Prevention and Response Plan for Council's consideration by the end of 2023.

RES.R22-2320

Carried

**Item No. R220**                      **Update on Provision of Services for Vulnerable Populations in Surrey**  
**File: 1855-03**

The General Manager, Corporate Services, submitted a report to provide Council with an overview of actions currently underway with respect to enhancing the service delivery model for vulnerable populations in the City of Surrey.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council receive Corporate Report R220

for information.  
RES.R22-2321

Carried

**Item No. R221          Strata Title Conversion of the Light Industrial Building  
Located at 19288 – 36 Avenue  
File: 22-025080-00; 19288-03600; 19298-03600**

The Acting General Manager, Planning & Development, submitted a report to provide Council with the information necessary to authorize the issuance of a Certificate of Approval for the strata conversion of the Light Industrial building at 19288 – 36 Avenue, as shown on the map attached as Appendix "I", and to inform Council of a plan to stratify an under-construction industrial building on the same lot.

It was  
RES.R22-2322

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council authorize the issuance of a  
Certificate of Approval for the strata conversion of the Light Industrial building at  
19288 - 36 Avenue, in accordance with the *Strata Property Act, R.S.B.C. 1998, c.43.*  
Carried

**Item No. R222          Award of Contract No. 1220-030-2021-046  
Cloverdale Sport & Ice Complex: Supply and Installation of Piles  
Foundation  
File: 0800-2022 (Cloverdale Arena)**

The Acting General Manager, Planning & Development, submitted a report to seek Council approval to award a Contract for the supply and installation of piles foundation for the Cloverdale Sport & Ice Complex development project.

It was  
RES.R22-2323

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council:

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$3,099,152.12 (including GST) for the supply and installation of piles foundation related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 for the supply and installation of piles foundation at \$3,500,000.00 (including GST and contingency); and
3. Authorize the Acting General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

Carried

**Item No. R223          2023 Staff Inclusion Calendar  
File: 0330-01**

The General Manager, Corporate Services, and General Manager, Parks, Recreation & Culture, submitted a report to provide Council with information on the key cultural

events and important awareness days to be celebrated as outlined in the 2023 Staff Inclusion Calendar, attached to this report as Appendix "I".

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

1. Receive Corporate Report R223 for information; and
2. Direct staff to publish Mayor & Council greetings through local print media advertisements in the Cloverdale Reporter, Peace Arch News, and Surrey Now Leader for nine events, as provided in the report.

RES.R22-2324 Carried

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20790" 7920-0321-00  
Owner: 1205789 B.C. Ltd. (Director Information: Sarbjot Purewal, Harjinder Purewal)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
A-2 to IB-2 – Portion of 2974 - 192 Street – to permit the development of a 10,501 square-metre multi-tenant industrial building.

Council direction received November 14, 2022

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20790" pass its third reading.

RES.R22-2325 Carried

Development Variance Permit No. 7920-0321-00  
2974 - 192 Street  
To reduce the minimum number of on-site parking spaces from 132 to 125, and to allow parking spaces in front of loading bays for units that have surplus unblocked loading bays.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council support Development Variance Permit No. 7920-0321-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22-2326 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20792"  
7921-0286-00  
Owner: TNS Developments Ltd. (Director Information: Thanvir Bandesha)  
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)  
RA to RH - 13949 - 28 Avenue - to allow subdivision into two lots.

Council direction received November 14, 2022

RES.R22-2327  
It was  
Amendment Bylaw, 2022, No. 20792"  
Moved by Councillor Bains  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
pass its third reading.  
Carried

Development Variance Permit No. 7921-0286-00  
13949 - 28 Avenue  
To reduce the minimum lot width from 30 metres to 25.6 metres for proposed  
Lots 1 and 2.

RES.R22-2328  
It was  
Permit No. 7921-0286-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Moved by Councillor Hepner  
Seconded by Councillor Bains  
That Council support Development Variance  
Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022,  
No. 20794"  
7922-0136-00  
Owner: D. Graham  
Agent: D. Graham  
To amend the (OCP) Figure 3: General Land Use Designation from Suburban to  
Urban and to amend OCP Figure 5: to remove it from the Suburban Density  
Exception Area for the subject site 13671 - 16 Avenue.

Council direction received November 14, 2022

RES.R22-2329  
It was  
2013, No. 18020, Amendment Bylaw, 2022, No. 20794" pass its third reading.  
Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795"  
RA to RF – Portion of 13671 - 16 Avenue – to allow subdivision into two single family lots.

Council direction received November 14, 2022

RES.R22-2330	It was  Amendment Bylaw, 2022, No. 20795"	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
--------------	---	---

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787"  
7919-0035-00  
Owners: J. Gill, A. Gill  
Agent: Belshore Properties Ltd. (Simren Gill)  
A-1 to IB-1 – 19518 - 32 Avenue – to permit the development of a 9,650 square-metre multi-tenant industrial building.

Council direction received November 28, 2022

RES.R22-2331	It was  Amendment Bylaw, 2022, No. 20787"	Moved by Councillor Bains Seconded by Councillor Annis That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
--------------	---	---

Development Variance Permit No. 7919-0035-00  
19518 - 32 Avenue

To reduce the minimum front yard (north) setback from 7.5 metres to 4 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and to reduce the minimum number of on-site parking spaces from 114 to 101.

RES.R22-2332	It was  Permit No. 7919-0035-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Bose Seconded by Councillor Annis That Council support Development Variance That Council support Development Variance Permit No. 7919-0035-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>
--------------	---	---

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802"  
7918-0051-00  
Owners: Advantex Industries Ltd. (Director Information: Ronald J. Castle),  
1205789 B.C. Ltd. (Director Information: Sarbjot Purewal, Harjinder Purewal)  
Agent: Orion Construction (Braden Smith)  
A-2 to IB-2 – Portions of 2974 and 3048 - 192 Street – to permit the development of a  
9,820-square-metre multi-tenant industrial building.

Council direction received November 28, 2022

RES.R22-2333  
It was  
Amendment Bylaw, 2022, No. 20802" pass its third reading.  
Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried

Development Variance Permit No. 7918-0051-00  
2974 and 3048 - 192 Street

To reduce the minimum rear yard setback (east) from 7.5 metres to 0.0 metres to  
the principal building face and reduce the minimum number of on-site parking  
spaces from 116 to 102.

RES.R22-2334  
It was  
Permit No. 7918-0051-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Moved by Councillor Bose  
Seconded by Councillor Bains  
That Council support Development Variance  
Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20789"  
7922-0021-00  
Owner: M. Wacker  
Agent: Hub Engineering Inc. (Mike Kompter)  
RA to RH – 12984 and 12998 No. 10 (58 Avenue) Highway – to allow subdivision  
into four single family half-acre lots.

Council direction received November 14, 2022

RES.R22-2335  
It was  
Amendment Bylaw, 2022, No. 20789" pass its third reading.  
Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793"  
7922-0232-00  
Owner: 689940 B.C. Ltd. (Director Information: Gurdial K. Johal, Makhan S. Johal)  
Agent: DF Architecture Inc. (Jessie Arora)  
To amend Comprehensive Development Bylaw No. 19484 in order to allow a child care centre as a permitted use for the subject site 14858 - 60 Avenue

Council direction received November 14, 2022

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793" pass its third reading.

RES.R22-2336

Carried

8. "Surrey Comprehensive Development Zone 93 (CD 93), Bylaw, 2022, No. 20788"  
7919-0263-00  
Owner: 1239263 B.C. Ltd. (Director Information: Karamvir S. Deol, Rajdeep Sidhu, Kulwinder S. Thand)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
RF to CD - 14037, 14047 and 14057 - 103A Avenue - to permit the development of a 6-storey apartment building.

Council direction received November 14, 2022

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development Zone 93 (CD 93), Bylaw, 2022, No. 20788" pass its third reading.

RES.R22-2337

Carried

9. "Surrey Comprehensive Development Zone 94 (CD 94), Bylaw, 2022, No. 20791"  
7921-0090-00  
Owner: Zenterra City Centre Ltd. (Director Information: Manpreet Gill, Rick Johal)  
Agent: Integra Architecture Inc. (Steve Watt)  
RF to CD - 10055 and 10077 - 133 Street; 13277 - 100A Avenue, Portions of road - to permit the development of a 6-storey residential apartment building.

Council direction received November 14, 2022

It was Moved by Councillor Bains  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development Zone 94 (CD 94), Bylaw, 2022, No. 20791" pass its third reading.

RES.R22-2338

Carried

**PERMITS**

- 10. Development Variance Permit No. 7922-0274-00  
13974 - 60A Avenue  
Owner: R. Taggar  
Agent: S. Taggar  
The applicant is requesting a variance to permit basement access and a basement well between the principal building and the side (east) lot line in order to allow construction of a single family dwelling.

No correspondence was received for this proposal.

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

Development Variance Permit No. 7922-0274-00.  
RES.R22-2339 Carried

- 11. Development Variance Permit No. 7922-0275-00  
1275 - 160A Street  
Owners: S. Kahlon, R. Braich  
Agent: S. Kahlon  
The applicant is requesting a variance to permit basement access between the principal building and the (north) side lot line in order to allow construction of a new single-family dwelling.

No correspondence was received for this proposal.

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

Development Variance Permit No. 7922-0275-00.  
RES.R22-2340 Carried

- 12. Development Variance Permit No. 7922-0333-00  
19351 - 71 Avenue  
Owner: A. Shums  
Agent: K. Singh  
The applicant is requesting a variance to allow driveway access along the west side lot line of the subject property (Lot 3).

No correspondence was received for this proposal.



It was Moved by Councillor Annis  
 Seconded by Councillor Hepner  
 That Council authorize the issuance of  
 Development Variance Permit No. 7922-0333-00.  
 RES.R22-2341 Carried

### FINAL ADOPTIONS

13. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 13748 Fraser Highway and 9759 (9761), 9775 - 137A Street, Bylaw, 2022, No. 20785"  
 3900-20-20784 - Council Initiative  
 A bylaw to remove the dedication of a 531.7 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7921-0311-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Council direction received November 28, 2022  
 Corporate Report Item No. 2022-R204

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 13748 Fraser Highway and 9759 (9761), 9775 - 137A Street, Bylaw, 2022, No. 20785" be finally adopted.  
 RES.R22-2342 Carried

### INTRODUCTIONS

14. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 2627, 2641 - 154 Street and 2655 Parkway Drive and 15355, 15381, 15391 - 26 Avenue, Bylaw, 2022, No. 20798"  
 3900-20-20798 - Council Initiative  
 A bylaw to remove the dedication of a 415.0 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7919-0187-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R212. Bylaw No. 20798 is therefore in order for consideration.

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 2627, 2641 – 154 Street and  
 2655 Parkway Drive and 15355, 15381, 15391 - 26 Avenue, Bylaw, 2022, No. 20798"  
 pass its first reading.

RES.R22-2343 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 2627, 2641 – 154 Street and  
 2655 Parkway Drive and 15355, 15381, 15391 - 26 Avenue, Bylaw, 2022, No. 20798"  
 pass its second reading.

RES.R22-2344 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
 Seconded by Councillor Bose  
 That "Surrey Close and Remove the  
 Dedication of Highway of a Portion of Road Adjacent to 2627, 2641 – 154 Street and  
 2655 Parkway Drive and 15355, 15381, 15391 - 26 Avenue, Bylaw, 2022, No. 20798"  
 pass its third reading.

RES.R22-2345 Carried

**I. CLERK’S REPORT**

**1. Conferences/Conventions/Meetings**

- (a) **2023 Local Government Leadership Academy- 2023 Elected Officials Seminars**  
 File: 0390-20

It was Moved by Councillor Hepner  
 Seconded by Councillor Stutt  
 That Council authorize all members of Council  
 to attend the Local Government Leadership Academy 2023 Elected Officials  
 Seminar, and that expenses be paid in accordance with Council Policy.

RES.R22-2346 Carried

**J. NOTICE OF MOTION**

This section had no items to consider.

**K. OTHER BUSINESS**

**1. Application No. 7918-0033-00**

At the November 28, 2022 meeting, Mayor Locke put forward the following Notice of Motion:

"That Council rescind 3rd reading of the bylaws related to development application number 7918-0033-00 and that the bylaws be filed and the application be closed."

This item was removed from the agenda.

**2. Property Located at 93751 76 Street**

Councillor Hepner requested information regarding the rezoning of the property located at 9375 176 Street from Multi-Family to a school site, including the process to amend the Anniedale-Tynehead Neighbourhood Concept Plan, and reasonable options and timelines for this property.

**L. ADJOURNMENT**

It was

Moved by Councillor Bains  
Seconded by Councillor Bose  
That the December 12, 2022 Regular Council

- Public Hearing meeting be adjourned.

RES.R22-2347

Carried

The Regular Council - Public Hearing meeting adjourned at 9:31 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
Mayor Brenda Locke