

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, MAY 15, 2023
Time: 7:01 p.m.

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
Deputy City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Community Services
General Manager, Investment & Intergovernmental Relations
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 Stutt
That the agenda of the May 15, 2023, Regular

Council Public Hearing meeting be adopted.
RES.R23-1004

Carried

2. Adoption of the Minutes**a. Council-in-Committee – May 1, 2023**

It was

Moved by Councillor Stutt
Seconded by Councillor Bose
That the minutes of the

Council-in-Committee meeting held on May 1, 2023, be received.

RES.R23-1005

Carried

b. Regular Council - Land Use - May 1, 2023

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That the minutes of the Regular Council –

Land Use meeting held on May 1, 2023, be adopted.

RES.R23-1006

Carried

c. Regular Council - Public Hearing - May 1, 2023

RES.R23-1007 It was Moved by Councillor Bose
Seconded by Councillor Kooner
That the minutes of the Regular Council -
Public Hearing meeting held on May 1, 2023, be adopted.
Carried

B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20942"
"Surrey Comprehensive Development Zone 118 (CD 118), Bylaw, 2023, No. 20943"
Application No. 7919-0327-00; 7919-0327-01

CIVIC ADDRESS: 17049 and 17071 Fraser Highway

APPLICANT: Owner: 1075579 B.C. Ltd. (Director Information: Connie Johl)
Agent: CSS Management Ltd. (Avtar Johl)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from Suburban to Urban and from Suburban to Multiple Residential. The proposal also includes rezoning a portion of the subject site from One-Acre Residential Zone to Multiple Residential 30 Zone and from One-Acre Residential Zone to Comprehensive Development Zone in order to develop two 5-storey purpose built rental apartment buildings (233 units) and an 88-unit townhouse development in Fleetwood.

In addition, the proposal includes a Development Variance Permit to increase the maximum lot coverage from 45% to 49% on proposed Lot 2; and reduce the minimum west side yard setback for Buildings 1 to 4 from 6.0 metres to 5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.

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

D. Sharma, Fleetwood: The delegation spoke in support of the proposal citing affordable housing, rental properties, and proximity to public transit.

M. S. MacDonald, South Surrey: The delegation provided comments on an issue unrelated to the Public Hearing matter and was requested to remain on topic or the speaking opportunity at this Public Hearing would conclude.

Written submissions were received as follows:

- G. Narwan expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees, no public transit, no nearby schools, no city amenities, no parks, street parking and traffic.
- L. Slater expressing opposition for the proposal citing wildlife, animals, density, and crops in the fields.
- K. Van der Ende expressing opposition for the proposal citing proximity to the ALR, illegal dumping, overnight RV parking and creation of the dead end road to be built to the east of this application.
- Burnaby Lake Greenhouses expressing concerns for the proposal citing to farm without disruption/complaints from new neighbours, increase in crimes and vandalism and minimal visual barrier (buffer).

**2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20946"
Application No. 7921-0310-00**

CIVIC ADDRESS: 14118 and 14174 - 64 Avenue

APPLICANT: Owner: 1244370 B.C. Ltd.
(Director Information: Victor Singh Aujla, Amitpaul Ghuman)
Agent: Douglas R Johnson Architect Ltd. (Douglas Johnson)

PURPOSE: The applicant is requesting to rezone the site from Comprehensive Development Zone (By-law No. 16604) and One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 46 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit in order to reduce the minimum side (south) yard setback from 6.0 metres to 4.6 metres for the second and third storey of buildings 6, 7, 8 and 9; and reduce the setback of a free-standing sign to 0.6 metres to the south lot line.

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

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

Written submissions were received as follows:

- Cook expressing support for the proposal.
- Cook expressing support for the proposal.
- Ghuman expressing support for the proposal.
- Gill expressing support for the proposal.
- Sandhu expressing support for the proposal.
- J. Bhandol expressing support for the proposal.
- J. Manhas expressing support for the proposal.

- K. Sandhu expressing support for the proposal.
- N. Purba expressing support for the proposal.
- O. Sandhu expressing support for the proposal.
- P. Ghuman expressing support for the proposal.
- P. Mahal expressing support for the proposal.
- S. Sandhu expressing support for the proposal.
- Chhinji expressing support for the proposal.
- Jawanda expressing support for the proposal.
- Toor expressing support for the proposal.
- G. Mahal expressing support for the proposal.
- H. Sidhu expressing support for the proposal.
- J. Gill expressing support for the proposal.
- J. Sandhu expressing support for the proposal.
- M. Johal expressing support for the proposal.
- M. Takher expressing support for the proposal.
- M. Takher expressing support for the proposal.
- O. Sandhu expressing support for the proposal.
- O. Sandhu expressing support for the proposal.
- P. Sandhu expressing support for the proposal.
- S. Kainth expressing support for the proposal.
- S. Thind expressing support for the proposal.
- V. SHARMA expressing support for the proposal.
- M. Sandhu expressing support for the proposal.
- K. Kathuria expressing support for the proposal.
- Mattu expressing support for the proposal.
- Singh expressing support for the proposal.
- J. Kathuria expressing support for the proposal.
- J. Sidhu expressing support for the proposal.
- K. Dhaliwal expressing support for the proposal.
- N. Sidhu expressing support for the proposal.
- R. Sandhu expressing support for the proposal.
- T. Kathuria expressing support for the proposal.
- V. Aujla expressing support for the proposal.
- J. Virk expressing support for the proposal.
- M. Carlos expressing support for the proposal.
- M. Carlos expressing support for the proposal.
- Chouhan expressing support for the proposal.
- Kathuria expressing support for the proposal.
- Kathuria expressing support for the proposal.
- V. Chandra expressing support for the proposal.
- Sekhon expressing support for the proposal.
- H. Sandhu expressing support for the proposal.
- K. Sidhu expressing support for the proposal.
- K. Singh expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees, traffic and low transmission lines.
- Khera expressing support for the proposal.
- D. Hayre expressing support for the proposal.

- E. Romana expressing support for the proposal.
- H. Sidhu expressing support for the proposal.
- J. Sandhu expressing support for the proposal.
- J. Saprai expressing support for the proposal.
- P. Johal expressing support for the proposal.
- R. Parmar expressing support for the proposal.
- T. Johal expressing support for the proposal.
- Gill expressing support for the proposal.
- Johal expressing support for the proposal.
- G. Singh expressing support for the proposal.
- Barker expressing support for the proposal.
- G. Dhillon expressing support for the proposal.
- K. Atwal expressing support for the proposal.
- S. Nelson expressing support for the proposal.
- Gill expressing support for the proposal.
- P. Kahlon expressing support for the proposal.
- I. Chima expressing support for the proposal.

**3. "Surrey Comprehensive Development Zone 117 (CD 117), Bylaw, 2023, No. 20940"
Application No. 7922-0112-00**

CIVIC ADDRESS: 13314 - 64 Avenue

APPLICANT: Owner: 1161454 B.C. Ltd.
(Director Information: Harjinder Singh Dhaliwal,
Ravinder Singh Munday)
Agent: David Eaton Architect Inc. (Manpreet Singh)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a two-storey child care centre to accommodate up to 146 children.

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

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

Written submissions were received as follows:

- R. Landale expressing support for the proposal.
- T. Kathuria expressing support for the proposal.
- J. Bassi expressing support for the proposal.

4. **"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No.12144, Amendment Bylaw, 2023, No. 20945"**
Application No. 7923-0010-00

CIVIC ADDRESS: 11125 - 124 Street

APPLICANT: Owner: 0912712 B.C. Ltd.
(Director Information: Samuel Yanlin Lu)
Agent: Willow Industries Ltd. (Glen Vilio)

PURPOSE: The applicant is requesting to amend the Comprehensive Development By-law No. 12144 in order to increase the number of allowable arcade games and to permit outdoor recreational facilities, limited to go carts, for an expanding commercial tenant (Central City Fun Park) on the subject site.

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

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

Written submissions were received as follows:

- R. Landale expressing support for the proposal.

5. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20935"**
"Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20936"
File No. 3900-20-20935; 3900-20-20936 – Regulatory Text Amendment

PURPOSE: A Bylaw to align related figures and land use designations with the Newton-King George Boulevard Plan with those in the Official Community Plan. The Plan will create a compact, sustainable, and transit-oriented community with a diverse offering of housing types, interconnected transportation choices, and local amenities that serve all residents. The Zoning amendment Bylaw will include amenity contributions for the Newton-King George Boulevard Plan based upon the density bonus concept, as described in the Corporate Report 2023-R027.

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

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

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing density, traffic and the environment.

Councillor Hepner left the meeting at 7:13 p.m. and returned at 7:16 p.m.

G. CORPORATE REPORTS

The Corporate Reports, under date of May 15, 2023, were considered and dealt with as follows:

Item No. Ro62 Council Initiatives Funding Request – KidSport BC
File: 1850-20

The General Manager, Finance submitted a report regarding a sponsorship contribution request that has been received for the KidSport BC annual fundraiser to be held on May 31, 2023 at the Bayside Rugby Clubhouse in Surrey.

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

1. Receive Corporate Report Ro62 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$3,000 to KidSport BC Surrey Chapter in support of their annual fundraising event – "Nite of Champions" to be held in Surrey on May 31, 2023.

RES.R23-1011

Carried

Item No. Ro63 Partial Acquisition from the Property at 9014 - 152 Street for
Station House Purposes in Support of the Surrey-Langley
SkyTrain Project ("SLS Project")
File: 8740-40; R23-0005

The General Manager, Engineering, and General Manager, Planning & Development submitted a report to obtain a 652.6 m² portion of land at the south-west corner of the Site to house the future Station House which is intended to be constructed within the next six years as part of the SLS Project.

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

1. For the sum of \$1.00, the acquisition of a 652.6 metres squared portion of 9014 – 152 Street (PID: 009-693-327) (the "Site") for road purposes, to house the future location of the Station House in support of the SLS Project;
2. Provide the owner of the Site (the "Owner") with a Community Specific Capital Projects Contribution ("CSCPC") credit in the amount of \$971,522.36 for a term of 40-years (the "Credit"); and
3. Provide the Owner with the ability and flexibility to allocate and apportion the Credit over the Site (including over any future parcels subdivided from the Site) at the Owner's sole discretion.

RES.R23-1012

Carried

Item No. Ro64 Award of Contract No. 4723-001-14
Fleetwood Sanitary Trunk Sewer Improvements
File: 4723-001/11

The General Manager, Engineering submitted a report to obtain Council's approval for the award of Contract No. 4723-001-11 for the proposed Fleetwood Sanitary Trunk Sewer Improvements.

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

1. Award Contract No. 4723-001-11 to J Cote & Son Excavating Ltd. in the amount of \$2,079,136.50 (including GST) for the construction of the Fleetwood Sanitary Trunk Improvements;
 2. Set the expenditure authorization limit for Contract No. 4723-001-11 at \$2,287,000.00 (contingencies and GST); and
 3. Authorize the General Manager, Engineering to execute Contract No. 4723-001-11.
- RES.R23-1013 Carried

Item No. Ro65 Award of Contract No. 4720-003-11
Fergus Sanitary Trunk Sewer Improvements
File: 4720-003/11

The General Manager, Engineering submitted a report to obtain Council's approval for the award of Contract No. 4720-003-11 for the Fergus Sanitary Trunk Sewer Improvements.

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

1. Award Contract No. 4720-003-11 to Cancon Construction Ltd. in the amount of \$2,026,300.50 (including GST), for construction of the Fergus Sanitary Trunk Sewer Improvements;
 2. Set the expenditure authorization limit for Contract No. 4720-003-11 at \$2,229,000.00 (including contingencies and GST); and
 3. Authorize the General Manager, Engineering to execute Contract No. 4720-003-11.
- RES.R23-1014 Carried

CarriedCarried

Carried

Item No. Ro69 Crown Land Tenure – Water-Lot Lease Renewal for Ward’s Marina
File: 0550-06

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering submitted a report to obtain Council’s authorization to submit a Crown Land Tenure Application to the provincial Ministry of Forests in support of the continued operation of Ward’s Marina at Elgin Heritage Park.

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

1. Receive Corporate Report Ro69 for information; and
2. Authorize staff to submit a Crown Land Tenure Application to the BC Ministry of Forests in support of a 15-year water-lot lease renewal to facilitate the City’s ongoing operation of Ward’s Marina in the Nicomekl River.

RES.R23-1018 Carried

Item No. Ro70 Reimbursement to Developer for Construction of Road, Sewer, and Water Works
File: 7820-0093-00; 3150-05

Note: See Bylaw No. 20569 in the H-Section.

The General Manager, Engineering submitted a report to obtain Council’s approval to reimburse Farrell Estates Ltd. for the construction of the road, sewer, and water works.

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

1. Receive Corporate Report Ro70 for information; and
2. Authorize the reimbursement to Farrell Estates Ltd. for the construction of the road, sewer, and water works in the amount of \$596,160.00 for the City’s proportionate cost for these works in conjunction with Servicing Agreement No. 7820-0093-00.

RES.R23-1019 Carried

Item No. Ro71 Short-Term Transportation Priorities
File: 5260-07

The General Manager, Engineering submitted a report to obtain Council endorsement of the short-term transportation priorities to support the City’s growth, including direction on proceeding with a feasibility study of extending 72 Avenue east of 152 Street.

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R071 for information;
2. Endorse the proposed strategic Transportation short-term projects, as presented in Corporate Report R071;
3. Endorse staff to develop a strategy for advocating for increased transit service in Surrey; and
4. Direct staff to assess the feasibility, costs, benefits, and impacts of extending 72 Avenue between 152 Street and Highway 15.

RES.R23-1020

Carried

**Item No. R072 Penalty Provision Amendments to City of Surrey Bylaws Update
File: 3900-01**

Note: See Bylaw No. 20931 in the H-Section.

The General Manager, Corporate Services submitted a report to provide Council with an update regarding the opportunity for written representations by the public on the proposed amendments to the Business License By-law and to seek Council authorization to bring forward the proposed amendments to the Business License By-law, Zoning By-law, Highway By-law and Parks By-law for final adoption.

It was

Moved by Councillor Bose
Seconded by Councillor Stutt
That Council:

1. Receive Corporate Report R072 for information;
2. Authorize the City Clerk to bring forward the amendments to the *Business License By-law, 1999, No. 13680* for final adoption;
3. Authorize the City Clerk to bring forward the amendments to the *Zoning By-law, 1993, No. 12000* for final adoption;
4. Authorize the City Clerk to bring forward the amendments to the *Highway and Traffic By-law, 1997, No. 13007* for final adoption; and
5. Authorize the City Clerk to bring forward the amendments to the *Surrey Parks, Recreation and Cultural Facilities Regulation By-law, 1998, No. 13480* for final adoption.

RES.R23-1021

Carried

Item No. R073 Inter-municipal Business Licence for Transportation Network Services ("TNS") Update
File: 3900-01

Note: See Bylaw No. 20938 and 20939 in the H-Section.

The General Manager, Corporate Services submitted a report to provide Council with written representations provided by the public with respect to the *Inter-municipal TNS Business Licence Agreement Bylaw, 2023, No. 20938* and *Inter-municipal TNS Business Licence Scheme Bylaw, 2023, No. 20939* (the "Bylaws"). Once enacted, the Bylaws will allow three new Region 1 municipalities (the District of Hope, the District of Kent, and the City of Mission) to join the Inter-municipal Business Licence (the "IMBL"). The addition of these three municipalities is the only material change to the IMBL from 2020.

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

1. Receive Corporate Report R073 for information;
2. Authorize the City Clerk to bring the *Inter-municipal TNS Business Licence Agreement Bylaw, 2023, No. 20938* for final adoption; and
3. Authorize the City Clerk to bring the *Inter-municipal TNS Business Licence Scheme Bylaw, 2023, No. 20939* for final adoption.

RES.R23-1022 Carried

Item No. R074 Award of Contract No. 1220-030-2021-046
Cloverdale Sport & Ice Complex: Electrical, Mechanical,
Ice Plant Refrigeration, and Elevator
File: 0800-2022 (Cloverdale Sport & Ice Complex)

The General Manager, Planning & Development, and Director, Strategic Initiatives & Corporate Reporting submitted a report to obtain Council approval to award Contract No. 1220-030-2021-046 for the electrical, mechanical, ice plant refrigeration, and elevator for the Cloverdale Sport & Ice Complex development project.

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

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$16,880,345.80 (including GST) for the electrical, mechanical, ice plant refrigeration, and elevator related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 for the electrical, mechanical, ice plant refrigeration, and elevator at \$20,000,000.00 (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

RES.R23-1023 Carried

Item No. R075 Surrey Transportation Plan Phase 4 Public Engagement
File: 8630-40

The General Manager, Engineering submitted a report to provide Council with an update on the Surrey Transportation Plan Phase 4 engagement to support the Key 2050 Targets.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That Council receive Corporate Report R075

for information.

RES.R23-1024

Carried

Item No. R076 Quarterly Financial Report - First Quarter - 2023
File: 1880-20

The General Manager, Finance submitted a report to provide Council with an update on the City's financial activity for the first quarter of 2023 and to compare this activity with the 2023 Financial Plan.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That Council receive Corporate Report R076

for information.

RES.R23-1025

Carried

Item No. R077 Off-Street Parking Requirements for Market Rental
File: 5480-01

Note: See Bylaw No. 20961 in the H-Section.

The General Manager, Engineering, and General Manager, Planning & Development submitted a report to obtain Council approval of bringing forward the necessary amending bylaws to implement revisions to off-street parking requirements for market rental developments aiming to support the Canada Mortgage and Housing Corporation Housing Accelerator Fund's objective of accelerating development and approval processes.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council:

1. Receive Corporate Report R077 for information;
2. Approve amendments to the *Surrey Zoning By-law, 1993, No. 12000, as amended*, as documented in Appendix "I" within Corporate Report R077; and
3. Authorize the City Clerk to bring forward the amending bylaws for the required readings and to set a date for the related public hearing.

RES.R23-1026

Carried

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

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941"

7919-0327-00; 7919-0327-01

Owner: 1075579 B.C. Ltd. (Director Information: Connie Johl)

Agent: CSS Management Ltd. (Avtar Johl)

17049 and 17071 Fraser Highway

To amend the OCP Figure 3: General Land Use Designations from Suburban to Urban for Block A and from Suburban to Multiple Residential for Blocks B and C.

Council direction received May 1, 2023

It was

Moved by Councillor Annis

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 20941" pass its third reading.

RES.R23-1027

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20942"

17049 and 17071 Fraser Highway

RA to RM-30 – to develop an 88-unit townhouse development.

Council direction received May 1, 2023

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 20942" pass its third reading.

RES.R23-1028

Carried

"Surrey Comprehensive Development Zone 118 (CD 118), Bylaw, 2023, No. 20943"

17049 and 17071 Fraser Highway

RA to CD – to develop two 5-storey purpose built rental apartment buildings (233 units).

Council direction received May 1, 2023

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That "Surrey Comprehensive Development

Zone 118 (CD 118), Bylaw, 2023, No. 20943" pass its third reading.

RES.R23-1029

Carried

Development Variance Permit No. 7919-0327-00
17049 and 17071 Fraser Highway
To increase the maximum lot coverage from 45% to 49% on proposed Lot 2; and
reduce the minimum west side yard setback for Buildings 1 to 4 from 6.0 metres to
5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7919-0327-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-1030

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20946"
7921-0310-00
Owner: 1244370 B.C. Ltd. (Director Information: Victor Singh Aujla, Amitpaul Ghuman)
Agent: Douglas R Johnson Architect Ltd. (Douglas Johnson)
14118 and 14174 - 64 Avenue
CD By-law No. 16604 and RA to RM-30 – to develop 46 townhouse units.

Council direction received May 1, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20946" pass its third reading.

RES.R23-1031

Carried

Development Variance Permit No. 7921-0310-00
14118 and 14174 - 64 Avenue
To reduce the minimum side (south) yard setback from 6.0 metres to 4.6 metres
for the second and third storey of buildings 6, 7, 8 and 9; and reduce the setback of
a free-standing sign to 0.6 metres to the south lot line.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7921-0310-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-1032

Carried

3. "Surrey Comprehensive Development Zone 117 (CD 117), Bylaw, 2023, No. 20940"
7922-0112-00
Owner: 1161454 B.C. Ltd. (Director Information: Harjinder Singh Dhaliwal,
Ravinder Singh Munday)
Agent: David Eaton Architect Inc. (Manpreet Singh)
13314 - 64 Avenue
RF to CD - to develop a two-storey child care centre to accommodate up to 146 children.

Council direction received May 1, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 117 (CD 117), Bylaw, 2023, No. 20940" pass its third reading.
Carried

RES.R23-1033

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No.12144,
Amendment Bylaw, 2023, No. 20945"
7923-0010-00
Owner: 0912712 B.C. Ltd. (Director Information: Samuel Yanlin Lu)
Agent: Willow Industries Ltd. (Glen Vilio)
11125 - 124 Street
To amend CD By-law No. 12144 in order to increase the number of allowable
arcade games and to permit outdoor recreational facilities, limited to go carts, for
an expanding commercial tenant (Central City Fun Park).

Council direction received May 1, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1993, No.12144, Amendment Bylaw, 2023, No. 20945" pass its
third reading.

RES.R23-1034

Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2023, No. 20935"
3900-20-20935 – Regulatory Text Amendment
A Bylaw to align related figures and land use designations in the Newton-King
George Boulevard Plan with those in the Official Community Plan. The Plan will
create a compact, sustainable, and transit-oriented community with a diverse
offering of housing types, interconnected transportation choices, and local
amenities that serve all residents.

Council direction received March 6, 2023
Corporate Report Item No. 2023-R027

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20935" pass its third reading.
RES.R23-1035 Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20935" be finally adopted.
RES.R23-1036 Carried

"Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20936"
3900-20-20936 – Regulatory Text Amendment
A Bylaw will include amenity contributions for the Newton-King George Boulevard
Plan based upon the density bonus concept.

Council direction received March 6, 2023
Corporate Report Item No. 2023-R027

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment Bylaw, 2023, No. 20936" pass its third reading.
RES.R23-1037 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment Bylaw, 2023, No. 20936" be finally adopted.
RES.R23-1038 Carried

PERMITS

6. Development Variance Permit No. 7921-0227-00
Owner: 0794275 B.C. Ltd. (Director Information: Ralph Berezan)
Agent: Berezan Management (BC) Ltd. (Ray Spence)
17670 James Hill Drive
To reduce the minimum off-street parking requirements from 422 to 294 parking
stalls for the proposed industrial building in order to permit the development of a
40,250-square metre, one-storey (with mezzanine) multi-tenant industrial building
in Cloverdale Town Centre.

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

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7921-0227-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R23-1039

Carried

7. Development Variance Permit No. 7922-0050-01
Owner: 1121279 B.C. Ltd. (Director Information: Bradley E Hughes)
Agent: Park Ridge Construction Management Inc. (Kevin Smith)
1821 and 1841 - 165A Steet
To reduce the minimum side (north) yard setback from 6.0 metres to 2.0 metres to the principal building face for Building 1 in order to permit the development of a 43-unit townhouse development.

One piece of correspondence expressing support was received for this proposal.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7922-0050-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1040

Carried

8. Development Variance Permit No. 7922-0230-00
Owner: Beedie (Port Kells Central) Holdings Ltd.
(Director Information: Ryan Keith Beedie)
Agent: Beedie Development Group (Jeremy Berger)
9698 and 9714 - 192 Street (9718 - 192 Street)
To reduce the minimum side yard (north) setback from 7.5 metres to 6.3 metres to the principal building face for proposed Building B in order to permit the development of two multi-tenant industrial warehouse buildings on a consolidated site.

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

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7922-0230-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R23-1041

Carried

9. Development Variance Permit No. 7923-0092-00
Owner: 1365294 B.C. Ltd.
Agent: D.A. Horvath Consultants (Irene Horvath)
5623 - 177B Street
To reduce the minimum separation requirements between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 44 metres in order to permit a small-scale drug store.

One piece of correspondence expressing support was received for this proposal.

It was
Moved by Councillor Annis
Seconded by Councillor Bose
That Council support Development Variance Permit No. 7923-0092-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R23-1042

Carried

10. Temporary Use Permit No. 7922-0280-00
Owner: 1351976 B.C. Ltd. (Director Information: Harjinder Kaur Kandola, Davinder Singh Kandola)
Agent: Pacific Land Resource Group Inc. (Laura Jones)
18917 - 92 Avenue
To permit the temporary parking of approximately 31 oversized trucks and trailers for a period not to exceed three years.

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

It was
Moved by Councillor Annis
Seconded by Councillor Hepner
That Council support Temporary Use Permit No. 7922-0280-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R23-1043

Carried

11. Temporary Use Permit No. 7923-0072-00
Owner: 1154427 B.C. Ltd. (Director Information: Harjinder Purewal)
Agent: 1154427 B.C. Ltd. (Harjinder Purewal)
18715 - 92 Avenue
To permit the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers for a period not to exceed three years.

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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Temporary Use Permit
No. 7923-0072-00 and consider issuance of the Permit once all outstanding
conditions have been met.
RES.R23-1044 Carried

FINAL ADOPTIONS

12. "City of Surrey Growing Communities Fund Grant Reserve Fund Bylaw, 2023, No. 20934"
3900-20-20934 – Council Initiative
A Bylaw to establish a new reserve fund for the purposes of holding GCF grant
proceeds until they are fully expended.

Council direction received May 1, 2023

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "City of Surrey Growing Communities
Fund Grant Reserve Fund Bylaw, 2023, No. 20934" be finally adopted.
RES.R23-1045 Carried

13. "Inter-Municipal TNS Business Licence Agreement Bylaw, 2023, No. 20938"
3900-20-20938 – Council Initiative
A bylaw to enter into an agreement among the Participating Municipalities regarding
an Inter-municipal Transportation Network Services Business Licence Scheme.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R073. Bylaw No. 20938 is therefore in order for Final Adoption.

Council direction received May 1, 2023
Corporate Report Item No. 2023-R057

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Inter-Municipal TNS Business Licence
Agreement Bylaw, 2023, No. 20938" be finally adopted.
RES.R23-1046 Carried

14. "Inter-Municipal TNS Business Licence Scheme Bylaw, 2023, No. 20939"
3900-20-20939 – Council Initiative
A bylaw to permit licenced transportation network services businesses to operate
across jurisdictional boundaries while minimizing the need to obtain a separate
municipal business licence in each jurisdiction.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R073. Bylaw No. 20939 is therefore in order for Final Adoption.

Council direction received May 1, 2023
Corporate Report Item No. 2023-R057

RES.R23-1047	It was Scheme Bylaw, 2023, No. 20939" be finally adopted.	Moved by Councillor Bains Seconded by Councillor Stutt That "Inter-Municipal TNS Business Licence <u>Carried</u>
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15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20930"
3900-20-20930 – Regulatory Text Amendment
A bylaw to amend Part 9 of the Zoning By-law No. 12000, to increase the minimum
fine amount with the aim of enhancing the deterrent impact of the bylaw, while
also providing consistency with the penalty provisions of other Surrey bylaws.

Council direction received April 17, 2023
Corporate Report Item No. 2023-R045

RES.R23-1048	It was Text Amendment Bylaw, 2023, No. 20930" be finally adopted.	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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16. "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2023, No. 20931"
3900-20-20931 – Regulatory Text Amendment
A bylaw to amend section 66 of the Business License By-law, No. 13680, to increase
the minimum and maximum fine amount with the aim of enhancing the deterrent
impact of the bylaw, while also providing consistency with the penalty provisions
of other Surrey bylaws.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R072. Bylaw No. 20931 is therefore in order for Final Adoption.

Council direction received April 17, 2023
Corporate Report Item No. 2023-R045

RES.R23-1049	It was Amendment Bylaw, 2023, No. 20931" be finally adopted.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Business License By-law, 1999, No. 13680, <u>Carried</u>
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It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Development Application Fees Bylaw,
2016, No. 18641, Amendment Bylaw, 2023, No. 20937" be finally adopted.
RES.R23-1052 Carried

20. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20569"
7920-0093-00
Owner: Farrell Estates Ltd. (Director Information: G. McPhail and T. McPhail)
Agent: Pacific Land Group (Oleg Verbenkov)
2874 - 194 Street
A-2 to IB-1 – to permit the development of a 10,013 square metre multi-tenant
industrial building.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R070. Bylaw No. 20569 is therefore in order for Final Adoption.

Council direction received January 31, 2022.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20569" be finally adopted.
RES.R23-1053 Carried

Development Permit No. 7920-0093-00
2874 - 194 Street
To issue Development Permit for Form and Character

Council authorized to draft January 31, 2022.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7920-0093-00.
RES.R23-1054 Carried

INTRODUCTIONS

21. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20961"
3900-20-20961 – Regulatory Text Amendment
A Bylaw to implement revisions to off-street parking requirements to increase
market rental developments in Surrey.

Approved by Council: May 15, 2023

Earlier in the meeting, Council approved the recommendations of Corporate Report No. Ro77. Bylaw No. 20961 is therefore in order for consideration.

RES.R23-1055	It was Text Amendment Bylaw, 2023, No. 20961" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1056	It was Text Amendment Bylaw, 2023, No. 20961" pass its second reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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RES.R23-1057	It was then By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20961" be held at City Hall on Monday, June 5, 2023, at 7:00 p.m.	Moved by Councillor Stutt Seconded by Councillor Annis That the Public Hearing on "Surrey Zoning <u>Carried</u>
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22. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20962" 3900-20-20962 – Regulatory Text Amendment
A Bylaw to extend two plan extension areas in the Fleetwood Plan boundary.

Council direction received January 16, 2023
Corporate Report Item No. 2023-R001

RES.R23-1058	It was Text Amendment Bylaw, 2023, No. 20962" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1059	It was Text Amendment Bylaw, 2023, No. 20962" pass its second reading.	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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It was then

Moved by Councillor Kooner

Seconded by Councillor Annis

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20962" be held at City Hall on Monday, June 5, 2023, at 7:00 p.m.

RES.R23-1060

Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Ellen Farrugia, President
Surrey City Orchestra**
File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation regarding the benefits a professional orchestra can provide for the public.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That Ellen Farrugia, President, Surrey City

Orchestra be heard as a delegation at the Arts and Culture Advisory Committee.

RES.R23-1061

Carried

J. NOTICE OF MOTION

1. Crescent Beach Emergency Access
File: 5460-01

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

"That staff conduct and present to Council a comprehensive plan on how traffic flow, parking, and emergency access to Crescent beach can be improved."

2. Not-for-Profit Rental Housing
File: 4815-20

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

"That staff review the current development application process procedures policies and report back to Council with amendments on fast tracking applications for not-for-profit rental housing and reduction of permitting fees and Community Amenity Contribution fees."

3. Fraser Valley Heritage Rail Society Lease
File: 0930-30

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

"That the City agree to offset the cost of utilities until the amount invested in the infrastructure improvement to the City building the Fraser Valley Heritage Rail Society is leasing is done."

Mayor Locke advised that staff are currently working with the Fraser Valley Heritage Rail Society and a report regarding not-for-profit rental housing. The City Manager recommended that staff provide an Interoffice Memo on the efforts to date for both topics prior to Council considering the Notices of Motion at the next Regular Council Public Hearing meeting.

K. OTHER BUSINESS

1. **School Facility Infrastructure**
File: 6630-01

At the May 1, 2023 Regular Council – Public Hearing meeting, Councillor Bains put forward the following notice of motion:

"That:

1. The City of Surrey declare that the school facility infrastructure in the City of Surrey is in a crisis that is impacting the delivery of education that our children need and deserve; and
2. Council urgently direct staff to organize a meeting with the City of Surrey, the School District, the Minister of Housing, and Minister of Education to remediate this crisis situation immediately."

It was

Moved by Councillor Bains
Seconded by Councillor Bose
That:

1. The City of Surrey declare that the school facility infrastructure in the City of Surrey is in a crisis that is impacting the delivery of education that our children need and deserve; and
2. Council urgently direct staff to organize a meeting with the City of Surrey, the School District, the Minister of Housing, and Minister of Education to remediate this crisis situation immediately."

RES.R23-1062

Carried

2. **Cloverdale Rodeo Week**

File: 0630-02

Mayor Locke proclaimed May 14 -20, 2023 as Cloverdale Rodeo week.

L. **ADJOURNMENT**

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That the May 15, 2023 Regular Council -

Public Hearing meeting be adjourned.
RES.R23-1063

Carried

The Regular Council - Public Hearing meeting adjourned at 8:02 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke