

# *Regular Council - Public Hearing Minutes*

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
Live Streamed at [surrey.ca](http://surrey.ca)  
**MONDAY, JUNE 5, 2023**  
Time: 7:00 p.m.

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**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  
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

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That:

1. The agenda of the June 5, 2023, Regular Council Public Hearing meeting be amended as follows:
  - a. Remove Items K.1 Crescent Beach Emergency Access, K.2 Not-for-Profit Rental Housing, and K.3 Fraser Valley Heritage Rail Society Lease; and
  - b. Add Item K.4: Council Initiative Funding for Ukrainian Women's Softball Team.
2. The agenda be adopted as amended.

RES.R23-1118

Carried

a. **Special Council - May 15, 2023**

RES.R23-1119

## RES.R23-1120

## RES.R23-1121

## RES.R23-1122

## RES.R23-1123

**B. DELEGATIONS - PUBLIC HEARING**

1. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20956"**  
**"Surrey Comprehensive Development Zone 121 (CD 121), Bylaw, 2023, No. 20957"**  
**Application No. 7918-0145-00**

CIVIC ADDRESS: 17380, 17418, and 17430 - 100 Avenue; Portion of road

APPLICANT: Owner: Dream Castle Homes (Abbey) Ltd.  
(Director Information: Dilbag Singh Mann, Rampal Singh Sangha)  
Agent: DF Architecture (Zubin Billimoria)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject properties and the portion of the unopened road allowance from Suburban to Urban. The proposal also includes rezoning the same site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop 45 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum streamside setback area, as measured from the top-of-bank of a Class B ditch, from 7.0 metres to a minimum of 3.5 metres on the west side of the ditch.

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

A. Kaps, North Surrey: The delegation spoke in opposition to the proposal citing water courses, wildlife, and monetary consideration for losing valuable riparian areas.

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the proposal citing trees, parks, and water courses.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, traffic, public safety, parks, school, and affordable housing.

2. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958"**  
**"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959"**  
**Application No. 7919-0177-00**

CIVIC ADDRESS: 11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street

APPLICANT: Owner: Quadra Holdings (King George) Ltd.  
(Director Information: Michael Redekop, Peter Warkentin)  
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 2.7 FAR within the "Multiple Residential" designation. The proposal also includes rezoning the same site from Single Family Residential Zone and Duplex Residential Zone to Comprehensive Development Zone in order to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

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

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the proposal citing trees, health, and well-being.

Written submissions were received as follows:

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

3. **"Surrey Comprehensive Development Zone 120 (CD 120), Bylaw, 2023, No. 20955"**  
**Application No. 7922-0168-00**

CIVIC ADDRESS: 13453, 13461 and 13473 - 94A Avenue

APPLICANT: Owner: 1342196 B.C. Ltd. (Director Information: Luc Gosselin)  
Agent: Whitetail Homes Ltd. (Luc Gosselin)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey apartment building consisting of approximately 125 dwelling units in City Centre.

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

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

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, congestion, parking, traffic and school.
- L. Munoz expressing opposition for the proposal citing lack of schools, and public services such as doctors, hospitals, transit and day care.

**4. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20961" File No. 3900-20-20961 – Regulatory Text Amendment**

PURPOSE: A Bylaw to implement revisions to off-street parking requirements to increase market rental developments in Surrey, as described in Corporate Report 2023-R077.

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

M. Ma, Fleetwood: The delegation spoke in support of the proposal citing parking requirements and additional rental units.

Written submissions were received as follows:

- M. Ma expressing support for the proposal.

**5. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20962" File No. 3900-20-20962 – Regulatory Text Amendment**

PURPOSE: A Bylaw to extend two plan extension areas in the Fleetwood Plan boundary, as described in Corporate Report 2023-R001.

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.

**C. COMMITTEE REPORTS**

**1. Arts and Culture Advisory Committee – April 18, 2023**

It was Moved by Councillor Bains  
Seconded by Councillor Bose  
That the minutes of the Arts and Culture  
Advisory Committee meeting held on April 18, 2023, be received.  
Carried

RES.R23-1124

RES.R23-1125	<p>It was</p> <p>Equity Committee meeting held on April 19, 2023, be received.</p>	<p>Moved by Councillor Bose</p> <p>Seconded by Councillor Stutt</p> <p>That the minutes of the Livability and Social</p> <p><u>Carried</u></p>
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It was	Moved by Councillor Stutt
	Seconded by Councillor Bains
	That the minutes of the Public Safety Committee
meeting held on April 26, 2023, be received.	
RES.R23-1126	<u>Carried</u>

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council:

1. Receive the report dated May 10, 2023 regarding the proposed Facility Name for the South Surrey Indigenous Carving Centre for information (attached as Appendix I); and
2. Endorse the name "Totest Aleng: Indigenous Learning House" for the new facility.

RES.R23-1127

Carried

This section had no items to consider.

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

File: 0630-02

Mayor Locke read the following proclamations:

- (a) Longest Day of Smiles – June 18, 2023
- (b) Amateur Radio Week – June 18-25, 2023
- (c) Filipino Heritage Month – June 2023
- (d) Deafblind Awareness Month – June 2023
- (e) Pride Month – June 2023

**2. Mayor's Statement Regarding Policing**

File: 7400-01

Mayor Locke provided a statement regarding policing in Surrey, advising that Surrey City Council, under the *BC Police Act*, has a democratic right to determine its choice of policing. A report to Council in response to the report provided by the Solicitor General is anticipated by the end of June 2023.

**3. Big City Mayor's Conference**

File: 0390-20

Mayor Locke reported on the Big City Mayor's Conference held in Toronto. This was an opportunity for Mayors to discuss similar issues including mental health and addiction, housing and homelessness, policing and justice issues, and economic pressures on municipalities, in part due to provincial and federal downloading.

**4. Federation of Canadian Municipalities Conference**

File: 0390-20

Mayor Locke reported the Federation of Canadian Municipalities Conference in Toronto which was an opportunity to hear from experts and Council members across Canada.

**5. Cloverdale Rodeo and Country Fair**

File: 7800-01

Councillor Bose reported that the Cloverdale Rodeo and Country Fair was a well attended, successful event. He acknowledged staff and volunteers for their contributions to the event.

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.





**Item No. Ro8o      Award of Contract No. 1220-040-2023-014**  
**West Village Energy Centre – Gas-Fired Hot Water Boilers**  
**File: 5523-003**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1220-040-2023-014 to Le Groupe Simoneau Inc for the supply and commissioning of two new boilers for West Village Energy Centre ("WVEC").

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

1. Award Contract No. 1220-040-2023-014 to Le Groupe Simoneau Inc in the amount of \$3,178,028.00 (including applicable taxes), for supply and delivery of two new boilers;
  2. Set the expenditure authorization limit for Contract No. 1220-040-2023-0014 at \$3,178,028.00 (including applicable taxes); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-014.
- RES.R23-1130      Carried

**Item No. Ro81      Award of Contract No. 1716-061/11**  
**Sanitary and Drainage Utility Improvements**  
**File: 1716-061/11**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1716-061/11 to Clearway Construction Inc. for the Sanitary and Drainage Utility Improvements.

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

1. Award Contract No. 1716-061-11 to Clearway Construction Inc. in the amount of \$2,477,016.15 (including GST), for the Sanitary and Drainage Utility Improvements;
  2. Set the expenditure authorization limit for Contract No. 1716-061-11 at \$2,724,717.77 (including contingencies and GST); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1716-061-11.
- RES.R23-1131      Carried

**Item No. Ro82      Award of Contract No. 1220-040-2023-009**  
**Supply of Five Tandem Axle Dump Trucks with Winter**  
**Maintenance Equipment**  
**File: 2320 (Tandem Axle Trucks)**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1220-040-2023-009 to First Truck Centre Vancouver Inc. for staff to purchase five tandem axle dump trucks and associated winter maintenance equipment, as identified within the report.

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council:

1. Award Contract No. 1220-040-2023-009 to First Truck Centre Vancouver Inc. in the amount of \$2,425,578.20 (including all applicable taxes and levies) for the supply of five diesel fuelled tandem axle dump trucks with associated winter maintenance equipment;
  2. Set the expenditure authorization limit for Contract No. 1220-040-2023-009 at \$2,425,578.20 (including all applicable taxes and levies); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-009.
- RES.R23-1132      Carried

**Item No. Ro83      Award of Contract No. 1720-010-21**  
**Road Improvements Package**  
**File: 1720-010/21**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1720-010-21 to Lafarge Canada Inc. for the Road Improvements Package.

It was

Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council:

1. Award Contract No. 1720-010-21 to Lafarge Canada Inc. in the amount of \$2,719,484.25 (including GST), for the Road Improvements Package.
  2. Set the expenditure authorization limit for Contract No. 1720-010-21 at \$2,991,500.00 (including contingencies and GST); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1720-010-21.
- RES.R23-1133      Carried

**Item No. Ro84      Union of BC Municipalities 2023 Community Excellence Awards**  
**File: 0290-01**

The Director, Strategic Initiatives & Corporate Reporting submitted a report to obtain a Council resolution supporting the submissions of four initiatives for 2023 Union of BC Municipalities ("UBCM") Community Excellence Awards, which is a requirement for submission.

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

1. Receive Corporate Report Ro84 for information;
2. Authorize staff to submit applications to the Union of BC Municipalities ("UBCM") Community Excellence Awards for the initiatives described in Appendix "I"; and
3. Instruct the City Clerk to forward a copy of this resolution to the 2023 UBCM Community Excellence Awards in support of the City's applications.

RES.R23-1134

Carried

**Item No. Ro85      Hazelmere United Church and Annex at 1614 184 Street –**  
**Application for Financial Assistance**  
**Robert Barton House at 19103 8 Ave – Removal from Surrey's**  
**Heritage Register**  
**File: 6800-20-017; 6800-07**

The General Manager, Planning & Development submitted a report to seek Council's approval for two applications for financial assistance for the Hazelmere United Church and Annex, submitted under the *Surrey Heritage Sites Financial Assistance By-law, 2003, No. 15099* and to seek approval for the removal of the Robert Barton House from Surrey's Heritage Register.

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

1. Receive Corporate Report Ro85 for information;
2. Approve a grant for the Hazelmere United Church and Annex in the amount of \$1,575.00, which represents 50% of the value of the roof and gutter cleaning as per the quote provided by Stay Clean Building Maintenance;
3. Approve a grant for the Hazelmere United Church and Annex in the amount of \$2,600.00, which represents 50% of the value of the painting work as per the quote provided by Makus Commercial & Industrial Painters; and
4. Remove the Robert Barton House from Surrey's Heritage Register.

RES.R23-1135

Carried

**Item No. Ro86      Approval of the Sale of a Closed Portion of Road Allowance  
adjacent to 15853 and 15861 – 16 Avenue (Step 2)  
File: 7918-0398-00**

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 15853 and 15861 – 16 Avenue.

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

That Council authorize the sale of a

112.4 square metre area of closed road allowance adjacent to 15853 and 15861 – 16 Avenue

under previously approved terms for this closure and sale as outlined in Corporate Report

No. R180; 2022, a copy of which is attached to the report as Appendix "I".

RES.R23-1136

Carried

**Item No. Ro87      Crescent Beach Parking and Traffic Update  
File: 5460-90 (Gen); 5480-01**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to provide Council with information on traffic and parking in Crescent Beach and seek direction on opportunities for improvement.

The question was divided as follows:

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That Council:

1. Receive Corporate Report Ro87 for information;
2. Direct staff to evaluate traffic calming warrant analysis on four local roads in Crescent Beach; and
3. Direct staff to explore increasing on-street parking spaces through enforcement of City bylaws regarding illegal encroachments in public road allowance.

RES.R23-1137

Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council direct staff not to implement  
"Resident-Only" parking permits in Crescent Beach.

Before the question was put:

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That the issue of parking in the Crescent Beach  
area be referred back to staff for further review of parking demand and parking options.  
RES.R23-1138 Carried  
With Mayor Locke and Councillors Bains,  
Kooner, and Stutt opposed.

**Item No. Ro88      Award of Contract No. 1220-040-2022-101 for Pool Chemicals in  
Aquatic Facilities  
File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's approval to award Contract No. 1220-040-2022-102 to ClearTech Industries Inc. for the provision of pool chemicals in City aquatic facilities.

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

1. Receive Corporate Report Ro88 for information;
2. Award Contract No. 1220-040-2022-101 to ClearTech Industries Inc. in the amount of \$620,591 (including applicable taxes), for the provision of pool chemicals in aquatics facilities;
3. Set the expenditure authorization limit for Contract No. 1220-040-2022-101 at \$682,650 (including applicable taxes and contingency); and
4. Authorize the General Manager, Parks, Recreation & Culture, to execute a one year contract with four one-year optional extensions for a total of five years in favour of the City, subject to satisfactory performance and any other related considerations to a maximum of \$682,650 including contingency, applicable taxes and annual consumer price index (CPI) rate increases.

RES.R23-1139 Carried

1. Receive Corporate Report Ro89 for information; and
2. Authorize staff to contract Phyllis Atkins & Joan Williams to complete public artworks at the King George Bridge at Nicomekl, as generally described in the report and attached as Appendix "I" and "II" respectively.

Carried

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

1. Receive Corporate Report R090 for information; and
2. Approve a sponsorship of \$20,000 from the Council Initiatives Fund towards the second annual Run Surrey Run event to be held in Surrey on Sunday, September 10, 2023.

Carried

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

1. Receive Corporate Report R091 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$2,500 in support of Desi-Q Cultural Gala to be held in Surrey on Saturday, July 8, 2023.

Carried



**Item No. R094      Award of Contract No. 1722-004-11**  
**Intersection Improvements Package**  
**File: 1722-004/11**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1722-004-11 to Crown Contracting Limited for the Intersection Improvements Package.

It was

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council:

1. Award Contract No. 1722-004-11 to Crown Contracting Limited in the amount of \$1,752,971.33 (including GST) for the Intersection Improvements Package;
  2. Set the expenditure authorization limit for Contract No. 1722-004-11 at \$1,928,300.00 (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 1722-004-11.
- RES.R23-1145      Carried

**Item No. R095      2022 Election Summary**  
**File: 4200-01**

The General Manager, Corporate Services submitted a report to provide Council with a broad overview of the administrative and operational efforts engaged towards the 2022 Local Government and School Trustee Election and provide the "Election 2022 Final Summary" attached as Appendix "I".

It was

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council receive Corporate Report R095

for information.

RES.R23-1146

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. 20956"  
7918-0145-00  
Owner: Dream Castle Homes (Abbey) Ltd. (Director Information: Dilbag Singh Mann, Rampal Singh Sangha)  
Agent: DF Architecture (Zubin Billimoria)  
17380, 17418, and 17430 - 100 Avenue; Portion of road  
To amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban.

Council direction received May 15, 2023



It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2023, No. 20956" pass its third reading.  
RES.R23-1147 Carried

"Surrey Comprehensive Development Zone 121 (CD 121), Bylaw, 2023, No. 20957"  
17380, 17418, and 17430 - 100 Avenue; Portion of road  
RA to CD - to develop 45 townhouse units.

Council direction received May 15, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 121 (CD 121), Bylaw, 2023, No. 20957" pass its third reading.  
RES.R23-1148 Carried

Development Variance Permit No. 7918-0145-00  
17380, 17418, and 17430 - 100 Avenue; Portion of road  
To reduce the minimum streamside setback area, as measured from the top-of-bank  
of a Class B ditch, from 7.0 metres to a minimum of 3.5 metres on the west side of  
the ditch.

It was Moved by Councillor Bose  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7918-0145-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1149 Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
2023, No. 20958"  
7919-0177-00  
Owner: Quadra Holdings (King George) Ltd. (Director Information: Michael Redekop,  
Peter Warkentin)  
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)  
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street  
To amend OCP Table 7A: Land Use Designation Exemptions within the  
"Multiple Residential" designation by adding site specific permission for the  
subject site to permit a density up to 2.7 FAR.

Council direction received May 15, 2023

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958" pass its third reading.  
RES.R23-1150 Carried

"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959"  
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street  
RF and RM to CD - to develop three, 6-storey apartment buildings, containing  
319 dwelling units, over a shared two-level underground parkade, in City Centre.

Council direction received May 15, 2023

It was Moved by Councillor Bose  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 119 (CD 119), Bylaw, 2023, No. 20959" pass its third reading.  
RES.R23-1151 Carried

3. "Surrey Comprehensive Development Zone 120 (CD 120), Bylaw, 2023, No. 20955"  
7922-0168-00  
Owner: 1342196 B.C. Ltd. (Director Information: Luc Gosselin)  
Agent: Whitetail Homes Ltd. (Luc Gosselin)  
13453, 13461 and 13473 - 94A Avenue  
RF to CD - to develop a 6-storey apartment building consisting of approximately  
125 dwelling units in City Centre.

Council direction received May 15, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 120 (CD 120), Bylaw, 2023, No. 20955" pass its third reading.  
RES.R23-1152 Carried

4. "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.

Council direction received May 15, 2023  
Corporate Report Item No. 2023-R077

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment Bylaw, 2023, No. 20961" pass its third reading.  
RES.R23-1153 Carried

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

RES.R23-1155      It was      Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment Bylaw, 2023, No. 20962" be finally adopted.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20960"  
7922-0334-00  
Owners: R. Khinda, A. Khinda  
Agent: Key for Homes Development Ltd. (Lilian Kan)  
6707 - 130 Street  
RF to RF-13 – to subdivide into two single family small lots.

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

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bains
	Seconded by Councillor Stutt
Amendment Bylaw, 2023, No. 20960"	That "Surrey Zoning By-law, 1993, No. 12000,
RES.R23-1157	pass its second reading. <u>Carried</u>

The said Bylaw was then read for the third time.

It was  
Amendment Bylaw, 2023, No. 20960" pass its third reading.  
RES.R23-1158

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Carried

## PERMITS

7. Development Variance Permit No. 7923-0125-00  
Owners: S. Athwal, R. Athwal  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
8685 - 164 Street  
Requesting a variance to the definition of *finished grade* to permit the use of the proposed lot grading plan for the purpose of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was initially created, in order to accommodate the construction of a new single family dwelling.

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

It was  
Development Variance Permit No. 7923-0125-00.  
RES.R23-1159

Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council authorize the issuance of  
Carried

8. Development Variance Permit No. 7920-0162-01  
Owners: 1031665 B.C. Ltd. (Director Information: Paramjit Singh),  
1071773 B.C. Ltd. (Director Information: Paramjit Singh),  
1215031 B.C. Ltd. (Director Information: Paramjit Singh),  
1071767 B.C. Ltd. (Director Information: Paramjit Singh),  
1193082 B.C. Ltd. (Director Information: Paramjit Singh), and  
1242842 B.C. Ltd. (Director Information: Paramjit Singh)  
Agent: Alvair Development Ltd. (Kunwar Bir Singh)  
1949 - 167 Street; 16663, 16651, 16621 - 19 Avenue; 16606, 16620, 16674 - 20 Avenue  
To reduce the minimum lot width from 12 metres to 10.5 metres for proposed Lot 3 in order to permit the development of one single family lot.

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

It was  
Permit No. 7920-0162-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.  
RES.R23-1160

Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council support Development Variance  
Carried

9. Development Variance Permit No. 7922-0244-00  
12945 Anvil (78 Ave) Way (12935 Anvil (78 Ave) Way)  
Owner: Beedie (Anvil Way) Holdings Ltd. (Director Information: Ryan Keith Beedie)  
Agent: Beedie (Daniel Feeney)  
To reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream from 7 metres to 2 metres in order to permit the development of an industrial building.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That Council support Development Variance  
Permit No. 7922-0244-00, and consider issuance of the Permit upon final approval  
of the associated Development Permit.

RES.R23-1161

Carried

10. Development Variance Permit No. 7922-0297-00  
Owner: 1268042 B.C. Ltd. (Director Information: Rahul Mehta, Maneesh Nanda)  
Agent: Gerry Blonski Architect (Gerry Blonski)  
14741 - 108 Avenue  
To reduce the minimum off-street parking requirements for a proposed drive-through restaurant (eating establishment) from 33 to 11 parking stalls; and to reduce the minimum front (south) yard setback from 7.5 metres to 6.0 metres for the existing restaurant building on the subject site in order to permit exterior changes, including changes to the surface parking lot, to accommodate a drive-through restaurant window and associated queuing.

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

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council support Development Variance  
Permit No. 7922-0297-00, and consider issuance of the Permit upon final approval  
of the associated Development Permit.

RES.R23-1162

Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Rowan Gentleman-Sylvester, Incoming Executive Director  
CityHive**  
File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation regarding their work and to highlight the value and importance of meaningful youth engagement in the City of Surrey.

RES.R23-1163

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Rowan Gentleman-Sylvester, Incoming Executive Director, CityHive, be heard as a delegation at the Parks, Recreation and Sport Tourism Committee.
	<u>Carried</u>

(b) **Bob Oliver, Snokomish School Neighbourhood Concerns**

File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation regarding safety concerns in the area of the proposed Snokomish Elementary School within the Surrey School District.

RES.R23-1164

It was	Moved by Councillor Kooner Seconded by Councillor Stutt That Bob Oliver be referred to staff to discuss neighbourhood concerns regarding the proposed Snokomish School.
	<u>Carried</u>

(c) **Ivan Scott and Maninder Gill, Surrey Together Advocacy Reform (STAR)**

File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation introducing Surrey Together Advocacy Reform (STAR) and its objectives.

RES.R23-1165

It was	Moved by Councillor Kooner Seconded by Councillor Hepner That Ivan Scott and Maninder Gill, Surrey Together Advocacy Reform (STAR) be heard as a delegation at the Livability and Social Equity Committee.
	<u>Carried</u>

**2. By-law Enforcement Officer Appointment**

RES.R23-1166

It was	Moved by Councillor Bains Seconded by Councillor Stutt That pursuant to <i>Section 146 of the Community Charter, S.B.C. 2003, c.26</i> and amendments thereto and the <i>Appointment of By-law Enforcement Officers By-law 1994, No. 12167</i> , as amended, Thushan Vasanthakumar, Barry McNabb, Ron Graham are hereby appointed under Section 146 of the <i>Community Charter, S.B.C. 2003, c.26</i> and amendments thereto and the <i>Appointment of By-law Enforcement Officers By-law 1994, No. 12167</i> , as a By-law Enforcement Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.
	<u>Carried</u>

**3. By-law Enforcement Officer Appointment (Community Patrol Officer)**

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That pursuant to *Section 146 of the*

*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Arundee Gill, David Tran, Avdeep Jagdeo, Scott Kreymborg, Levi Legroulx are hereby appointed under Section 146 of the *Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer (under a Community Patrol Officer designation) for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

RES.R23-1167

Carried**4. Animal Control Officer Appointment**

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That pursuant to *Section 146 of the*

*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Brandon Collins is hereby appointed under Section 146 of the *Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as an Animal Control Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as an Animal Control Officer.

RES.R23-1168

Carried**J. NOTICE OF MOTION**

1. City of Surrey Flag Policy  
File: 0300-01

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

"That staff amend the City of Surrey flag policy in a manner that allows Council the option to allow flags of other nations, not-for-profit, or charitable organizations to be flown within reasonable limitations and that staff bring forward recommendations to a council meeting in the near future for consideration."

2. Class One Driving School Business Licenses  
File: 4320-01

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

"That:

1. Staff report on how many Class One driving school business licenses have been issued by the City of Surrey as compared to Langley and Delta;
2. Staff investigate the possibility of having student truck drivers limit their hours of practice during rush hour and refrain during those hours from practicing on the main roads of the city, especially in the Newton industrial area; and
3. Staff explore amending business license requirements such as the hours of practice for Class One students and not practicing driving during the rush hours."

#### K. OTHER BUSINESS

1. **Crescent Beach Emergency Access**  
File: 5460-01

At the May 15, 2023 Regular Council – Public Hearing meeting, Councillor Annis put forward the following notice of motion:

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

This item was removed from the agenda.

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

At the May 15, 2023 Regular Council – Public Hearing meeting, Councillor Annis put forward the following notice of motion:

"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."

This item was removed from the agenda.



**3. Fraser Valley Heritage Rail Society Lease**

File: 0930-30

At the May 15, 2023 Regular Council – Public Hearing meeting, Councillor Annis put forward the following notice of motion:

"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."

This item was removed from the agenda.

**4. Council Initiatives Funding for Ukrainian Women's Softball Team**

File: 1530-30

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That Council contribute up to \$5000 from the Council Initiatives Fund to assist in reaching the funding goal to support the Ukrainian Women's Softball Team to participate in the 2023 Canada Cup in Surrey.

RES.R23-1169

Carried**5. Bus Rapid Transit in Surrey**

File: 8500-01

Mayor Locke advised that bus rapid transit (BRT), where buses operate on dedicated lanes, is a priority for TransLink with King George Boulevard designated as their top priority in their ten-year plan. It was requested that staff prepare a report on how to advance BRT on King George Boulevard to be the top priority for TransLink and the Mayor's Council to deliver in the next three years.

**L. ADJOURNMENT**

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That the June 5, 2023 Regular Council -

Public Hearing meeting be adjourned.

RES.R23-1170

Carried

The Regular Council - Public Hearing meeting adjourned at 8:25 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Mayor Brenda Locke