

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, JULY 24, 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
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
Acting 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 July 24, 2023, Regular

Council Public Hearing meeting be adopted.

RES.R23-1522

Carried

2. Adoption of the Minutes**a. Special Council – July 10, 2023**

It was

Moved by Councillor Bains
Seconded by Councillor Annis
That the minutes of the Special Council

meeting held on July 10, 2023, be adopted.

RES.R23-1523

Carried

b. Regular Council - Land Use - July 10, 2023

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That the minutes of the Regular Council –

Land Use meeting held on July 10, 2023, be adopted.

RES.R23-1524

Carried

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|--------------|---|---|
| | It was | Moved by Councillor Bains |
| | | Seconded by Councillor Hepner |
| | | That the minutes of the Regular Council - |
| | Public Hearing meeting held on July 10, 2023, be adopted. | |
| RES.R23-1525 | | <u>Carried</u> |

| | | |
|--------------|--------------------------------|---|
| RES.R23-1526 | It was | Moved by Councillor Hepner |
| | | Seconded by Councillor Annis |
| | | That the minutes of the Special Council |
| | meeting held on July 13, 2023, | be adopted. |
| | | <u>Carried</u> |

- Reduce the minimum front (north) yard setback from 7.5 metres to 3.85 metres for the principal building;
- Reduce the minimum side (west) yard setback from 7.5 metres to 0 metres for the principal building;
- Reduce the minimum side (east) yard setback from 7.5 metres to 3.0 metres to the principal building face;
- Reduce the minimum side (east) yard setback from 7.5 metres to 1 metre for accessory structures;

- Reduce the minimum number of off-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;
- Waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line; and
- Reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres.

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

R. Landale, Fleetwood: The delegation spoke to cutting down two cherry trees and the Green City Fund.

D. Jack, Surrey Environmental Partners: The delegation spoke to living green walls and flat roof greenery.

A. Kaps, North Surrey: The delegation spoke to variances and tree removal.

I. Scott, Surrey: The delegation spoke in support of the proposal and his concern for disrespectful treatment by community members.

Written submissions were received as follows:

- R. Landale expressing support for the proposal.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing support for the proposal.
- S. Soo expressing support for the proposal.
- C. Isaak expressing support for the proposal citing diversity and vibrancy.
- R. McNeil and M. McNeil expressing support for the proposal.
- K. McMurdo expressing support for the proposal.
- D. Parkinson expressing concerns for the proposal citing privacy, safety, parking, noise, greenery, property value and ecosystems.
- J. Beasley expressing concerns for the proposal citing parking and safety.

2. **"Surrey Comprehensive Development Zone 136 (CD 136), Bylaw, 2023, No. 20981"
Application No. 7918-0284-00**

CIVIC ADDRESS: 3550 King George Boulevard (3552 King George Boulevard)

APPLICANT: Owner: 1150119 B.C. Ltd.
(Director Information: Pawandeep Dhunna)
Agent: Common Ground Consulting Ltd. (Manveer Taggar)

PURPOSE: The applicant is requesting to rezone the site from Community Commercial Zone to Comprehensive Development Zone in order to develop a five-storey mixed-use building with commercial units on the ground floor and 85 rental residential units above.

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

R. Landale, Fleetwood: The delegation expressed support for the proposal citing affordable units, rental units, and proximity to transit .

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, tree planting, green roofs, and tree canopy.

Written submissions were received as follows:

- D. Reagh expressing support for the proposal.
- R. Landale expressing support for the proposal citing affordable housing and rental housing.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing support for the proposal citing affordable housing and rental housing.
- S. Soo expressing support for the proposal citing affordable housing and rental housing.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331, Amendment Bylaw, 2023, No. 20996"
Application No. 7922-0328-00**

CIVIC ADDRESS: 15331 and 15333 - 16 Avenue

APPLICANT: Owner: Prime Time (Abby Lane) Inc.
(Director Information: Christine Albinson, Bruce Elmore,
Douglas MacLatchy)
Agent: J. Hitchcock

PURPOSE: The applicant is requesting to amend Comprehensive Development (CD) Bylaw No. 16410 in order to allow for additional commercial uses to be added to the CD Bylaw.

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

R. Landale, Fleetwood: The delegation spoke in support for the proposal citing quality of life, and proximity to the hospital.

Written submissions were received as follows:

- R. Landale expressing support for the proposal citing quality of life and access to services.
- C. Walashek expressing support for the proposal citing quality of life and access to services.
- S. Soo expressing support for the proposal citing quality of life and access to services.

4. "Surrey Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983" Application No. 7920-0110-00

CIVIC ADDRESS: 16485 - 18 Avenue

APPLICANT: Owner: Atoq Capital (Harlowe) G.P. Ltd.
(Director Information: Dharampreet Dhillon, Harmunpreet Dhillon, Akashdeep Villing)
Agent: WG Architecture Inc. (Joe NJ Hwang)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop an apartment building with 86 units on the subject site.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal citing tree removal and parkland.

D. Jack, Surrey Environmental Partners: The delegation spoke to parkland, stormwater infiltration, biodiversity conservation strategy, Green Infrastructure Network, and tree removal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees and park.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing opposition for the proposal citing trees and park.
- S. Soo expressing opposition for the proposal citing trees and park.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20992"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20993"
Application No. 7921-0264-00

CIVIC ADDRESS: 6617 - 181 Street; 6618 - 180 Street

APPLICANT: Owners: H. Kooner, M. Kooner, G. Kooner, C. Kooner
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to facilitate subdivision into thirteen single family small lots and one riparian open space (park) lot. In addition, the proposal includes a Development Variance Permit to:

- Reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream from 30 metres to no less than 20 metres;
- Reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream from 15 metres to no less than 10 metres;
- Reduce the minimum lot depth of Type I lots from 28 metres to 26.9 metres for proposed Lots 3 and 4;
- Reduce the minimum lot depth of Type II lots from 24 metres to 18.4 metres for proposed Lot 6;
- Reduce the minimum lot depth of Type II lots from 24 metres to 21 metres for proposed Lot 7;
- Reduce the minimum lot depth of Type I lots from 28 metres to 25.6 metres for proposed Lot 8;
- Reduce the minimum lot width of Type I corner lots from 14 metres to 12 metres for proposed Lot 13; and
- Permit front accessed double side-by-side garages on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.

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

Mayor Locke and Councillor Kooner declared a conflict of interest and left the meeting at 7:31 p.m. Councillor Nagra assumed the position of Chair as Acting Mayor.

R. Landale, Fleetwood: The delegation expressed opposition to the proposal citing tree removal, parkland, riparian ecosystem, fees, and geotechnical report.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, riparian setbacks, Official Community Plan, and reduced water courses.

A. Kaps, North Surrey: The delegation spoke to variances to stream setbacks.

C. Brigelson, Surrey: The delegation spoke in opposition to the proposal citing the narrow street, parking, density, overcrowded schools, and lot size.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, ecosystem, road, ground stability, park, character, social services and amenities.
- Petition received on July 24, 2023. 10 petition signatures in support for the proposal.
- C. Walashek expressing opposition for the proposal citing trees, ecosystem, road, ground stability, park, character, social services and amenities.
- S. Soo expressing opposition for the proposal citing trees, ecosystem, road, ground stability, park, character, social services and amenities.
- E. Pereira expressing opposition for the proposal citing potential flooding and trees.
- N. Connor expressing concerns for the proposal citing loss of quiet and private backyard, trees, wildlife habitat and fence.

Mayor Locke and Councillor Kooner rejoined the meeting at 7:45 p.m. and the Mayor re-assumed the position of Chair.

Councillor Hepner left the meeting at 7:46 p.m.

**6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20978"
Application No. 7921-0140-00**

CIVIC ADDRESS: Portion of 18044 - 60 Avenue

APPLICANT: Owners: 1303419 B.C. Ltd. (Director Information: Tarnvir Singh Kainth, Inderjeet Singh Kainth, Gian Singh Khattar),
1303585 B.C. Ltd. (Director Information: Iqbal Singh Kang)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Single Family Residential Zone to Single Family Residential (13) Zone in order to allow subdivision into five single family residential lots and one single family small lot.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres for proposed Lot 2.

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

R. Landale, Fleetwood: The delegation spoke to losing the tree canopy and BC Hydro lines.

Councillor Hepner rejoined the meeting at 7:49 p.m.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, deficit of tree planting, Climate Change Action Strategy, and biomass.

A. Kaps, North Surrey: The delegation spoke to the variances requested by the applicant.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees and public hearing.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing opposition for the proposal citing trees and public hearing.
- S. Soo expressing opposition for the proposal citing trees and public hearing.

7. **"Surrey Comprehensive Development Zone 140 (CD 140), Bylaw, 2023, No. 20990"**
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20991"
Application No. 7922-0309-00

CIVIC ADDRESS: 7658 - 156 Street

APPLICANT: Owner: D. Brown
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone portions of the subject site from General Agriculture Zone to Comprehensive Development Zone and from General Agriculture Zone to Single Family Residential Zone in order to allow a subdivision into sixteen single family lots and open space.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, Green City Fund, fees, Green Infrastructure Network, Fleetwood Park, tree density, and safety.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, hazardous trees, site requirements and parkland.

A. Kaps, North Surrey: The delegation spoke to tree removal and protecting Agricultural Land Reserve (ALR).

M. Kompter, Hub Engineering Inc. (Agent on behalf of the Applicant): The delegation clarified that the development proposal is not in the ALR, it is providing parkland and trees donated to the City, sidewalks will be built and the project is in compliance to the neighbourhood plan.

Written submissions were received as follows:

- T. Gill expressing support for the proposal.
- K. Dhesa expressing support for the proposal.
- P. Bahniwal expressing support for the proposal.
- K. Singh expressing support for the proposal.
- R. Virk expressing support for the proposal.
- A. Gill expressing support for the proposal.
- R. Virk expressing support for the proposal.
- P. Bisla expressing support for the proposal.
- R. Gill expressing support for the proposal.
- S. Shoker expressing support for the proposal.
- E. Szabo expressing support for the proposal.
- T. Gill expressing support for the proposal.
- S. Dhillon expressing support for the proposal.
- M. Atwal expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees, City services, amenities, park, ecosystem and sidewalks.
- R. Winston expressing concerns for the proposal citing trees.
- H. Dhesa expressing support for the proposal.
- C. Walashek expressing opposition for the proposal citing trees, City services, amenities, park, ecosystem and sidewalks.
- S. Soo expressing opposition for the proposal citing trees, City services, amenities, park, ecosystem and sidewalks.

**8. "Surrey Comprehensive Development Zone 139 (CD 139), Bylaw, 2023, No. 20989"
Application No. 7922-0048-00**

CIVIC ADDRESS: 5722 - 146A Street

APPLICANT: Owners: K. Gill, J. Kaur
Agent: Terra Nobis Consulting (Jimmy Lee)

PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Comprehensive Development Zone in order to allow subdivision into two single-family lots with the retention of an existing house.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard setback of the RQ Zone from 2.4 metres to 1.8 metres to the principal building face for Lot 1.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, fees, and the sanitary storm system.

Written submissions were received as follows:

- B. Loeppky expressing opposition for the proposal citing character, parking, greenery and density.
- R. Landale expressing opposition for the proposal citing trees and sidewalk.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing opposition for the proposal citing trees and sidewalk.
- S. Soo expressing opposition for the proposal citing trees and sidewalk.
- K. Ott expressing opposition for the proposal citing trees, depreciation, character and privacy.

9. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344"
Application No. 7919-0280-00**

CIVIC ADDRESS: Portion of 5932 - 139A Street

APPLICANT: Owners: S. Gopal, J. Gopal, K. Jir
Agent: WSP Canada Inc. (Dexter Hirabe)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Single Family Residential (13) Zone (RF-13) to Single Family Residential (9) Zone (RF-9) in order to allow subdivision from two lots into three lots.

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, biodiversity, environmental concerns, and density,

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, environment and Biodiversity Conservation Strategy.
- C. Walashek expressing opposition for the proposal citing trees, environment and Biodiversity Conservation Strategy.
- S. Soo expressing opposition for the proposal citing trees, environment and Biodiversity Conservation Strategy.

**10. "Surrey Comprehensive Development Zone 135 (CD 135), Bylaw, 2023, No. 20979"
Application No. 7923-0041-00**

CIVIC ADDRESS: 13588 - 98 Avenue (9787 King George Boulevard)

APPLICANT: Owner: Avani Centre Inc.
(Director Information: Nimisha Keshavjee, Muhammad Virani,
Riaz Virani, Mumtaz Virani)
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

PURPOSE: The applicant is requesting to rezone the subject site from Comprehensive Development Zone (CD Bylaw No. 19326) to Comprehensive Development Zone in order to permit the development of one 34-storey mixed-use tower with a 4-storey podium consisting of ground floor commercial retail units, office space and 297 dwelling units above and one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.

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

R. Landale, Fleetwood: The delegation spoke to traffic volumes, tree removal, fees, and affordable housing.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing density, traffic, hospital, trees, schools and park.
- C. Walashek expressing opposition for the proposal citing density, traffic, hospital, trees, schools and park.
- S. Soo expressing opposition for the proposal citing density, traffic, hospital, trees, schools and park.

**11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment
Bylaw, 2023, No. 20984"
"Surrey Comprehensive Development Zone 134 (CD 134), Bylaw, 2023, No. 20985"
Application No. 7922-0187-00**

CIVIC ADDRESS: 14009, 14017, 14027, and 14037 - 100 Avenue; 14030 - 100A Avenue

APPLICANT: Owner: Parkr Development Group Ltd.
(Director Information: Parkash R. Kochhar, Navdeep Singh)
Agent: Ciccozzi Architecture Inc. (Ali Danesh)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions by adding site specific permission for a portion of the subject site to permit a density up to 2.86 FAR within

the Multiple Residential designation. The proposal also includes rezoning the same portion of the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey apartment building with approximately 109 dwelling units and underground parking on a consolidated site in Guildford.

In addition, the proposal includes a Development Variance Permit to reduce the minimum required lot width from 15 metres to 12 metres, under the RF Zone, for a proposed remnant lot (Lot B) created from 14030 - 100A Avenue, intended for future land assembly.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, Green City Fund, and the remnant lot.

A. Kaps, North Surrey: The delegation spoke to the variances.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing public hearing, trees and road network.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing opposition for the proposal citing public hearing, trees and road network.
- S. Soo expressing opposition for the proposal citing public hearing, trees and road network.

12. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20987"**
"Surrey Comprehensive Development Zone 138 (CD 138), Bylaw, 2023, No. 20988"
Application No. 7920-0220-00

CIVIC ADDRESS: 13425 and 13455 – 107A Avenue

APPLICANT: Owners: Holyside Property Development Ltd.
 (Director Information: Jagtar Singh Gill, Narinder Sidhu),
 Sadhu Properties Ltd. (Director Information: Dalbir Sandhu), and
 Sterling Whalley Towers Ltd. (Director Information: Shakila
 Jeyachandran, Dalbir Sandhu)
 Agent: R. Solivar

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 16: Downtown Densities for the subject site from 5.5 FAR to 7.5 FAR. The proposal also includes rezoning the same site from Comprehensive Development

Zone (CD By-law No. 12833) to Comprehensive Development Zone to permit a two-phased development consisting of two mixed-use towers of 50 and 46-stories, 1,180 residential dwelling units and ground floor commercial space.

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

R. Landale, Fleetwood: The delegation spoke to affordable housing.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree planting, valuable habitat for nesting birds, and tree removal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing traffic, local area congestion, no affordable housing, overcrowding school, no increase in City Services or Amenities, and no City Park expansion.
- R. Gopal expressing concerns for the proposal.
- C. Walashek expressing opposition for the proposal citing traffic, local area congestion, no affordable housing, overcrowding school, no increase in City Services or Amenities, and no City Park expansion.
- S. Soo expressing opposition for the proposal citing traffic, local area congestion, no affordable housing, overcrowding school, no increase in City Services or Amenities, and no City Park expansion.
- B. Sodhi expressing support for this proposal.
- R. Gopal expressing support for this proposal.

C. COMMITTEE REPORTS

1. Arts and Culture Advisory Committee – May 16, 2023

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That the minutes of the Arts and Culture

Advisory Committee meeting held May 16, 2023, be received.

RES.R23-1527

Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

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

File: 0630-02

Mayor Locke read the following proclamations:

- (a) Never Give Up Day – August 18, 2023
- (b) National Polycystic Kidney Disease (PKD) Awareness Day – September 4, 2023

2. Surrey Police Force Transition

File: 7400-01

Mayor Locke provided the following report regarding the Surrey Police transition:

- On June 16, 2023, Minister Farnworth announced that the transition to the Surrey Police Service (SPS) should continue. Mayor and Council believe this transition will negatively impact the public safety and the finances of the people of Surrey for years to come. Further concerns have been expressed regarding the double standard the Minister has placed on staffing up for the RCMP as the same requirements were not applied equally to the SPS.
- All of the reports and information used by the Minister to make his decision, including redacted copies of reports requiring readers to sign a non-disclosure agreement (NDA), should be released to the public.
- The City of Surrey has a contract with the Province for policing with the RCMP through to 2032, which remains in effect and to date has not been rescinded. Mayor Locke will be meeting with Solicitor General and the advisor appointed by the Minister, Jessica McDonald to go over the concerns that Council has raised and to understand how the Minister plans to move forward.

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of July 24, 2023, were considered and dealt with as follows:

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|----------------------|---|
| Item No. R122 | Closure of Road Adjacent to 10055 and 10077 - 133 Street and 13277 - 100A Avenue |
| | File: 7921-0090-00 |

Note: See Bylaw No. 20975 in the H-Section.

The General Manager, Engineering submitted a report to seek Council's approval to close and remove portions of constructed road allowance for disposition and consolidation with the adjacent properties to allow for the development of a six-storey residential apartment building consisting of 100 units under development application No. 7921-0090-00.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of two portions of road allowance totaling 168.1 square metres located adjacent to 10055 & 10077 - 133 Street and 13277 - 100A Avenue, as generally illustrated in Appendix "I", subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

RES.R23-1528

Carried

Item No. R123

**South Campbell Heights Local Area Plan – Update
File: 6520-20 (South Campbell Heights)**

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to provide an update on the status of the South Campbell Heights Local Area Plan ("SCH Plan") process, seek Council approval for a proposed adjustment to the South Campbell Heights Land Use Plan and to the Campbell Heights Local Area Plan road network, and seek Council approval to complete the remaining Stage 2 components of the SCH Plan for forthcoming Council consideration and final plan approvals.

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That Council:

1. Receive Corporate Report R123 for information;
2. Endorse an updated Land Use Concept for the South Campbell Heights Local Area Plan, as attached in Appendix "I";
3. Endorse an updated road network for the Campbell Heights Local Area Plan, as attached in Appendix "II"; and
4. Authorize staff to complete the associated Stage 2 plan components for the South Campbell Heights Local Area Plan, including an application to Metro Vancouver for an amendment of the Fraser Sewerage Area boundary, as generally described in the report.

RES.R23-1529

Carried with Councillor Kooner and Mayor Locke opposed.

3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-020-2023-002.

RES.R23-1531

Carried

**Item No. R126 Quarterly Update on the Guaranteed Permitting Timelines and Process Improvements – Q2 2023
File: 6630-01**

The General Manager, Planning & Development, and General Manager, Engineering, submitted a report to provide Council with a quarterly update on the Guaranteed Permitting Timelines for Single-Family Building Permits, Tenant Improvement Building Permits, and Rezoning Applications, and the corresponding process improvements to support these timelines.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That Council receive Corporate Report R126

for information.

RES.R23-1532

Carried

**Item No. R127 Award of Contract No. 1220-030-2021-046
Cloverdale Sport and Ice Complex: Envelope and Interior Finishes
File: 0800-2022 (Cloverdale Sport and Ice Complex)**

The General Manager, Planning & Development, and Director, Strategic Initiatives & Corporate Reporting, submitted a report to seek Council approval to award a Contract for the envelope and interior finishes for the Cloverdale Sport & Ice Complex development project.

It was

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 \$14,469,905.49 (including GST) for the envelope and interior finishes related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 for the envelope and interior finishes at \$15,915,000.00 (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

RES.R23-1533

Carried

Item No. R128 Quarterly Financial Report – Second 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 two quarters of 2023 and to compare this activity relative to the 2023 Financial Plan.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council receive Corporate Report R128

for information.

RES.R23-1534

Carried

Item No. R129 Council Initiatives Funding Request - Anti-Racism Forum and
Art Exhibition
File: 1850-20

The General Manager, Finance, submitted a report to address a sponsorship request from Progressive Inter-Cultural Community Services ("PICS") for their Anti-Racism Forum and Art Exhibition, to be held in Surrey on August 15 and September 1, 2023.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R129 for information; and
2. Approve a sponsorship of \$10,000 from the Council Initiatives Fund towards the Anti-Racism Forum and Art Exhibition taking place on August 15 and September 1, 2023, in Surrey.

RES.R23-1535

Carried

Item No. R130 Council Initiatives Funding Request - Homelessness Services
Association of British Columbia Annual Conference
File: 1850-20

The General Manager, Finance, submitted a report to address a sponsorship request from Homelessness Services Association of British Columbia (HSABC) for its annual conference to be held from September 27 to 29, 2023 at the Radisson Hotel, Richmond.

It was

Moved by Councillor Bose
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report R130 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$2,000 to support the Surrey tour portion of the 2023 Homelessness Services Association of British Columbia ("HSABC") Annual conference to be held from September 27 to 29, 2023.

RES.R23-1536

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council approve the acquisition of the property located at 9714 – 192 Street (PID: 011-055-677) as illustrated on the attached Appendix "I" and the disposition of the northerly 19,385 square metre portion of the City property located at 19085 – 16 Avenue (PID: 006-008-046), as illustrated on the attached Appendix "II", subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*.

RES.R23-1539

Carried

Item No. R134

Surrey Climate Change Action Strategy

File: 0512-20 (CCAS)

The General Manager, Engineering, General Manager, Planning & Development, General Manager, Parks, Recreation & Culture, and General Manager, Finance, submitted a report to seek Council's approval of the Climate Change Action Strategy, including a 2030 interim target initiation of Quick-Start actions, and preparation of a financing strategy for Council's consideration at a later date.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That Council:

1. Approve the Surrey Climate Change Action Strategy, presented as Appendix "I" as attached to Corporate Report R134;
2. Approve the 2030 interim target to reduce community greenhouse gas emissions by 45%, as outlined in the Climate Change Action Strategy (Appendix "I"), and include this target in the City's pending update to the Official Community Plan;
3. Direct staff to initiate all 2030 interim target Quick-Start Actions as listed in Appendix "II" as attached to the report within two years; and
4. Direct staff to report back to Council with financing options to implement key Climate Change Action Strategy actions to meet the 2030 target.

RES.R23-1540

Carried

Item No. R135

Update on Surrey Cleanup and Waste Reduction Initiatives

File: 5360-00

The General Manager, Engineering, submitted a report to update Council on various clean-up and waste reduction programs and seek Council's endorsement to proceed with the next steps to further enhance clean-up, as generally described in this report.

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R135 for information; and
2. Endorse the proposed next steps with cleanup and waste reduction actions, as described in the report.

RES.R23-1541

Carried

Item No. R136

Award of Contract No. 1723-010 D1

**Design of 132 Street Arterial Widening: 72 Avenue to 80 Avenue
File: 1723-010/01**

The General Manager, Engineering, submitted a report to obtain Council's approval to award a Contract for engineering services for the design involving 132 Street Arterial Widening between 72 Avenue to 80 Avenue, as illustrated on the map attached to this report as Appendix "I".

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That Council:

1. Award Contract No.1723-010 D1 to Aplin & Martin Consultants Ltd. ("Aplin") in the amount of \$337,730.40 (including GST) for the design of 132 Street Arterial Widening between 72 Avenue to 80 Avenue;
2. Set the expenditure authorization limit for Contract No. 1723-010 D1 at \$372,000.00 (including contingencies and GST);
3. Authorize the General Manager, Engineering to execute Contract No. 1723-010 D1;
4. Authorize the inclusion in the Contract an option in favour of the City to retain Aplin to provide engineering services for the optional construction services of the 132 Street Arterial Widening between 72 Avenue to 80 Avenue at an estimated fee of \$720,000.00 (including contingencies and GST); and
5. Authorize the General Manager, Engineering to award and execute a subsequent contract with Aplin for the optional construction services upon successful completion of the design phase.

RES.R23-1542

Carried

Item No. R137 Cannabis in Surrey – Policy Overview, Next Steps, and the Future
File: 3900-20

The General Manager, Planning & Development, and General Manager, Engineering, submitted a report to seek Council's approval of a general framework to guide the regulation of cannabis retail stores in Surrey, and to receive Council's direction to develop a detailed process based on this framework to select initial sites and proponents for this land use.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R137 for information;
2. Approve a policy framework for regulating cannabis retail stores, attached as Appendix "I" and as generally described in the report;
3. Direct staff to develop a detailed procedure and criteria for Council's consideration that will enable:
 - a. assessing and selecting proponents to operate cannabis retail businesses; and
 - b. rezoning selected properties where such businesses will be permitted to operate;
4. Direct staff to close rezoning applications received for cannabis retail stores at 7380 King George Boulevard (7923-0066-00) and at 13650 – 102 Avenue (7923-0048-00), and to refund all application fees;
5. Approve a City-owned site at 13455 – 72 Avenue in the Newton Town Centre as an initial "pilot" location for a cannabis retail store; and
6. Direct staff to initiate a rezoning process for the property at 13455 – 72 Avenue to permit a cannabis retail store.

Before the question was put, Councillor Elford put forward a motion to refer the report back to staff.

It was Moved by Councillor Elford
Seconded by Councillor Nagra
That Council refer Corporate Report R137
back to staff to:

1. Revise the policy framework taking into consideration the comments of Council regarding:
 - a. Concern for the location of stores;
 - b. The City being a landlord in the cannabis industry; and
2. For consultation with the retail sector.

RES.R23-1543

Carried with Councillor Hepner opposed.

Item No. R138 BC Healthy Communities – Age-Friendly Communities 2023 Grant
File: 0550-20

The General Manager, Parks, Recreation & Culture, submitted a report to seek Council authorization to submit an application for a BC Healthy Communities Grant in the amount of \$25,000 (the "Grant") to develop an updated Age Friendly Action Plan that will support the roll out of the updated Age Friendly Strategy for Seniors that is anticipated to be complete in fall 2023. The application deadline for the grant is July 28, 2023. A Council resolution is a requirement of the Program grant application.

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

1. Receive Corporate Report R138 for information; and
2. Authorize staff to submit an application for a BC Healthy Communities – Age-Friendly Communities 2023 Grant in the amount of \$25,000 to develop an updated Age Friendly Action Plan, as generally described in the report.

RES.R23-1544 Carried

Mayor Locke recessed the meeting at 9:11 p.m. The meeting reconvened at 9:18 p.m.

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20986"
7921-0197-00
Owner: Crescent Station Inc. (Director Information: Brock Nelson Dorward,
Erin Christine McCutcheon)
Agent: Waissbluth Architecture Office Inc (Nicholas Waissbluth)
12758 - 28 Avenue
CG-2 to C-5 – to permit the conversion of an existing service station building to
accommodate a restaurant and office space.

Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20986" pass its third reading.

RES.R23-1545 Carried

Development Variance Permit No. 7921-0197-00

12758 - 28 Avenue

To reduce the minimum front (north) yard setback from 7.5 metres to 3.85 metres for the principal building; to reduce the minimum side (west) yard setback from 7.5 metres to 0 metres for the principal building; to reduce the minimum side (east) yard setback from 7.5 metres to 3.0 metres to the principal building face; to reduce the minimum side (east) yard setback from 7.5 metres to 1 metre for accessory structures; to reduce the minimum number of off-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area; to waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line; and to reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That Council support Development Variance

Permit No. 7921-0197-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1546

Carried

2. "Surrey Comprehensive Development Zone 136 (CD 136), Bylaw, 2023, No. 20981"

7918-0284-00

Owner: 1150119 B.C. Ltd. (Director Information: Pawandeep Dhunna)

Agent: Common Ground Consulting Ltd. (Manveer Taggar)

3550 King George Boulevard (3552 King George Boulevard)

C-8 to CD - to develop a five-storey mixed-use building with commercial units on the ground floor and 85 rental residential units above.

Council direction received July 10, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That "Surrey Comprehensive Development

Zone 136 (CD 136), Bylaw, 2023, No. 20981" pass its third reading.

RES.R23-1547

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331, Amendment Bylaw, 2023, No. 20996"

7922-0328-00

Owner: Prime Time (Abby Lane) Inc. (Director Information: Christine Albinson, Bruce Elmore, Douglas MacLachy)

Agent: J. Hitchcock

15331 and 15333 - 16 Avenue

To amend Comprehensive Development Bylaw No. 16410, as amended to allow for additional commercial uses to be added to the CD Bylaw.

Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331,
Amendment Bylaw, 2023, No. 20996" pass its third reading.
RES.R23-1548 Carried

4. "Surrey Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983"
7920-0110-00
Owner: Atoq Capital (Harlowe) G.P. Ltd. (Director Information: Dharampreet Dhillon,
Harmunpreet Dhillon, Akashdeep Villing)
Agent: WG Architecture Inc. (Joe NJ Hwang)
16485 - 18 Avenue
RA to CD – to develop an apartment building with 86 units.

Council direction received July 10, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 137 (CD 137), Bylaw, 2023, No. 20983" pass its third reading.
RES.R23-1549 Carried

Mayor Locke and Councillor Kooner declared a conflict of interest and left the meeting at 9:20 p.m.
Councillor Nagra assumed the position of Chair as Acting Mayor.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023,
No. 20992"
7921-0264-00
Owners: H. Kooner, M. Kooner, G. Kooner, C. Kooner
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
6617 - 181 Street; 6618 - 180 Street
To amend OCP Figure 3: General Land Use Designations from Suburban to Urban.

Council direction received July 10, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20992" pass its third reading.
RES.R23-1550 Carried by members remaining

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20993"
6617 - 181 Street; 6618 - 180 Street
RA to RF-13 - to subdivide into thirteen single family small lots and one riparian open space (park) lot.

Council direction received July 10, 2023

| | | |
|--------------|---|--|
| RES.R23-1551 | It was Amendment Bylaw, 2023, No. 20993" | Moved by Councillor Hepner Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, pass its third reading. <u>Carried</u> by members remaining |
|--------------|---|--|

Development Variance Permit No. 7921-0264-00
6617 - 181 Street; 6618 - 180 Street

To reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream from 30 metres to no less than 20 metres; to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream from 15 metres to no less than 10 metres; to reduce the minimum lot depth of Type I lots from 28 metres to 26.9 metres for proposed Lots 3 and 4; to reduce the minimum lot depth of Type II lots from 24 metres to 18.4 metres for proposed Lot 6; to reduce the minimum lot depth of Type II lots from 24 metres to 21 metres for proposed Lot 7; to reduce the minimum lot depth of Type I lots from 28 metres to 25.6 metres for proposed Lot 8; to reduce the minimum lot width of Type I corner lots from 14 metres to 12 metres for proposed Lot 13; and to permit front accessed double side-by-side garages on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.

| | | |
|--------------|---|--|
| RES.R23-1552 | It was Permit No. 7921-0264-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. | Moved by Councillor Hepner Seconded by Councillor Annis That Council support Development Variance <u>Carried</u> by members remaining |
|--------------|---|--|

Mayor Locke and Councillor Kooner rejoined the meeting at 9:23 p.m. and the Mayor re-assumed the position of Chair.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20978"
7921-0140-00
Owners: 1303419 B.C. Ltd. (Director Information: Tarnvir Singh Kainth, Inderjeet Singh Kainth, Gian Singh Khattar), and 1303585 B.C. Ltd. (Director Information: Iqbal Singh Kang)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Portion of 18044 - 60 Avenue
RF to RF-13 - to allow subdivision into five single family residential lots and one single family small lot.

Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20978" pass its third reading.
RES.R23-1553 Carried

Development Variance Permit No. 7921-0140-00
18044 - 60 Avenue
To reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres
for proposed Lot 2.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7921-0140-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1554 Carried

7. "Surrey Comprehensive Development Zone 140 (CD 140), Bylaw, 2023, No. 20990"
7922-0309-00
Owner: D. Brown
Agent: Hub Engineering Inc. (Mike Kompter)
Portion of 7658 - 156 Street
A-1 to CD – to allow subdivision into sixteen single family lots and open space.

Council direction received July 10, 2023

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 140 (CD 140), Bylaw, 2023, No. 20990" pass its third reading.
RES.R23-1555 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20991"
Portion of 7658 - 156 Street
A-1 to RF – to allow subdivision into sixteen single family lots and open space.

Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20991" pass its third reading.
RES.R23-1556 Carried

- Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 139 (CD 139), Bylaw, 2023, No. 20989" pass its third reading.
Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0048-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

Carried

- Council direction received May 10, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20344" pass its third reading.
Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20344" be finally adopted.
RES.R23-1560 Carried

10. "Surrey Comprehensive Development Zone 135 (CD 135), Bylaw, 2023, No. 20979"
7923-0041-00
Owner: Avani Centre Inc. (Director Information: Nimisha Keshavjee,
Muhammad Virani, Riaz Virani, Mumtaz Virani)
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
13588 - 98 Avenue (9787 King George Boulevard)
CD (Bylaw No. 19326) to CD - to permit the development of one 34-storey mixed-use
tower with a 4-storey podium consisting of ground floor commercial retail units,
office space and 297 dwelling units above and one stand-alone, 6-storey purpose-built
rental apartment building consisting of 69 rental dwelling units.

Council direction received July 10, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 135 (CD 135), Bylaw, 2023, No. 20979" pass its third reading.
RES.R23-1561 Carried

11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2023, No. 20984"
7922-0187-00
Owner: Parkr Development Group Ltd. (Director Information: Parkash R. Kochhar,
Navdeep Singh)
Agent: Ciccozzi Architecture Inc. (Ali Danesh)
14009, 14017, 14027, and 14037 - 100 Avenue
To amend OCP Table 7A: Land Use Designation Exceptions within the "Multiple
Residential" designation by adding site specific permission for the site to permit a
density up to 2.86 FAR.

Council direction received July 10, 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. 20984" pass its third reading.
RES.R23-1562 Carried

"Surrey Comprehensive Development Zone 134 (CD 134), Bylaw, 2023, No. 20985"

14009, 14017, 14027, and 14037 - 100 Avenue

RF to CD - to develop a 6-storey apartment building with approximately 109 dwelling units and underground parking on a consolidated site in Guildford.

Council direction received July 10, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That "Surrey Comprehensive Development

Zone 134 (CD 134), Bylaw, 2023, No. 20985" pass its third reading.

RES.R23-1563

Carried

Development Variance Permit No. 7922-0187-00

14030 - 100A Avenue

To reduce the minimum required lot width from 15 metres to 12 metres, under the RF Zone, for a proposed remnant lot (Lot B) created from 14030 - 100A Avenue, intended for future land assembly.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7922-0187-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1564

Carried

12. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20987"

7920-0220-00

Owners: Holyside Property Development Ltd. (Director Information: Jagtar Singh Gill, Narinder Sidhu), Sadhu Properties Ltd. (Director Information: Dalbir Sandhu), and Sterling Whalley Towers Ltd. (Director Information: Shakila Jeyachandran, Dalbir Sandhu)
Agent: R. Solivar

13425 and 13455 - 107A Avenue

To amend the OCP Figure 16: Downtown Densities for the subject site from 5.5 FAR to 7.5 FAR.

Council direction received July 10, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 20987" pass its third reading.

RES.R23-1565

Carried

"Surrey Comprehensive Development Zone 138 (CD 138), Bylaw, 2023, No. 20988"
13425 and 13455 - 107A Avenue
CD (By-law No. 12833) to CD – to permit a two-phased development consisting of
two mixed-use towers of 50 and 46-storeys, 1,180 residential dwelling units and
ground floor commercial space.

Council direction received July 10, 2023

| | | |
|--------------|--|---|
| RES.R23-1566 | It was Zone 138 (CD 138), Bylaw, 2023, No. 20988" pass its third reading. | Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Comprehensive Development <u>Carried</u> |
|--------------|--|---|

REZONING BYLAW – NO PUBLIC HEARING REQUIRED

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20995"
7921-0002-00
Owners: H. Takhar, R. Takhar, A. Takhar, S. Takhar
Agent: Mainland Engineering Design Corporation (Rajeev Mangla)
12240 - 100A Avenue (12242 – 100A Avenue)
RM-D to RF - to subdivide into three single family residential lots in a panhandle
configuration.

Council direction received July 10, 2023

Three pieces of correspondence expressing opposition had been received for this proposal.

| | | |
|--------------|---|---|
| RES.R23-1567 | It was Amendment Bylaw, 2023, No. 20995" pass its first reading. | Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u> |
|--------------|---|---|

The said Bylaw was then read for the second time.

| | | |
|--------------|--|---|
| RES.R23-1568 | It was Amendment Bylaw, 2023, No. 20995" pass its second reading. | Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u> |
|--------------|--|---|

The said Bylaw was then read for the third time.

RES.R23-1569

- Council direction received July 10, 2023

RES.R23-1570

The said Bylaw was then read for the second time.

RES.R23-1571

The said Bylaw was then read for the third time.

RES.R23-1572

Development Variance Permit No. 7922-0164-00
19346 - 71 Avenue
To permit the construction of front access, side-by-side double garage on lots less than 13.4 metres wide (proposed Lots 1 and 2).

Four pieces of correspondence expressing opposition had been received for this proposal.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0164-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-1573

Carried**PERMITS**

15. Development Variance Permit No. 7919-0071-00
13498 - 73 Avenue (13430, 13440, 13450, 13460, 13470, 13476, 13488 - 73 Avenue)
Owner: Storagevault Canada Inc. (No Director Information)
Agent: Lovick Scott Architects Ltd. (Andrea Scott)
To reduce the parking rate for Self-Storage Warehouse from 0.5 parking spaces per
100 square metres to 0.42 parking spaces per 100 square metres; and to permit
standard parking spaces in front of overhead loading doors of individual self-storage
units, and that these be considered towards the calculation of required off-street
parking spaces in order to permit the development of a 10,549.6 square metre
industrial building and for modifications to the on-site parking configuration.

Three pieces of correspondence expressing support had been received for this proposal.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7919-0071-00, and consider issuance of the Permit upon final approval
of the associated Development Permit.

RES.R23-1574

Carried

16. Development Variance Permit No. 7922-0230-00
9698 - 192 Street
Owner: Beedie (Port Kells Central) Holdings Ltd. (Director Information: Ryan Keith Beedie)
Agent: Beedie Development Group (Carl Funk)
To reduce the minimum side yard (south) setback from 7.5 metres to 6.0 metres to
the principal building face for proposed Building B in order to permit the
development of two multi-tenant industrial warehouse buildings in Port Kells.

Four pieces of correspondence expressing concerns had been received for this proposal.

It was Moved by Councillor Bose
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.R23-1575

Carried

17. Development Variance Permit No. 7923-0003-00
Owners: 1295328 BC Ltd. (Director Information: Karmvir Singh Kang, Gaganpal Singh Sohi), and 1301533 B.C. Ltd. (Director Information: Rajvinder Singh Mahil, Harpal Singh Sohi)
Agent: Love Quest International Church (Terrance Richmond)
13565 - 105 Avenue; 10502 and 10512 - 135A Street
To reduce the required parking rate for assembly hall and community services uses on the site by 23%, or 10 spaces, in order to facilitate an expanding church and youth centre operation on the subject sites.

Three pieces of correspondence expressing support had been received for this proposal.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance Permit No. 7923-0003-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R23-1576

Carried

THIRD READING

18. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 17123 and 17141 - 0 Avenue and 17146 - 0A Avenue, Bylaw, 2023, No. 20977"
3900-20-20977 - Council Initiative
A bylaw to remove the dedication of a 503.4 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7919-0298-00. 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 July 10, 2023
Corporate Report Item No. 2023-R106

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council rescind third reading of Bylaw No. 20977, granted by resolution RES. R23-01422, at the July 10, 2023 Regular Council - Public Hearing meeting.

RES.R23-1577

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council amend Bylaw No. 20977 by replacing the survey plan that included an incorrect bylaw number.

RES.R23-1578

Carried

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 17123 and 17141 – o Avenue
and 17146 - oA Avenue, Bylaw, 2023, No. 20977" pass its third reading, as amended.
RES.R23-1579 Carried

INTRODUCTIONS

19. "The Adult & Teen Challenge Society of BC Housing Agreement, Authorization Bylaw, 2023, No. 20997"
3900-20-20997 – Council Initiative
19465 – 16 Avenue
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Adult & Teen Challenge Society of
BC Housing Agreement, Authorization Bylaw, 2023, No. 20997" pass its first
reading.
RES.R23-1580 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "The Adult & Teen Challenge Society of
BC Housing Agreement, Authorization Bylaw, 2023, No. 20997" pass its second
reading.
RES.R23-1581 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "The Adult & Teen Challenge Society of
BC Housing Agreement, Authorization Bylaw, 2023, No. 20997" pass its third
reading.
RES.R23-1582 Carried

20. "The Cedars Discovery Centre Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20998"
3900-20-20998 – Council Initiative
6811 – 135A Street
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

| | | |
|--------------|--|--|
| RES.R23-1583 | It was Housing Agreement, Authorization Bylaw, 2023, No. 20998" pass its first reading. <u>Carried</u> | Moved by Councillor Bains Seconded by Councillor Kooner That "The Cedars Discovery Centre Ltd. <u>Carried</u> |
|--------------|--|--|

The said Bylaw was then read for the second time.

| | | |
|--------------|---|--|
| RES.R23-1584 | It was Housing Agreement, Authorization Bylaw, 2023, No. 20998" pass its second reading. <u>Carried</u> | Moved by Councillor Hepner Seconded by Councillor Annis That "The Cedars Discovery Centre Ltd. <u>Carried</u> |
|--------------|---|--|

The said Bylaw was then read for the third time.

| | | |
|--------------|--|---|
| RES.R23-1585 | It was Housing Agreement, Authorization Bylaw, 2023, No. 20998" pass its third reading. <u>Carried</u> | Moved by Councillor Bains Seconded by Councillor Stutt That "The Cedars Discovery Centre Ltd. <u>Carried</u> |
|--------------|--|---|

21. "The Cedars Discovery Centre Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20999"
3900-20-20999 – Council Initiative
6847 – 135A Street
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Cedars Discovery Centre Ltd.
Housing Agreement, Authorization Bylaw, 2023, No. 20999" pass its first reading.
RES.R23-1586 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "The Cedars Discovery Centre Ltd.
Housing Agreement, Authorization Bylaw, 2023, No. 20999" pass its second reading.
RES.R23-1587 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "The Cedars Discovery Centre Ltd.
Housing Agreement, Authorization Bylaw, 2023, No. 20999" pass its third reading.
RES.R23-1588 Carried

22. "The Night and Day Recovery Centre Registered Society Housing Agreement,
Authorization Bylaw, 2023, No. 21000"
3900-20-21000 – Council Initiative
9652 Salal Place
A housing agreement bylaw to comply with the Business Bylaw requirement that
supportive recovery homes enter into a housing agreement with the City to ensure a
high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21000" pass
its first reading.
RES.R23-1589 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21000" pass
its second reading.
RES.R23-1590 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21000" pass
its third reading.
RES.R23-1591 Carried

23. "The Night and Day Recovery Centre Registered Society Housing Agreement,
Authorization Bylaw, 2023, No. 21001"
3900-20-21001 – Council Initiative
14751 – 106 Avenue
A housing agreement bylaw to comply with the Business Bylaw requirement that
supportive recovery homes enter into a housing agreement with the City to ensure
a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21001" pass
its first reading.
RES.R23-1592 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21001" pass
its second reading.
RES.R23-1593 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Night and Day Recovery Centre
Registered Society Housing Agreement, Authorization Bylaw, 2023, No. 21001" pass
its third reading.
RES.R23-1594 Carried

24. "The Revolution Recovery Addiction Services Ltd. Housing Agreement,
Authorization Bylaw, 2023, No. 21002"
3900-20-21002 – Council Initiative
14465 – 60 Avenue
A housing agreement bylaw to comply with the Business Bylaw requirement that
supportive recovery homes enter into a housing agreement with the City to ensure a
high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21002" pass its
first reading.
RES.R23-1595 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21002" pass its
second reading.
RES.R23-1596 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21002" pass its
third reading.
RES.R23-1597 Carried

25. "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21003"
3900-20-21003 – Council Initiative
14318 – 60 Avenue
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21003" pass its first reading.

RES.R23-1598 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21003" pass its second reading.

RES.R23-1599 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21003" pass its third reading.

RES.R23-1600 Carried

26. "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21004"
3900-20-21004 – Council Initiative
14362 - 74A Avenue
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021
Corporate Report Item No. 2021-R026

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21004" pass its
first reading.
RES.R23-1601 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21004" pass its
second reading.
RES.R23-1602 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21004" pass its
third reading.
RES.R23-1603 Carried

27. "Surrey Close and Remove the Dedication of Highway of Portions of Road Adjacent to 13277 – 100A Avenue, 10080 – 132A Street, and 10077– 133 Street, Bylaw, 2023, No. 20975"
3900-20-20975 – Council Initiative
A bylaw to remove the dedication of a 168.1 square metre portions of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7921-0090-00. 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. R122. Bylaw No. 20975 is therefore in order for consideration.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Close and Remove the Dedication
of Highway of Portions of Road Adjacent to 13277 – 100A Avenue, 10080 – 132A
Street, and 10077– 133 Street, Bylaw, 2023, No. 20975" pass its first reading.
RES.R23-1604 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Close and Remove the Dedication
of Highway of Portions of Road Adjacent to 13277 – 100A Avenue, 10080 – 132A
Street, and 10077– 133 Street, Bylaw, 2023, No. 20975" pass its second reading.
RES.R23-1605 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Close and Remove the Dedication
of Highway of Portions of Road Adjacent to 13277 – 100A Avenue, 10080 – 132A
Street, and 10077– 133 Street, Bylaw, 2023, No. 20975" pass its third reading.
RES.R23-1606 Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Bill Roche, Executive Director and Student Presenters
PowerPlay Young Entrepreneurs**
File: 0500-20-10

Requesting to appear before Council-in-Committee to present a vision for
the future of Surrey and showcasing concepts or solutions to key issues
identified by students.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Bill Roche, Executive Director and
Student Presenters, PowerPlay Young Entrepreneurs be heard as a
delegation at Parks, Recreation & Sport Tourism Committee.

Before the question was put, Councillor Kooner put forth a motion to have
the delegation be heard at Council in-Committee.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Bill Roche, Executive Director and
Student Presenters, PowerPlay Young Entrepreneurs be heard as a
delegation at Council-in-Committee.
RES.R23-1607 Carried

(b) **Dr. Bonnie Jean Gillis, Kathy Booth, and Cheryl Lightowlers**

File: 0500-20-10

Requesting to appear before Council-in-Committee to advocate for year-round permanent housing and a night time extreme weather response site for 2023/24, on the White Rock and South Surrey Peninsula.

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That Dr. Bonnie Jean Gillis, Kathy Booth, and Cheryl Lightowlers be heard as a delegation at Livability and Social Equity Committee.

RES.R23-1608

Carried

(c) **Deirdre Goudriaan, Seeds of Change Surrey**

File: 0500-20-10

Requesting to appear before Council-in-Committee to present the need for Surrey to have a food strategy and to provide a vision for our community where everyone has equitable access to food that is affordable, culturally preferable, nutritious and safe.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Deirdre Goudriaan, Seeds of Change Surrey be heard as a delegation at Agricultural and Food Policy Committee.

RES.R23-1609

Carried

(d) **Martin Rooney, President Surrey Pride Society and Morgane Oger Foundation**

File: 0500-20-10

Requesting to appear before Council-in-Committee to suggest a new bylaw to be adopted in Surrey to restrain hate signage throughout the city.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Martin Rooney, President Surrey Pride Society and Morgane Oger Foundation be heard as a delegation at Livability and Social Equity Committee.

RES.R23-1610

Carried

(e) **Jeremy Nickel, President of Nickel Bros, and Glyn Lewis, President of Renewal Development**

File: 0500-20-10

Requesting to appear before Council-in-Committee to provide information on preventing demolition waste, preserving embodied carbon, and creating affordable housing through building circularity.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Jeremy Nickel, President of Nickel Bros, and Glyn Lewis, President of Renewal Development be heard as a delegation at Environment and Climate Change Committee.

RES.R23-1611

Carried

J. NOTICE OF MOTION

1. Family Doctors within Surrey
File: 2640-01

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

"That staff be instructed to create a plan to streamline and prioritize tenant improvement applications and business licenses for doctors registered with the BC College of Physicians and surgeons opening or expanding a clinic within the City of Surrey."

K. OTHER BUSINESS

This section had no items to consider.

L. ADJOURNMENT

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That the July 24, 2023 Regular Council -

Public Hearing meeting be adjourned.

RES.R23-1612

Carried

The Regular Council - Public Hearing meeting adjourned at 9:47 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke