

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, SEPTEMBER 11, 2023
Time: 7:05 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:**

Acting City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Community Services
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer
Assistant Commissioner, RCMP
Police Chief, Surrey Police Services

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

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That:

1. The agenda of the September 11, 2023, Regular Council Public Hearing meeting be amended by:
 - a. Adding Item K.1: Provincial Legislation to Combat Catalytic Converter Theft;
 - b. Vary the agenda to address Corporate Report R146 prior to Section B: Delegations.

2. The agenda be adopted as amended.

RES.R23-1693

Carried

a. Special Council – July 24, 2023

b. Regular Council - Land Use - July 24, 2023

c. Regular Council - Public Hearing - July 24, 2023

d. Special Council – August 9, 2023

The agenda was varied to address Corporate Report R146 prior to Section B: Delegations.

G. CORPORATE REPORTS

Item No. R146 Policing Transition Update
File: 7400-01

The General Manager, Community Services, General Manager, Finance, and Acting General Manager, Corporate Services submitted a report to provide Council with information related to the July 19, 2023 direction by the Minister of Public Safety and Solicitor General to continue the transition to the Surrey Police Service.

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That Council Receive Corporate Report R146
for information.	
RES.R23-1698	<u>Carried</u>

B. DELEGATIONS - SECOND PUBLIC HEARING

Note: Due to a notification error Council will consider rescinding third reading of Bylaw Nos. 20986, 20981, 20996 and 20983, which were granted at the July 24, 2023 Regular Council - Public Hearing meeting. This will allow for a second public hearing to take place for items B.1 - B.4 with an opportunity for Council to receive any additional comments from the public. Once the second public hearing has concluded Council will reconsider third reading of the related bylaws.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20986"

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
	That Council rescind third reading of Bylaw
	No. 20986, granted by resolution RES.R23-1545, at the July 24, 2023 Regular
	Council - Public Hearing meeting.
RES.R23-1699	<u>Carried</u>

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That Council rescind support of the
	associated Development Variance Permit No. 7921-0197-00, granted by resolution
	RES.R23-1546, at the July 24, 2023 Regular Council - Public Hearing meeting.
RES.R23-1700	<u>Carried</u>

It was	Moved by Councillor Stutt
	Seconded by Councillor Annis
	That the Public Hearing on "Surrey Zoning
	By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20986" be held.
RES.R23-1701	<u>Carried</u>

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

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That Council rescind third reading of Bylaw
	No. 20981, granted by resolution RES.R23-1547, at the July 24, 2023 Regular Council
	- Public Hearing meeting.
RES.R23-1702	<u>Carried</u>

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 136 (CD 136), Bylaw, 2023, No. 20981" be held.
Carried

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

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That Council rescind third reading of Bylaw
No. 20996, granted by resolution RES.R23-1548, at the July 24, 2023 Regular
Council - Public Hearing meeting.

Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw,
2014, No. 18331, Amendment Bylaw, 2023, No. 20996" be held.
Carried

"Surrey Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council rescind third reading of Bylaw
No. 20983, granted by resolution RES.R23-1549, at the July 24, 2023 Regular
Council - Public Hearing meeting.

Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983" be held.
Carried

B. DELEGATIONS - PUBLIC HEARING**1. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20986"
Application No. 7921-0197-00**

CIVIC ADDRESS: 12758 - 28 Avenue

APPLICANT: Owner: Crescent Station Inc.
(Director Information: B. Dorward, E. McCutcheon)
Agent: Waissbluth Architecture Office Inc (Nicholas Waissbluth)

PURPOSE: The applicant is requesting to rezone the site from Combined Service Gasoline Station Zone to Neighbourhood Commercial Zone in order to allow the conversion of an existing service station building to accommodate a restaurant and office space.

In addition, the proposal includes a Development Variance Permit to:

- 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 the newspaper error that resulted in Items B.1 through B.4 coming back for an additional Public Hearing.

The City Clerk clarified that a second notification of these bylaws was not included in local newspapers.

J. Ceraldi, South Surrey: The delegation spoke in opposition to the proposal citing future use of the commercial space, potential expansion of the liquor license and business hours, noise concerns, parking, obstruction and parking during construction, the closing of 28 Avenue, site preparation, and ongoing enjoyment of property.

D. Jack, Surrey Environmental Partners: The delegation spoke to the lack of planting on the flat roof.

A. Kaps, North Surrey: The delegation spoke to cost recovery for requested setback reductions.

Resident: The delegation spoke to the proposed setbacks, future use of the commercial space. The delegation spoke to a topic unrelated to the Public Hearing.

Written submissions were received as follows:

- 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.
- R. Landale expressing opposition for the proposal citing Cherry trees.
- R. Winston expressing concerns for the proposal citing Cherry trees.
- C. Walashek expressing concerns for the proposal citing trees.
- S. Soo expressing concerns for the proposal citing trees.
- Ocean Park Beautification Committee expressing concerns for the proposal citing trees.
- 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.
- A. Garisto expressing support for the proposal.
- B. Garisti expressing support for the proposal.
- 20 Support letters received on September 7, 2023 expressing support for the proposal.
- J. Ceraldi and K. Ceraldi expressing opposition for the proposal citing property value, traffic, parking, foot traffic, safety, noise, quality of life, and alcohol licensing post zone approval.
- J. Ceraldi expressing opposition for the proposal citing property value, traffic, parking, foot traffic, safety, noise, quality of life, and alcohol licensing post zone approval.

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: P. 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.

D. Jack, Surrey Environmental Partners: The delegation spoke to the lack of planting on the flat roof and removal of two City trees.

Written submissions were received as follows:

- D. Reagh and D. Reagh expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees but supports affordable housing and rental housing.
- R. Winston expressing concerns for the proposal citing trees.
- C. Walashek expressing concerns for the proposal citing trees.
- S. Soo expressing concerns for the proposal citing trees.
- Ocean Park Beautification Committee expressing concerns for the proposal citing trees.

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: C. Albinson, B. Elmore, D. 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.

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

Written submissions were received as follows:

- R. Landale expressing support for the proposal citing quality of life and access to services.
- C. Walashek expressing concerns for the proposal citing trees.
- S. Soo expressing concerns for the proposal citing trees.
- Ocean Park Beautification Committee expressing concerns for the proposal citing trees.

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: D. Dhillon, H. Dhillon, A. 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.

D. Jack, Surrey Environmental Partners: The delegation spoke to the lack of planting on the flat roof and less ground oriented outdoor amenities.

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 concerns for the proposal citing trees.
- S. Soo expressing concerns for the proposal citing trees.
- Ocean Park Beautification Committee expressing concerns for the proposal citing trees.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21014" Application No. 7922-0306-00

CIVIC ADDRESS: 2507 - 128 Street

APPLICANT: Owner: Crescent Park Developments Inc.
(Director Information: B. Dorward, E. McCutcheon)
Agent: WSP Group (Scott Pelletier)

PURPOSE: The applicant is requesting to rezone the site from Local Commercial Zone to Neighbourhood Commercial Zone in order to permit a Child Care Centre within an existing commercial building.

In addition, the proposal includes a Development Variance Permit to:

- Reduce the minimum number of off-street parking spaces from 17 to 10;
- Increase the percentage of parking spaces permitted to have the length reduced to a minimum of 4.9 metres, from 35% to 50%;
- To reduce the minimum setback from the east (front) lot line to the principal building face from 7.5 metres to 0.0 metres;
- To reduce the minimum setback from the north (side) lot line to the principal building face from 7.5 metres to 3.9 metres;
- To reduce the minimum setback from the south (side, flanking) lot line to the principal building face from 7.5 metres to 2.2 metres; and
- To reduce the minimum screening strip along the west (rear) lot line from 1.5 metres to 0.6 metres.

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

R. Landale, Fleetwood: The delegation expressed concerns regarding tree removal and replanting, traffic, parking and inconsistencies in the staff report.

A. Kaps, North Surrey: The delegation spoke to cost recovery for requested setback reductions.

Written submissions were received as follows:

- C. Isaak expressing support for the proposal.
- N. Gulati expressing opposition for the proposal citing parking, limited visibility, and congestion.
- R. Noel expressing opposition for the proposal citing heavy traffic, character of neighbourhood, parking, and congestion.
- Y. Lu expressing opposition for the proposal citing noise, traffic, property value, harm peaceful neighbourhood atmosphere and residents' happiness.
- R. Landale expressing opposition for the proposal citing trees, traffic volumes, and street parking.
- A. Garisto expressing opposition for the proposal citing wrong location, character of neighbourhood, and no parking.
- S. Green expressing opposition for the proposal citing noise and disruption in a quiet neighbourhood and increased traffic.

- S. Green expressing opposition for the proposal citing noise in a quiet and peaceful neighbourhood, traffic congestion, parking and pedestrian safety.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21005" Application No. 7922-0312-00

CIVIC ADDRESS: 2844 - 194 Street (19455 - 28 Avenue)

APPLICANT: Owner: 1353560 B.C. Ltd.
(Director Information: W. Fisher, E. Ilkay)
Agent: Orion Construction (Braden Smith)

PURPOSE: The applicant is requesting to rezone the site from Intensive Agriculture Zone to Business Park 1 Zone in order to develop a 10,292-square-metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum east side yard setback from 7.5 metres to 0.0 metres to the principal building face; and to eliminate the 3-metre landscape requirement along the east property line (194 A Street).

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

R. Landale, Fleetwood: The delegation spoke to tree removal and rezoning of adjacent developments and the subject site, and traffic.

D. Jack, Surrey Environmental Partners: The delegation spoke to the lack of planting on the flat roof and tree canopy.

A. Kaps, North Surrey: The delegation spoke to cost recovery for requested setback reductions.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, and traffic.
- C. Euverman expressing concerns for the proposal citing better roads, single lane traffic, 4-way stop and increased traffic during rush hour.

7. **"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180, Amendment Bylaw, 2023, No. 21006"**
Application No. 7923-0192-00

CIVIC ADDRESS: 2725 – 192 Street (2735 and 2755 – 192 Street)

APPLICANT: Owner: C S V Holdings Ltd.
(Director Information: D. Porte, D. Scott)
Agent: Janks Design Group (Ruth Mrav-Jankelowitz)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 16180 in order to add beverage container return centre as a permitted use to allow for a new express bottle return depot.

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

S. Wheatley, Chamber of Commerce: The delegation spoke in opposition to the proposal citing traffic, disruption, potential for clutter and pests and additional Return-It depots in close proximity.

C. Coutts, President and CEO, Encorp Pacific: The delegation spoke in support of the proposal citing increase in recycling and spoke to odor concerns, pick-up schedules, pests, bottle collectors, and operations to be held on site and how they operate at other locations.

S. Giesbrecht, South Surrey: The delegation spoke in opposition to the proposal citing litter, pests, odor, environmental hygiene, traffic, bottle collectors, impact to local businesses, parking, and inappropriate land use.

R. Landale, Fleetwood: The delegation spoke to the traffic volume study, and the need for a traffic impact assessment for the area.

R. Schelleke, South Surrey: The delegation spoke to traffic, and inappropriate land use.

The following expressed their opposition to the proposal but did not wish to speak:

- K.M Kim, South Surrey
- Y.K Kim, South Surrey

Written submissions were received as follows:

- K. Kim and Y. Kim expressing opposition for the proposal citing devaluation of food business, hygiene and sanitation, attracting homeless population, inconvenience, cleanliness, character of neighbourhood, low density, commercial and agricultural zoning area and foul odour.
- S. I.L. Industries Ltd. expressing opposition for the proposal citing parking, traffic, character of neighbourhood and cleanliness.

- G. Toor and S. Saggir expressing opposition for the proposal citing hygiene, pest and bug issues, foul odours, attracting homeless population, safety threat, devaluation of business, noise, and significant challenges for surrounding businesses and neighbours.
- 214 Petition Signatures received on September 5, 2023 expressing opposition for the proposal citing unpleasant odour, noise, waste spillage, litter, traffic congestion and rise in pest population.
- D. Gallagher expressing opposition for the proposal citing negatively affect current business in the complex, infrastructure problems, traffic, and noise.
- R. Landale expressing opposition for the proposal citing traffic and parking.
- C. Coutts, President and CEO of Encorp (O/A Return-it) expressing support for the proposal.
- 14 Petition signatures received on September 8, 2023 expressing opposition for the proposal citing odour and noise repels clients, decreased sales for food business, waste, litter, pest population, increased traffic congestion and limited parking.

Council recessed from 9:03 – 9:11 p.m.

8. "Surrey Comprehensive Development Zone 142 (CD 142), Bylaw, 2023, No. 21011" Application No. 7921-0019-00

CIVIC ADDRESS: 3394 - 168 Street

APPLICANT: Owners: M. Bains, K. Bains
Agent: Bains Berry Farms Ltd. (R. Bains)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Comprehensive Development Zone in order to allow an additional dwelling for farm worker accommodation.

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

R. Landale, Fleetwood: The delegation spoke to precedence for applications in the Agricultural Land Reserve for a second dwelling, and property, utility and other tax payments to be levied on the second dwelling.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing no farming purpose.

9. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21013"**
Application No. 7922-0231-00

CIVIC ADDRESS: 17077 and 17121 – 92 Avenue

APPLICANT: Owners: T. Springenatic, G. Springenatic, L. Chen, S. Cong
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to allow subdivision into twenty-eight single family residential lots and one lot for park and riparian protection purposes.

In addition, the proposal includes a Development Variance Permit to reduce the minimum Type II - Corner lot width from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28, to reduce the minimum Type II - Interior lot width from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27, and to permit a front access side-by-side double garage on all lots less than 13.4 metres in width for proposed Lots 1, 3-13, and 16-27.

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

R. Landale, Fleetwood: The delegation spoke to floodplain issues, inconsistencies with the existing neighbourhood character and Neighbourhood Concept Plan, sensitive ecosystems and hazardous land setbacks, compliance with farmland protection, tree removal and replanting, and Green City fund contribution.

D. Jack, Surrey Environmental Partners: The delegation spoke to sensitive ecosystems and riparian area setbacks, tree removal and counting of trees to be removed.

A. Kaps, North Surrey: The delegation spoke to cost recovery for requested setback reductions and riparian area protection.

J. Chen, Anniedale-Tynehead: The delegation spoke in support of the proposal citing certainty the application would provide for revitalization of the neighbourhood, consistency with the Neighbourhood Concept Plan, and housing affordability.

M. Kompter, Hub Engineering Inc. (Agent on behalf of the Application): The delegation provided an overview of the proposal and spoke to variances, lot sizes, proximity of the site to the floodplain, addition of a new watercourse and land to the Green Infrastructure Network and compliance with the Neighbourhood Concept Plan.

R. Chen, Anniedale-Tynehead: The delegation spoke in support of the proposal citing the existing neighbourhood character, illegal dumping, certainty the application would provide for revitalization of the neighbourhood, consistency

with the Neighbourhood Concept Plan, housing affordability and infrastructure related to development.

Resident, Anniedale-Tynehead: The delegation spoke in support of the proposal citing the existing neighbourhood character, certainty the application would provide for revitalization of the neighbourhood, and infrastructure related to development.

Written submissions were received as follows:

- J. Ogden expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing flood plane issues, character of neighbourhood, farming protection, and trees.
- C. Chen expressing support for the proposal.
- D. Stone expressing support for the proposal.
- J. Chen expressing support for the proposal.
- R. Chow expressing support for the proposal.

10. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008"**
"Surrey Comprehensive Development Zone 143 (CD 143), Bylaw, 2023, No. 21009"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21010"
Application No. 7920-0041-00

CIVIC ADDRESS: 12767 – 76 Avenue (12769 – 76 Avenue); 7615 and 7631 - 128 Street

APPLICANT: Owner: L & J Binning Enterprises Ltd.
(Director Information: N. Binning, J. Binning)
Agent: Ankenman Associates Architects Inc. (Emily Kearns)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the site from Urban to Multiple Residential. The proposal also includes rezoning a portion of the site from Single Family Residential Zone, Self-Service Gasoline Station Zone, and Local Commercial Zone to Comprehensive Development Zone and rezoning a portion of the site from Local Commercial Zone and Self-Service Gasoline Station Zone to Self-Service Gasoline Station Zone to permit the development of a 5-storey mixed-use building consisting of 35 rental apartment units and 641 square metres of ground-floor commercial space.

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

R. Landale, Fleetwood: The delegation spoke to the lack of a traffic impact assessment, development contribution funds, projected students, and parking.

D. Jack, Surrey Environmental Partners: The delegation spoke to lack of planting on the flat roof and living green walls,

S. Minhas, Newton: The delegation expressed concerns regarding parking, traffic, access and egress, and safety.

E. Kearns, Ankenman Associates Architects Inc. (Architect on behalf of the Applicant): The delegation provided an overview of the proposal and spoke to density, purpose built rental, variety of unit types, accessibility, parking, access, sustainability and soil condition.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing traffic, and no road improvement in the 5-year plan, but supports housing, rental agreement and location.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21007" Application No. 7921-0234-00

CIVIC ADDRESS: 13839 and 13853 – 58 Avenue

APPLICANT: Owner: S N D Development Ltd.
(Director Information: C. Sran)
Agent: Hub Engineering Inc. (Jakub Czoch)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to allow subdivision into 9 single family lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6, to reduce the minimum lot width from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9, and to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.

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

R. Landale, Fleetwood: The delegation spoke to tree removal on the subject site and adjacent developments, no Green City fund contribution, lack of information on housing affordability, and variance setbacks.

A. Kaps, North Surrey: The delegation spoke to cost recovery for requested setback reductions and no Green City fund contribution.

M. Kompter, Hub Engineering Inc. (Agent on behalf of the Application): The delegation spoke to the proposed variances.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21012" Application No. 7920-0287-00

CIVIC ADDRESS: 10578 - 127A Street

APPLICANT: Owners: D. Jhutti, K. Jhutti
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Semi-Detached Residential Zone to Single Family Residential Zone in order to adjust the lot line to retain the existing dwelling on proposed Lot 1 in a 3-lot subdivision.

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

R. Landale, Fleetwood: The delegation spoke to tree removal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.

C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee – June 6, 2023

It was Moved by Councillor Bose
Seconded by Councillor Bains
That the minutes of the Agricultural and
Food Policy Committee meeting held on June 6, 2023, be received.
Carried

RES.R23-1708

RES.R23-1709 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That the minutes of the Parks, Recreation,
and Sport Tourism Committee meeting held on June 7, 2023, be received.
Carried

	It was	Moved by Councillor Bains
		Seconded by Councillor Kooner
		That the minutes of the Investment,
	Innovation, and Business Committee	meeting held on June 29, 2023, be received.
RES.R23-1710		<u>Carried</u>

This section had no items to consider.

Mayor Locke acknowledged the following individuals and events:

- The 22nd anniversary of September 11, 2001;
- Gurjinder Bhurji and Run Surrey Run;
- Kaleigh Paddon, Police Sergeant, Surrey Police Services, announced as one of the International Association of Chief of Police's "40 Under 40" for her work building the SPS Wellness Unit;
- The 100th anniversary of the Fleetwood Community Association;
- The City will begin public engagement on the 2024 budget. Residents can provide feedback in person at open houses that will be held throughout the city or online. The first event will be held in City Centre on September 23, 2023; and
- The 30th anniversary of Surrey being incorporated as a City.

1. Proclamations

File: 0630-02

Mayor Locke read the following proclamations:

- (a) Welcoming Week – September 8-17, 2023
- (b) National Forest Week – September 17-23, 2023
- (c) Rail Safety Week – September 18-24, 2023
- (d) Arthritis Awareness Month – September 2023
- (e) Literacy Month – September 2023

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of September 11, 2023, were considered and dealt with as follows:

Item No. R139 Sponsorship Request – Surrey Food Bank Society
File: 1850-20

The General Manager, Finance submitted a report regarding a sponsorship contribution request that has been received from the Surrey Food Bank Society for their Tiny Bundles Program.

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That Council:

- 1. Receive Corporate Report R139 for information; and
- 2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$15,000 in support of Surrey Food Bank Society.

RES.R23-1711

Carried

**Item No. R140 Proposed Permissive Property Tax Exemptions for the 2024 Tax Year for Qualifying Churches and Pre-1974 Care Homes
File: 1970-04**

Note: See Bylaw No. 21018 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for churches and pre-1974 care homes pursuant to Section 224(2)(f) and (h) of the *Community Charter*, S.B.C. 2003, c. 26, in accordance with the City's Tax Exemption Policy, as documented in Appendix "II", and in conjunction with a statutory exemption, pursuant to Section 220 of the *Community Charter*, determined by and administered by the BC Assessment Authority.

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

1. Receive Corporate Report R140 for information; and
2. Authorize the City Clerk to bring forward *Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2023, No. 21018*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R23-1712

Carried

**Item No. R141 Proposed Permissive Property Tax Exemptions for the 2024 Tax Year for Properties Leased for the Purpose of Public Worship
File: 1970-04**

Note: See Bylaw No. 21019 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for properties leased for public worship pursuant to Section 224(2)(g) of the *Community Charter*, S.B.C. 2003, c. 26 and in accordance with the City's Tax Exemption Policy.

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

1. Receive Corporate Report R141 for information; and
2. Authorize the City Clerk to bring forward *Section 224(2)(g) Tax Exemption Bylaw, 2023, No. 21019*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R23-1713

Carried

Item No. R142 Proposed Permissive Property Tax Exemptions for the 2024 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities
File: 1970-04

Note: See Bylaw No. 21020 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select not-for-profit societies and licensed community care facilities pursuant to Sections 224(2)(a), (d), (i), and (j) of the *Community Charter*, S.B.C. 2003, c. 26 and in accordance with the City's Tax Exemption Policy.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R142 for information; and
2. Authorize the City Clerk to bring forward *Section 224 Tax Exemption Bylaw, 2023, No. 21020*, which includes the list of properties attached to the report as Appendix "I", "II" and "III", for the required readings.

RES.R23-1714

Carried

Item No. R143 Proposed Permissive Property Tax Exemptions for the 2024 Tax Year for Heritage Properties
File: 1970-04

Note: See Bylaw No. 21021 in the H-Section.

Councillor Stutt declared a conflict of interested and left the meeting at 10:10 p.m.

The Acting General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select heritage properties pursuant to Section 225 of the *Community Charter*, S.B.C. 2003, c. 26 and in accordance with the City's Tax Exemption Policy.

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R143 for information; and
2. Authorize the City Clerk to bring forward *Section 225 Tax Exemption Bylaw, 2023, No. 21021*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R23-1715

Carried by members remaining

Councillor Stutt rejoined the meeting at 10:12 p.m.

Item No. R144 Award of Contract No. 1721-007-11
Extension of Whalley Boulevard from Fraser Highway to
97A Avenue
File: 1721-007/11

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1721-007-11 to GB Paving Ltd. for the extension of Whalley Boulevard from Fraser Highway to 97A Avenue.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Award Contract No. 1721-007-11 to GB Paving Ltd. in the amount of \$1,345,206.45 (including GST), for Whalley Boulevard from Fraser Highway to 97A Avenue;
 2. Set the expenditure authorization limit for Contract No. 1721-007-11 at \$1,480,000.00 (including GST and contingency); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1721-027-11.
- RES.R23-1716 Carried

Item No. R145 Award of Contract No. 1220-040-2023-013
Supply of One 8 Ton and One 15 Ton Excavator
File: 1220-040-2023-013

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1220-040-2023-013 to Avenue Machinery Corporation & Douglas Lake Equipment for the supply of one 8-ton zero tail swing excavator and one 15-ton reduced tail swing excavator.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That Council:

1. Award Contract No. 1220-040-2023-013 to Avenue Machinery Corporation & Douglas Lake Equipment in the amount of \$556,488.80 (including all applicable taxes and levies) for the supply of one 8-ton zero tail swing excavator and one 15-ton reduced tail swing excavator;
 2. Set the expenditure authorization limit for Contract No. 1220-040-2023-013 at \$556,488.80(including applicable taxes and levies); and
 3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-013.
- RES.R23-1717 Carried

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: B. Dorward, E. 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 Bains
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20986" pass its third reading.	
RES.R23-1718	<u>Carried</u>

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.R23-1719	<u>Carried</u>

2. "Surrey Comprehensive Development Zone 136 (CD 136), Bylaw, 2023, No. 20981"
7918-0284-00
Owner: 1150119 B.C. Ltd. (Director Information: P. 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

RES.R23-1720	It was Zone 136 (CD 136), Bylaw, 2023, No. 20981" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development <u>Carried</u>
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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: C. Albinson, B. Elmore,
D. MacLatchy)
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

RES.R23-1721	It was Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331, Amendment Bylaw, 2023, No. 20996" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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RES.R23-1722	It was Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331, Amendment Bylaw, 2023, No. 20996" be finally adopted.	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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4. "Surrey Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983"
7920-0110-00
Owner: Atoq Capital (Harlowe) G.P. Ltd. (Director Information: D. Dhillon,
H. Dhillon, A. Villing)
Agent: WG Architecture Inc. (Joe NJ Hwang)
16485 - 18 Avenue
RA to CD – to develop an apartment building with 86 units on the subject site.

Council direction received July 10, 2023

RES.R23-1723	It was Zone 137 (CD 137), Bylaw, 2023, No. 20983" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Comprehensive Development <u>Carried</u>
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5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21014"
7922-0306-00
Owner: Crescent Park Developments Inc. (Director Information: B. Dorward,
E. McCutcheon)
Agent: WSP Group (Scott Pelletier)
2507 - 128 Street
C-4 to C-5 – to permit a Child Care Centre within an existing commercial building.

Council direction received July 24, 2023

RES.R23-1724	It was Amendment Bylaw, 2023, No. 21014" pass its third reading.	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7922-0306-00

2507 - 128 Street

To reduce the minimum number of off-street parking spaces from 17 to 10; to increase the percentage of parking spaces permitted to have the length reduced to a minimum of 4.9 metres, from 35% to 50%; to reduce the minimum setback from the east (front) lot line to the principal building face from 7.5 metres to 0.0 metres; to reduce the minimum setback from the north (side) lot line to the principal building face from 7.5 metres to 3.9 metres; to reduce the minimum setback from the south (side, flanking) lot line to the principal building face from 7.5 metres to 2.2 metres; and to reduce the minimum screening strip along the west (rear) lot line from 1.5 metres to 0.6 metres.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0306-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1725 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21005"
7922-0312-00
Owner: 1353560 B.C. Ltd. (Director Information: W. Fisher, E. Ilkay)
Agent: Orion Construction (Braden Smith)
2844 - 194 Street (19455 - 28 Avenue)
A-2 to IB-1 – to develop a 10,292-square-metre multi-tenant industrial building.

Council direction received July 24, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21005" pass its third reading.
RES.R23-1726 Carried

Development Variance Permit No. 7922-0312-00
2844 - 194 Street (19455 - 28 Avenue)
To reduce the minimum east side yard setback from 7.5 metres to 0.0 metres to the
principal building face; and to eliminate the 3-metre landscape requirement along the
east property line (194 A Street).

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7922-0312-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1727 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180,
Amendment Bylaw, 2023, No. 21006"
7923-0192-00
Owner: C S V Holdings Ltd.
(Director Information: D. Porte, D. Scott)
Agent: Janks Design Group (Ruth Mrav-Jankelowitz)
2725 - 192 Street (2735 and 2755 - 192 Street)
To amend Comprehensive Development Bylaw No. 16180 to add beverage container
return centre as a permitted use to allow for a new express bottle return depot.

Council direction received July 24, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2006, No. 16180, Amendment Bylaw, 2023, No. 21006" pass its
third reading.
RES.R23-1728 Defeated
With Mayor Locke, and Councillors Annis,
Bains, Bose, Hepner, Nagra, and Stutt
opposed.

8. "Surrey Comprehensive Development Zone 142 (CD 142), Bylaw, 2023, No. 21011"
7921-0019-00
Owners: M. Bains, K. Bains
Agent: Bains Berry Farms Ltd. (R. Bains)
3394 - 168 Street
A-1 to CD – to allow an additional dwelling for farm worker accommodation.

Council direction received July 24, 2023

It was Moved by Councillor Bains
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 142 (CD 142), Bylaw, 2023, No. 21011" pass its third reading.
RES.R23-1729 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21013"
7922-0231-00
Owners: T. Springenatic, G. Springenatic, L. Chen, S. Cong
Agent: Hub Engineering Inc. (Mike Kompter)
17077 and 17121 – 92 Avenue
RA to RF-13 – to allow subdivide into twenty-eight single family residential lots and
one lot for park and riparian protection purposes.

Council direction received July 24, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21013" pass its third reading.
RES.R23-1730 Carried

Development Variance Permit No. 7922-0231-00

17077 and 17121 – 92 Avenue

To reduce the minimum Type II - Corner lot width from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28, to reduce the minimum Type II - Interior lot width from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27, and to permit a front access side-by-side double garage on all lots less than 13.4 metres in width for proposed Lots 1, 3-13, and 16-27.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7922-0231-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1731

Carried

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008"

7920-0041-00

Owner: L & J Binning Enterprises Ltd.

(Director Information: N. Binning, J. Binning)

Agent: Ankenman Associates Architects Inc. (Emily Kearns)

Portion of 12767 - 76 Avenue; 7615 - 128 Street and Portion of 7631 - 128 Street

To amend OCP Figure 3: General Land Use Designations for a portion of the site from "Urban" to "Multiple Residential".

Council direction received July 24, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 21008" pass its third reading.

RES.R23-1732

Carried

"Surrey Comprehensive Development Zone 143 (CD 143), Bylaw, 2023, No. 21009"

12767 - 76 Avenue; 7615 and 7631 - 128 Street

RF, CG-1 and C-4 to CD - to permit the development a 5-storey mixed-use building consisting of 35 rental apartment units and 641 square metres of ground-floor commercial space.

Council direction received July 24, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That "Surrey Comprehensive Development

Zone 143 (CD 143), Bylaw, 2023, No. 21009" pass its third reading.

RES.R23-1733

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21010"
Portion of 7615 and 7631 - 128 Street
C-4 and CG-1 to CG-1 – to retain the existing gas station.

Council direction received July 24, 2023

RES.R23-1734	It was Amendment Bylaw, 2023, No. 21010" pass its third reading. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000,
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11. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21007"
7921-0234-00
Owner: S N D Development Ltd.
(Director Information: C. Sran)
Agent: Hub Engineering Inc. (Jakub Czoch)
13839 and 13853 – 58 Avenue
RA to RF-13 – to subdivide into 9 single family lots.

Council direction received July 24, 2023

RES.R23-1735	It was Amendment Bylaw, 2023, No. 21007" pass its third reading. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000,
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Development Variance Permit No. 7921-0234-00
13839 and 13853 – 58 Avenue
To reduce the minimum lot depth from 24 metres to 23 metres for proposed Lot 3,
to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6,
to reduce the minimum lot width from 13.4 metres to 12.4 metres for proposed Lot
7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9, and to
allow a double garage that can accommodate two vehicles parked side by side to
be accessed from the front yard on a Type II interior lot, that is less than
13.4 metres wide on proposed Lots 7, 8 and 9.

RES.R23-1736	It was Permit No. 7921-0234-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Hepner That Council support Development Variance
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12. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21012"
7920-0287-00
Owners: D. Jhutti, K. Jhutti
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
Portion of 10578 - 127A Street
RF-SD to RF – to adjust the lot line to retain the existing dwelling on proposed
Lot 1 in a 3-lot subdivision.

Council direction received July 24, 2023

RES.R23-1737	It was Amendment Bylaw, 2023, No. 21012" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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RES.R23-1738	It was Amendment Bylaw, 2023, No. 21012" be finally adopted.	Moved by Councillor Bose Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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REZONING BYLAW – NO PUBLIC HEARING REQUIRED

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21015"
7923-0015-00
Owner: 1264454 B.C. Ltd. (Director Information: S. Gill, J. Hineman, A. Pawar)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
13054 - 112 Avenue
RF to RF-13 – to subdivide the subject site into three single family residential lots.

Council direction received July 24, 2023

RES.R23-1739	It was Amendment Bylaw, 2023, No. 21015" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1740	It was Amendment Bylaw, 2023, No. 21015" pass its second reading.	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21015" pass its third reading.
RES.R23-1741 Carried

Development Variance Permit No. 7923-0015-00
13054 – 112 Avenue
To permit double side-by-side garages on a lot that is 13.1 metres in width
(i.e. less than 13.4 metres wide) for all three proposed lots.

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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7923-0015-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1742 Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21016"
7922-0060-00
Owner: Landstar Homes Ltd. (Director Information: J. Aujla, K. Cheema)
Agent: Hub Engineering Inc. (Mike Kompter)
2216 - 164 Street
RA to RF-10 and RF – to subdivide into five single family lots.

Council direction received July 24, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21016" pass its first reading.
RES.R23-1743 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21016" pass its second reading.
RES.R23-1744 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21016" pass its third reading.
RES.R23-1745 Carried

Development Variance Permit No. 7922-0060-00
2216 - 164 Street
To reduce the minimum lot width from 15 metres to 14 metres for proposed Lot 5;
and to reduce the minimum lot depth for Type III lots from 36 metres to 35.6 metres
for proposed Lots 1 to 4.

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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0060-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1746 Carried

PERMITS

15. Development Variance Permit No. 7920-0321-01
2974 - 192 Street
Owner: 1205789 B.C. Ltd. (Director Information: S. Purewal, H. Purewal)
Agent: Orion Construction (Paul Bangma)
To reduce the minimum number of on-site parking spaces by 7% (124 spaces to 116 spaces)
and to allow parking spaces in front of loading bays for units that have a surplus of usable
loading bays in order to permit the development of a multi-tenant industrial building.

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

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7920-0321-01 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-1747 Carried

FINAL ADOPTIONS

16. "Surrey Development Cost Charge Bylaw, 2023, No. 20865, Amendment Bylaw, 2023, No. 20976"
3900-20-20976 – Regulatory Amendment
A bylaw to amend the Surrey Development Cost Charge Bylaw by replacing Schedule "G" – Darts Hill in its entirety.
- It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Development Cost Charge Bylaw, 2023, No. 20865, Amendment Bylaw, 2023, No. 20976" be finally adopted.
- RES.R23-1748 Carried
17. "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.
- Council direction received July 24, 2023
Corporate Report Item No. 2023-R122
- It was Moved by Councillor Kooner
Seconded by Councillor Hepner
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" be finally adopted.
- RES.R23-1749 Carried
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 Kooner
Seconded by Councillor Bains
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" be finally adopted.
RES.R23-1750 Carried

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 Stutt
That "The Adult & Teen Challenge Society of
BC Housing Agreement, Authorization Bylaw, 2023, No. 20997" be finally adopted.
RES.R23-1751 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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "The Cedars Discovery Centre Ltd.
Housing Agreement, Authorization Bylaw, 2023, No. 20998" be finally adopted.
RES.R23-1752 Carried

- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "The Cedars Discovery Centre Ltd.
Housing Agreement, Authorization Bylaw, 2023, No. 20999" be finally adopted.
Carried

RES.R23-1753

- 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" be
finally adopted.

RES.R23-1754

Carried

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

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" be
finally adopted.
RES.R23-1755 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 Kooner
Seconded by Councillor Bose
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21002" be finally
adopted.
RES.R23-1756 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 Bose
Seconded by Councillor Hepner
That "The Revolution Recovery Addiction
Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21003" be finally
adopted.
RES.R23-1757 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 Kooner
Seconded by Councillor Hepner
That "The Revolution Recovery Addiction Services Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21004" be finally adopted.

RES.R23-1758

Carried

INTRODUCTIONS

27. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2023, No. 21018"
3900-20-20732 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224(2)(f) and (h) of the *Community Charter*.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R140. Bylaw No. 21018 is therefore in order for consideration.

It was
Moved by Councillor Kooner
Seconded by Councillor Bains
That "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2023, No. 21018" pass its first reading.

RES.R23-1759

Carried

The said Bylaw was then read for the second time.

It was
Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2023, No. 21018" pass its second reading.

RES.R23-1760

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Section 220 and 224(2)(f) and (h) Tax
Exemption Bylaw, 2023, No. 21018" pass its third reading.
RES.R23-1761 Carried

28. "Section 224(2)(g) Tax Exemption Bylaw, 2023, No. 21019"
3900-20-20732 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the
City of Surrey pursuant to Section 224(2)(g) of the *Community Charter*.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R141. Bylaw No. 21019 is therefore in order for consideration.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Section 224(2)(g) Tax Exemption
Bylaw, 2023, No. 21019" pass its first reading.
RES.R23-1762 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Section 224(2)(g) Tax Exemption
Bylaw, 2023, No. 21019" pass its second reading.
RES.R23-1763 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Section 224(2)(g) Tax Exemption
Bylaw, 2023, No. 21019" pass its third reading.
RES.R23-1764 Carried

29. "Section 224 Tax Exemption Bylaw, 2023, No. 21020"
3900-20-20732 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the
City of Surrey pursuant to Section 224 of the *Community Charter*.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R142. Bylaw No. 21020 is therefore in order for consideration.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Section 224 Tax Exemption Bylaw,
2023, No. 21020" pass its first reading.
RES.R23-1765 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Section 224 Tax Exemption Bylaw,
2023, No. 21020" pass its second reading.
RES.R23-1766 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Section 224 Tax Exemption Bylaw,
2023, No. 21020" pass its third reading.
RES.R23-1767 Carried

30. "Section 225 Tax Exemption Bylaw, 2023, No. 21021"
3900-20-20732 – Permissive Tax Exemption
A bylaw to provide for the exemption from taxation of certain properties in the
City of Surrey pursuant to Section 225 of the *Community Charter*.

Councillor Stutt declared a conflict of interest and left the meeting at 10:43 p.m.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R143. Bylaw No. 21021 is therefore in order for consideration.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Section 225 Tax Exemption Bylaw,
2023, No. 21021" pass its first reading.
RES.R23-1768 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Section 225 Tax Exemption Bylaw,
2023, No. 21021" pass its second reading.
RES.R23-1769 Carried by members remaining

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Section 225 Tax Exemption Bylaw,
2023, No. 21021" pass its third reading.
RES.R23-1770 Carried by members remaining

Councillor Stutt rejoined the meeting at 10:44 p.m.

31. "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2023, No. 21023"
3900-20-21023 – Regulatory Text Amendment
A bylaw to amend Schedule M related to on-street pay parking in the area north of
96 Avenue.

Council direction received July 10, 2023
Corporate Report Item No.2023-R120

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Fee-Setting By-law, 2001,
No. 14577, Amendment Bylaw, 2023, No. 21023" pass its first reading.
RES.R23-1771 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Fee-Setting By-law, 2001,
No. 14577, Amendment Bylaw, 2023, No. 21023" pass its second reading.
RES.R23-1772 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Fee-Setting By-law, 2001,
No. 14577, Amendment Bylaw, 2023, No. 21023" pass its third reading.
RES.R23-1773 Carried

32. "The Freedom House Recovery Society Housing Agreement, Authorization Bylaw, 2023,
No. 21024"
3900-20-21024 – Council Initiative
13767 – 105 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 Annis
Seconded by Councillor Hepner
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21024" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21024" pass its second
reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21024" pass its third reading.
Carried

33. "The Freedom House Recovery Society Housing Agreement, Authorization Bylaw, 2023, No. 21025"
3900-20-21025 – Council Initiative
13765 – 105 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 Bose
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21025" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21025" pass its second
reading.
RES.R23-1778 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21025" pass its third reading.
RES.R23-1779 Carried

34. "The Freedom House Recovery Society Housing Agreement, Authorization Bylaw, 2023, No. 21026"
3900-20-21026 – Council Initiative
13755 – 105 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 Kooner
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21026" pass its first reading.
RES.R23-1780 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21026" pass its second
reading.
RES.R23-1781 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "The Freedom House Recovery Society
Housing Agreement, Authorization Bylaw, 2023, No. 21026" pass its third reading.
RES.R23-1782 Carried

35. "The Pathway to Freedom Recovery Society Housing Agreement, Authorization Bylaw, 2023, No. 21027"
3900-20-21027 – Council Initiative
9101 Prince Charles Boulevard
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 Hepner
Seconded by Councillor Bose
That "The Pathway to Freedom Recovery
Society Housing Agreement, Authorization Bylaw, 2023, No. 21027" pass its first
reading.

RES.R23-1783 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Pathway to Freedom Recovery
Society Housing Agreement, Authorization Bylaw, 2023, No. 21027" pass its second
reading.

RES.R23-1784 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "The Pathway to Freedom Recovery
Society Housing Agreement, Authorization Bylaw, 2023, No. 21027" pass its third
reading.

RES.R23-1785 Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Renie D'Aquila, Executive Director, Reach Child and Youth Development Society (REACH)**
File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation regarding an overview of its Surrey based programs, an update on the continued increase in Autism Spectrum Disorder prevalence rate in

B.C., and initiate discussion with City of Surrey regarding possible partnerships with REACH to help strengthen the system of support in Surrey.

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That Renie D'Aquila, Executive Director,
Reach Child and Youth Development Society be heard as a delegation at
Council-in-Committee.

RES.R23-1786

Carried

J. NOTICE OF MOTION

1. **Provincial Legislation to Combat Catalytic Converter Theft**
File: 3900-01

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

"Council direct staff to discuss with the Provincial government the possibility of enacting Provincial legislation to combat catalytic converter theft through the Province."

K. OTHER BUSINESS

1. **Family Doctors within Surrey**
File: 2640-01

At the July 24, 2023 Regular Council – Public Hearing meeting, Councillor Bains put forward the following notice of motion:

"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."

It was
Moved by Councillor Bains
Seconded by Councillor Annis
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.

RES.R23-1787

Carried

L. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That the September 11, 2023 Regular Council

- Public Hearing meeting be adjourned.

RES.R23-1788

Carried

The Regular Council - Public Hearing meeting adjourned at 10:58 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke