

# *Regular Council - Public Hearing Minutes*

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
Live Streamed at [surrey.ca](http://surrey.ca)  
**MONDAY, SEPTEMBER 25, 2023**  
Time: 7:02 p.m.

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**Present:**

Chairperson – Councillor Stutt  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Nagra

**Absent:**

Mayor Locke

**Staff Present:**

Acting City Manager and General Manager, Parks, Recreation & Culture  
City Clerk  
Acting General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
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

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On behalf of Mayor Locke and Surrey City Council, Acting Mayor Stutt offered his sincere condolences to Constable O'Brien who passed during the performance of his duties. Acting Mayor Stutt also thanked all fallen police officers who served selflessly.

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

It was

Moved by Councillor Annis  
Seconded by Councillor Bose  
That:

1. The agenda of the September 25, 2023, Regular Council Public Hearing meeting be amended by:
  - a. Removing Item H.16: Development Application 7919-0017-00;
  - b. Removing Item K.1 Provincial Legislation to Combat Catalytic Converter Theft;
  - c. Adding Corporate Report R155.
2. The agenda be adopted as amended.

RES.R23-1850

Carried

**a. Special Council - September 11, 2023**

It was Moved by Councillor Hepner  
Seconded by Councillor Elford  
That the minutes of the Special Council  
meeting held on September 11, 2023, be adopted.  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the Regular Council –  
Land Use meeting held on September 11, 2023, be adopted.  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the Regular Council –  
Land Use meeting held on September 11, 2023, be adopted.  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That the minutes of the Regular Council -  
Public Hearing meeting held on September 11, 2023, be adopted.  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That the minutes of the Regular Council -  
Public Hearing meeting held on September 11, 2023, be adopted.  
Carried

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040"  
"Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2023, No. 21041"  
"Surrey Comprehensive Development Zone 145 (CD 145), Bylaw, 2023, No. 21042"  
Application No. 7922-0377-00

APPLICANT: Owner: Kelson Guildford Holdings Ltd.  
(Director Information: S. Dhaliwal, B. Mander)  
Agent: 5468796 Architecture Inc. (Colin Neufeld)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site to allow for a density up to 4.6 FAR within the "Town Centre" Land Use Designation. In addition, the proposal includes a partial discharge of Land Use Contract No. 342

and rezoning the same site from Highway Commercial Industrial Zone to Comprehensive Development Zone in order to develop one 22-storey mixed-use building consisting of 296 dwelling units with ground-floor commercial space in Guildford Town Centre.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing housing, school capacity, density, parking, and traffic.

J. Grand, Representative of the Development Application, Guildford: The representative spoke in support to the proposal citing direct mail campaign, collaboration with Surrey Board of Trade, community participation of winning \$1000 shopping spree at Guildford Mall which received over 900 survey responses, tree plantings and preservation, and enhancement of the community.

A. Huberman, Surrey Board of Trade, Guildford: The delegation spoke in support to the proposal citing design, homes, population growth, amenities, business community, environment, active living options, economic development and jobs.

G. Halley, Lark Development, Guildford: The delegation spoke in support to the proposal citing investment in businesses, innovation, and community development.

A. Wowryk, Guildford: The delegation spoke in opposition to the proposal citing zoning changes, school capacity, environment, traffic, and quality of life.

S. Sharma, Guildford: The delegation spoke in opposition to the proposal citing Serpentine Creek and effects of the ecological hub, environmental preservation, and air and noise pollution from construction projects.

S. Chang, Guildford: The delegation spoke in opposition to the proposal citing traffic, Hydro energy capacity for additional units and surrounding construction projects.

R. DelBlanc, Guildford: The delegation spoke in opposition to the proposal citing height, , scale of the project, surrounding parks, and livability.

S. Kenward, Guildford: The delegation spoke in opposition to the proposal citing infrastructure, parking, roads, traffic, congestion, parks capacity and recreation centres facility capacity.

Z. Jiao, Guildford: The delegation spoke in opposition to the proposal citing noise, and dust pollution due to construction activity, height, neighbourhood character and traffic.

F. Kutle, Guildford: The delegation spoke in opposition to the proposal citing traffic congestion, parking, transportation services, noise disruption, pressure on

school capacity, city infrastructure, affordable housing, carbon footprint, and livability.

A. Jein, Guildford: The delegation spoke in opposition to the proposal citing the use of the street during construction, disruption near daycares, lack of transit, school capacity and recreation centre capacity.

C. Neufeld, Agent: The agent spoke in support to the proposal citing construction, traffic, density, and site massing.

S. DeBoice, Guildford: The delegation spoke in support to the proposal citing buyer psychology, affordability, and shortage of housing supply.

A. Mander, Guildford: The delegation spoke in support to the proposal citing housing supply, affordability, and sustainability.

K. Horne, Guildford: The delegation spoke in support to the proposal citing housing supply, credibility of developer, proximity to amenities and transit, and jobs.

M. Kompter, Hub Engineering Inc.: The delegation spoke to the proposal citing stormwater degradation, driveway access, traffic management, and tree preservation.

C. Bangat, Common Ground Consulting: The delegation spoke in support to the proposal citing density and housing affordability.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proposal citing tree plantings and tree conservation.

W. Smith, Surrey Resident: The delegation spoke in opposition to the proposal citing traffic congestion, crosswalks and lack of infrastructure.

Surrey Resident: The delegation spoke in opposition to the proposal citing cost of development, affordable housing, and location.

Levi, Surrey Resident: The delegation spoke in opposition to the proposal citing traffic congestion, height and location.

P. Dhaliwal, Steelix Development: The delegation spoke in support to the proposal citing working with strata and consultants, being respectful with surrounding neighbourhoods, and affordable housing.

Written submissions were received as follows:

- J. Grand Pierre expressing support for the proposal.
- K. Singh expressing support for the proposal.
- S. Johal expressing support for the proposal.
- M. Johal expressing support for the proposal.
- S. Gumber expressing support for the proposal.

- G. Dhaliwal expressing support for the proposal.
- K. Singh expressing support for the proposal.
- J. Johal expressing support for the proposal.
- S. Shergill expressing support for the proposal.
- A. Mander expressing support for the proposal.
- G. Mander expressing support for the proposal.
- A. Johal expressing support for the proposal.
- S. Johal expressing support for the proposal.
- J. Klar expressing support for the proposal.
- B. Singh expressing support for the proposal.
- B. Singh expressing support for the proposal.
- P. Klar expressing support for the proposal.
- K. Kaur expressing support for the proposal.
- G. Klar expressing support for the proposal.
- M. Nestick expressing support for the proposal.
- R. Johal expressing support for the proposal.
- R. Klar expressing support for the proposal.
- H. Dhaliwal expressing support for the proposal.
- A. Nestick expressing support for the proposal.
- G. Basi expressing support for the proposal.
- G. Sohi expressing support for the proposal.
- J. Bains expressing support for the proposal.
- A. Hundal expressing support for the proposal.
- A. Kang expressing support for the proposal.
- M. Dosanjh expressing support for the proposal.
- M. Johal expressing support for the proposal.
- M. Kaur expressing support for the proposal.
- R. Nijjar expressing support for the proposal.
- A. Beesla expressing support for the proposal.
- I. Sohi expressing support for the proposal.
- R. Riar expressing support for the proposal.
- S. Johal expressing support for the proposal.
- J. Kachkan expressing support for the proposal.
- L. Sanghera expressing support for the proposal.
- A. Bal expressing support for the proposal.
- A. Cheema expressing support for the proposal.
- J. Basrai expressing support for the proposal.
- J. Khabra expressing support for the proposal.
- O. Ghafari expressing support for the proposal.
- R. Sanghera expressing support for the proposal.
- A. Sandhu expressing support for the proposal.
- C. Perez expressing support for the proposal.
- J. Dhillon expressing support for the proposal.
- K. Saran expressing support for the proposal.
- R. Braich expressing support for the proposal.
- B. Sidhu expressing support for the proposal.
- G. Nanda expressing support for the proposal.
- K. Sanghera expressing support for the proposal.

- N. Meadi expressing support for the proposal.
- P. Sanghera expressing support for the proposal.
- S. Kiya expressing support for the proposal.
- B. Jhooty expressing support for the proposal.
- E. Young expressing support for the proposal.
- M. Sanghera expressing support for the proposal.
- D. DeBoice expressing support for the proposal.
- T. Greenwood expressing support for the proposal.
- C. Neufeld expressing support for the proposal.
- K. Brar expressing support for the proposal.
- B. Lalji expressing support for the proposal.
- G. Kaur expressing support for the proposal.
- S. Kang expressing support for the proposal.
- D. Kang expressing support for the proposal.
- H. Kang expressing support for the proposal.
- D. Dhaliwal expressing support for the proposal.
- S. Kang expressing support for the proposal.
- T. Cheema expressing support for the proposal.
- S. Klar expressing support for the proposal.
- A. Grewal expressing support for the proposal.
- D. Kaur expressing support for the proposal.
- G. Singh expressing support for the proposal.
- J. Samra expressing support for the proposal.
- P. Jhand expressing support for the proposal.
- R. Saini expressing support for the proposal.
- S. Kamboj expressing support for the proposal.
- A. Aneja expressing support for the proposal.
- C. Johnson expressing support for the proposal.
- C. Johnson expressing support for the proposal.
- G. Saini expressing support for the proposal.
- J. Uppal expressing support for the proposal.
- R. Dhaliwal expressing support for the proposal.
- Z. Licina expressing support for the proposal.
- A. Patel expressing support for the proposal.
- D. Athwal expressing support for the proposal.
- K. Tatla expressing support for the proposal.
- M. Athwal expressing support for the proposal.
- P. Dholariya expressing support for the proposal.
- S. Enrich expressing support for the proposal.
- S. Kaur expressing support for the proposal.
- A. Bhangoo expressing support for the proposal.
- G. Mander expressing support for the proposal.
- G. Sidhu expressing support for the proposal.
- P. Bhangoo expressing support for the proposal.
- P. Singh expressing support for the proposal.
- S. Bachra expressing support for the proposal.
- S. Bachra expressing support for the proposal.
- A. Sangra expressing support for the proposal.

- D. Shergill expressing support for the proposal.
- H. Dhillon expressing support for the proposal.
- H. Shergill expressing support for the proposal.
- J. Shergill expressing support for the proposal.
- M. Dhaliwal expressing support for the proposal.
- P. Dhaliwal expressing support for the proposal.
- B. Sidhu expressing support for the proposal.
- D. Kaur expressing support for the proposal.
- D. Shergill expressing support for the proposal.
- G. Singh expressing support for the proposal.
- H. Shergill expressing support for the proposal.
- J. Kajla expressing support for the proposal.
- J. Zwickel expressing support for the proposal.
- R. Johal expressing support for the proposal.
- S. S expressing support for the proposal.
- S. Shergill expressing support for the proposal.
- 11 support letters received on September 21, 2023 expressing support for the proposal.
- S. Shanker expressing opposition for the proposal citing environmental preservation, air and noise pollution, density, congestion, limited public infrastructure, road infrastructure, traffic, parking and foundation on nearby housing. Parks, recs and resource programs will become more busy, school availability and BC Hydro capacity, views, visual impact, character of neighbourhood, light pollution and quality of life.
- M. Hao expressing opposition for the proposal citing block light and view, traffic, short and narrow street, construction noise, dust, and nuisance.
- B. Su expressing opposition for the proposal citing traffic, short and narrow street, construction noise, dust, and nuisance.
- M. Schelp expressing opposition for the proposal citing character of neighbourhood, views and decrease in surrounding condo's property value.
- M. Schelp expressing opposition for the proposal citing character of neighbourhood, views and decrease in surrounding condo's property value.
- R. Landale expressing opposition for the proposal citing loss of open space and views, overcrowding, dense housing, lack of schooling, traffic, and trees.
- C. Zwickel expressing support for the proposal.
- G. Crookshank expressing support for the proposal.
- H. Deol expressing support for the proposal.
- M. Kaur expressing support for the proposal.
- S. Dhaliwal expressing support for the proposal.
- S. Johal expressing support for the proposal.
- S. Rana expressing support for the proposal.
- B. Chahal expressing support for the proposal.
- B. Chahal expressing support for the proposal.
- G. Singh expressing support for the proposal.
- K. Mangat expressing support for the proposal.
- S. Chahal expressing support for the proposal.
- J. Hurme expressing support for the proposal.
- A. Radulovic expressing support for the proposal.
- J. Grand Pierre expressing support for the proposal.

- C. Lichota expressing concerns for the proposal citing congestion, setbacks and trees.
- J. Brar expressing opposition for the proposal citing character of neighbourhood, traffic, and overcrowding.
- G. Andrada, Guildford expressing opposition for the proposal.
- A. Singh, Guildford expressing support for the proposal.
- J. Klar, Guildford expressing support for the proposal.
- P. Dhaliwal, Guildford expressing support for the proposal.
- G. Purewal, Guildford expressing support for the proposal.
- S. Shersill, Guildford expressing support for the proposal.
- D. Athwal, Guildford expressing support for the proposal.
- G. Singh, Guildford expressing support for the proposal.
- S. Dhaliwal, Guildford expressing support for the proposal.
- KJ Singh, Guildford, expressing support for the proposal.
- K. Mangat, Guildford expressing support for the proposal.
- S. Rapucovic, Guildford expressing support for the proposal.
- J. Hurune, Guildford expressing support for the proposal.
- B. Chahal, Guildford expressing support for the proposal.
- S. Sig, Guildford expressing support for the proposal.

2. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21031"**  
**Application No. 7923-0097-00**

CIVIC ADDRESS: 7643 and 7665 – 156 Street

APPLICANT: Owner: 1412853 B.C. Ltd. (Director Information: K. Dhesa)  
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 Zone in order to subdivide into 8 single family lots.

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

G. Sidhu, Fleetwood: The delegation expressed support for the proposal and asked for clarification with the site and land consolidation of the development.

R. Landale, Fleetwood: The delegation spoke to the proposal citing tree removals, affordable housing, fees, and public engagement concerns.

G. Sidhu, Fleetwood: The delegation spoke to the proposal citing green space and future developments nearby.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proposal citing tree removal and parkland.

M. Kompter, Agent, Hub Engineering Inc.: The agent spoke to the proposal citing parkland, greenway corridors, roads, and services.



Written submissions were received as follows:

- A. Dhadwal expressing support for the proposal.
- A. Gill expressing support for the proposal.
- R. Virk expressing support for the proposal.
- T. Gill expressing support for the proposal.
- T. Natt expressing support for the proposal.
- R. Kaur Virk expressing support for the proposal.
- E. Szabo expressing support for the proposal.
- M. Atwal expressing support for the proposal.
- R. Gill expressing support for the proposal.
- S. Sahota expressing support for the proposal.
- P. Bahniwal expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees.
- G. Atwal expressing support for the proposal.
- K. Mangat expressing support for the proposal.
- R. Duhra expressing support for the proposal.
- R. Duhra expressing support for the proposal.
- K. Mangat, Fleetwood expressing support for the proposal.

3. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21028"**  
**Application No. 7922-0080-00**

CIVIC ADDRESS: 19044 – 32 Avenue

APPLICANT: Owner: QRD (Silver) Holdings Inc.  
(Director Information: R. Lawson, M. Weber)  
Agent: Orion Construction (Paul Bangma)

PURPOSE: The applicant is requesting to rezone the subject site from Intensive Agriculture Zone to Business Park 1 Zone in order to permit the development of a 9,976 square metre multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard (east) setback from 3.6 metres to 0.0 metres to the principal building face and to reduce the minimum landscape strip requirement along 32 Avenue (arterial road) from 6 metres to 2.4 metres.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing due process, traffic volumes, and tree removal.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proposal citing lack of vegetation, provisions for green walls, and biodiversity conservation.

Written submissions were received as follows:

- G. Mander expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing traffic, road infrastructure and trees.

**4. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21033"  
Application No. 7923-0026-00**

CIVIC ADDRESS: 6227 and 6245 - 150 Street

APPLICANT: Owners: B. Rawlins, M. Rawlins  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is requesting to rezone portions of the subject site from One-Acre Residential Zone to Single Family Residential (12) Zone and 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 width of the Type II Interior Lot from 13.4 metres to 12.92 metres for proposed Lot 1 and from 13.4 metres to 12.98 metres for proposed Lot 2; to reduce the minimum lot width requirement to accommodate a front accessed double side-by-side garage or carport from 13.4 metres to 12.92 metres for proposed Lot 1 and from 13.4 metres to 12.98 metres for proposed Lot 2.

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, transit infrastructure, fees, and affordable housing.

Written submissions were received as follows:

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

Acting Mayor Stutt recessed the meeting at 8:34pm. The meeting reconvened at 8:44pm.

5. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21030"**  
**Application No. 7922-0206-00**

CIVIC ADDRESS: 5855 and 5867 – 132 Street

APPLICANT: Owners: 1351582 B.C. Ltd. (Director Information: R. Dhaliwal, L. Dhaliwal), 1354078 B.C. Ltd. (Director Information: J. Gill, A. Gill)  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Single Family Residential (10) Zone in order to subdivide two lots into 4 single family lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width of a Type II Interior Lot from 12.3 metres to 11.4 metres for proposed Lots 1, 2, 3, and 4.

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

R. Landale, Fleetwood: The delegation request Council to read his written submission.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees and non affordable housing.

6. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21038"**  
**Application No. 7921-0350-00**

CIVIC ADDRESS: 5751, 5761, and 5773 - 174 Street; 17358 and 17368 - 58 Avenue

APPLICANT: Owner: 1301648 B.C. Ltd. (Director Information: B. Sandhu)  
Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to develop thirty-five townhouse units on the site.

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

- Reduce the minimum (north) front yard setback for Buildings 2 and 3 from 4.5 metres to 4.1 metres for 2nd and 3rd floor principal building overhangs; and 2.3 metres to the porch column and porch overhang;

- Reduce the minimum (west) street side yard on flanking lane setback for Buildings 3, 4, 5, 6, and 7 (west buildings) from 4.5 metres to 2.0 metres to principal building face;
- Reduce the minimum (east) street side yard setback for Buildings 1, 2, and 8 from 4.5 metres to 4.0 metres to the principal building face of Building 8; 3.7 metres for the 2nd and 3rd floor principal building overhangs; and 2.8 metres to the porch column and porch overhang;
- Reduce the minimum (south) rear yard setback of the for Buildings 7 and 8 (south buildings) from 6.0 metres to 4.5 metres to the principal building face; 3.8 metres for the 2nd and 3rd floor principal building overhangs; and 2.9 metres to the porch column and porch overhang;
- Increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;
- Allow one visitor parking space within the required west side yard setback; and
- Permit stairs with more than three risers to encroach into setbacks for Units 6-10, and 35.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing lane setbacks, tree removal, fees, and capacity of streets.

M. Kompter, Hub Engineering Inc.: The delegation spoke to the proposal and stated the variance proposed is the same as requested from other townhouse developments.

Written submissions were received as follows:

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

**7. "Surrey Comprehensive Development Zone 146 (CD 146), Bylaw, 2023, No. 21029" Application No. 7922-0092-00**

**CIVIC ADDRESS:** 13233 and 13245 – 108 Avenue; 10825 – 132A Street

**APPLICANT:** Owner: Grand Foundation Investment Ltd.  
(Director Information: X. Li, N. Cao)  
Agent: Martin Liew Architect - AIBC (Martin Liew)

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

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing traffic impacts and other projects in the area.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proposal citing tree removal, green walls, and stormwater management.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing traffic, trees and more portable schools.

**8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"  
"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"  
Application No. 7923-0013-00**

CIVIC ADDRESS: 13511, 13521, 13531, 13541, and 13551 - 102 Avenue

APPLICANT: Owner: Marcon City Parkway Properties Ltd.  
(Director Information: M. Paoletta)  
Agent: Marcon City Parkway (GP) Ltd. (Thomas Rowe)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 11.3 FAR (gross density calculation) within the "Downtown" designation. The proposal also includes rezoning the same site from Community Commercial Zone to Comprehensive Development Zone to develop a 42-storey mixed-use tower with a 6-storey podium consisting of 11,224 square metres of commercial and office space and 365 residential dwelling units.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing narrow roads, traffic volumes, and tree protection.

D. Jack, Surrey Environmental Partners: The delegation spoke to the proposal citing tree removal and planting.

Written submissions were received as follows:

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

**C. COMMITTEE REPORTS****1. Arts and Culture Advisory Committee – June 20, 2023**

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That the minutes of the Arts and Culture  
Advisory Committee meeting held on June 20, 2023, be received.  
RES.R23-1854 Carried

**2. Environment and Climate Change Committee – June 14, 2023**

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That the minutes of the Environment and  
Climate Change Committee meeting held on June 14, 2023, be received.  
RES.R23-1855 Carried

**D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

**E. MAYOR'S REPORT****1. Mayor's Update**

File: 0530-01

On behalf of Mayor Locke, Acting Mayor Stutt provided the following report:

- Council members attended the 2023 Union of B.C. Municipalities (UBCM) Convention. The City participated in a formal meeting with the Minister of Health, the Minister of Housing, and the Minister of Municipal Affairs. A meeting with the Premier was held and the issue of public safety was discussed.
- Mayor Locke participated in a TransLink press conference where there was recognition that Surrey is in need of more transit. Mayor Locke is currently in Ottawa with Metro Vancouver and on Surrey business. She is participating in conversations with Metro Vancouver and the Minister of Housing, as well as meeting with the Minister of Transportation.
- Mayor Locke commented on an international incident that has some focus on Surrey advising that there is an ongoing investigation and she will monitor this serious incident closely. She is confident that law enforcement agencies will ensure the integrity of Canadian democracy and safety of the citizens is protected.

**2. Proclamations**

File: 0630-02

Councillor Stutt, Acting Mayor, read the following proclamations:

- (a) United Way BC Day – September 26, 2023
- (b) National Day for Truth and Reconciliation – September 30, 2023
- (c) National Seniors Day - October 1, 2023
- (d) KidSport BC Powered by Sport BC Week – October 1-7, 2023
- (e) Fire Prevention Week – October 8 -14, 2023
- (f) Day of Inclusion – October 10, 2023

**3. 2023 UBCM Community Excellence Awards**

File: 0290-01

At the 2023 UBCM Convention, it was announced that the City of Surrey is the recipient of the 2023 Excellence and Service Delivery award for the Surrey Anti-Gang Family Empowerment Program. This program takes a coordinated approach to prevent and address youth gang violence.

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of September 25, 2023, were considered and dealt with as follows:

<b>Item No. R147</b>	<b>Permissive Tax Exemption – Strawberry Hill Library</b>
	<b>File: 1970-04</b>

Note: See Bylaw 21022 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to request that Council consider a permissive tax exemption for Strawberry Hill Library pursuant to Section 224(2)(b) of the *Community Charter*, S.B.C. 2003, C. 26 and in accordance with the City's Tax Exemption Policy, which is attached as Appendix "II" to this report.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R147 for information; and
2. Authorize the City Clerk to bring forward *Strawberry Hill Library Tax Exemption Bylaw, 2023, No. 21022*, attached as Appendix "I" to the report, which will provide tax exemption under Section 224(2)(b) of the *Community Charter* for a one-year period beginning with the 2024 taxation year, for the required readings.

RES.R23-1856

Carried

**Item No. R148**

**City of Surrey's Accessibility Action Plan  
File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's endorsement of the draft Accessibility Action Plan in accordance with the *Accessible British Columbia Act*.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council:

1. Receive Corporate Report R148 for information; and
2. Endorse the draft Accessibility Action Plan (attached to the report as Appendix "I").

RES.R23-1857

Carried

**Item No. R149**

**Request for Funding in Support of Play On! Canada's 2024 Event  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, and General Manager, Finance submitted a report to obtain Council's endorsement for providing \$60,000 in funding to Play On! Canada in support of their 2024 Play On! Canada event.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R149 for information; and
2. Approve \$60,000 one-time allocation from the Sport Tourism Grant Program in support of Play On! Canada's proposed 2024 event.

RES.R23-1858

Carried



**Item No. R150      Partnering Agreement and License and Operating Agreements  
with the Surrey Eagles at the South Surrey Arena  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, and General Manager, Finance submitted a report to obtain Council's approval to enter into a Partnering Agreement and two License and Operating Agreements with the Surrey Eagles (Junior A Hockey Team) for the use of ice and facility amenities at the South Surrey Arena.

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

1. Receive Corporate Report R150 for information;
2. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and the Surrey Eagles, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor, all as generally described in the report.; and
3. Approve the execution by the General Manager of Parks, Recreation & Culture of two License and Operating Agreements between the City and the Surrey Eagles, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor, all as generally described in the report.

Before the question was put, Councillor Hepner put forward a motion to have Corporate Report R150 referred back to staff:

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That:

1. Council refer Corporate Report R150 back to staff; and
2. Direct staff to organize a meeting with the Surrey Eagles to discuss the terms of the partnering agreement and determine what is needed to support the Surrey Eagles.

RES.R23-1859

Carried

**Item No. R151**      **Council Initiatives Funding Request – Semiahmoo Arts Society**  
**File: 1850-20**

The General Manager, Finance submitted a report to provide Council with information and approval of a funding contribution of \$10,000 from the Council Initiatives Fund towards the purchase of display cases for the Art Gallery, operated by the Semiahmoo Arts Society at South Surrey Recreation and Arts Centre.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council:

1. Receive Corporate Report R151 for information; and
2. Approve from the Council Initiatives Fund, a funding contribution of \$10,000 to Semiahmoo Arts Society.

RES.R23-1860

Carried

**Item No. R152**

**Award of Contract No. 1220-020-2023-004  
District Energy Transfer Stations and Associated Works  
File: 5522-002**

The General Manager, Engineering submitted a report to obtain Council's approval to award Contract No. 1220-020-2023-004 to Division 15 Mechanical Ltd. for the supply, install, and commissioning of three district energy transfer stations and interior piping and associated works.

It was

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council:

1. Award Contract No. 1220-020-2023-004 to Division 15 Mechanical Ltd. in the amount of \$878,482.50 (including GST) for construction of District Energy Transfer Stations and Associated Works;
2. Set the expenditure authorization limit for Contract No. 1220-020-2023-004 at \$967,000.00(including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2023-004.

RES.R23-1861

Carried

**Item No. R153**

**Acquisition of 9271/73 – 152 Street as part of a Future Site  
Assembly for the Relocation of Firehall No. 6  
File: 0910-40/101**

The General Manager, Engineering, and Fire Chief, Fire Services submitted a report to seek Council's approval to purchase the property located at 9271/73 – 152 Street, as illustrated on the map attached as Appendix "I" to this report, and for the future relocation of Firehall No. 6 in Fleetwood, which is currently located at 9039/49 – 152 Street, as illustrated on the map attached as Appendix "II" to this report.

It was

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council approve the purchase of  
9271/73 – 152 Street (PID No. 005-168-171) in pursuit of a site assembly to facilitate the  
relocation of Firehall No. 6.

RES.R23-1862

Carried

**Item No. R154      2023 Community Emergency Preparedness Fund - Disaster Risk  
Reduction – Climate Adaptation Program Intake  
File: 5225-23**

The General Manager, Engineering submitted a report to obtain Council endorsement of the identified project and submit an application for funding to the Province of British Columbia's 2023 Community Emergency Preparedness Fund - Disaster Risk Reduction – Climate Adaptation program intake.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R154 for information;
2. Endorse the identified project and direct staff to submit an application to the 2023 Community Emergency Preparedness Fund - Disaster Risk Reduction – Climate Adaptation program intake which is due on October 6, 2023; and
3. Authorize the Mayor and City Clerk to execute the related funding agreement with the Province of British Columbia for the aforementioned project, should it be approved for funding.

RES.R23-1863

Carried

**Item No. R155      Council Initiatives Funding Request - Darpan Extraordinary  
Achievement Awards  
File: 1850-20**

The General Manager, Finance submitted a report with regards to the City receiving a request from Darpan Magazine for a sponsorship contribution in support of their 13<sup>th</sup> Annual Extraordinary Achievement Awards that will be held on October 13, 2023, in Surrey.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R155 for information;
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$5,000 in support of the 13th Annual Darpan Extraordinary Achievement Awards.

RES.R23-1864

Carried

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

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040"  
7922-0377-00  
Owner: Kelson Guildford Holdings Ltd. (Director Information: S. Dhaliwal, B. Mander)  
Agent: 5468796 Architecture Inc. (Colin Neufeld)  
15330 - 102A Avenue  
To amend Official Community Plan Table 7A: Land Use Designation Exemptions within the "Town Centre" designation by adding site specific permission for the subject site to permit a density up to 4.6 FAR.

Council direction received September 11, 2023

RES.R23-1865	It was  2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040" pass its third reading.  <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw,  <u>Carried</u>
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"Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2023, No. 21041"  
15330 - 102A Avenue  
To partially discharge Land Use Contract No. 342 from the property.

Council direction received September 11, 2023

RES.R23-1866	It was  Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2023, No. 21041" pass its third reading.  <u>Carried</u>	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Land Use Contract No. 342,  <u>Carried</u>
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"Surrey Comprehensive Development Zone 145 (CD 145), Bylaw, 2023, No. 21042"  
15330 - 102A Avenue  
CHI to CD – to develop one 22-storey mixed-use building consisting of 296 dwelling units with ground-floor commercial space in Guildford Town Centre.

Council direction received September 11, 2023

It was Moved by Councillor Annis  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 145 (CD 145), Bylaw, 2023, No. 21042" pass its third reading.  
RES.R23-1867 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21031"  
7923-0097-00  
Owner: 1412853 B.C. Ltd. (Director Information: K. Dhesa)  
Agent: Hub Engineering Inc. (Mike Kompter)  
7643 and 7665 – 156 Street  
RA to RF – to subdivide into 8 single family lots.

Council direction received September 11, 2023

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21031" pass its third reading.  
RES.R23-1868 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21028"  
7922-0080-00  
Owner: QRD (Silver) Holdings Inc. (Director Information: R. Lawson, M. Weber)  
Agent: Orion Construction (Paul Bangma)  
19044 – 32 Avenue  
A-2 to IB-1 – to permit the development of a 9,976-square-metre multi-tenant  
industrial building.

Council direction received September 11, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21028" pass its third reading.  
RES.R23-1869 Carried

Development Variance Permit No. 7922-0080-00

19044 – 32 Avenue

To reduce the minimum side yard (east) setback from 3.6 metres to 0.0 metres to  
the principal building face and to reduce the minimum landscape strip  
requirement along 32 Avenue (arterial road) from 6 metres to 2.4 metres.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council support Development Variance  
Permit No. 7922-0080-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1870 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21033"  
7923-0026-00  
Owners: B. Rawlins, M. Rawlins  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
6227 and 6245 - 150 Street  
RA to RF-12 and RF-13 – to subdivide into 9 single-family lots.

Council direction received September 11, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21033" pass its third reading.  
RES.R23-1871 Carried

Development Variance Permit No. 7923-0026-00  
6227 and 6245 - 150 Street  
To reduce the minimum lot width of the Type II Interior Lot from 13.4 metres to  
12.92 metres for proposed Lot 1 and from 13.4 metres to 12.98 metres for proposed  
Lot 2; to reduce the minimum lot width requirement to accommodate a front  
accessed double side-by-side garage or carport from 13.4 metres to 12.92 metres for  
proposed Lot 1 and from 13.4 metres to 12.98 metres for proposed Lot 2.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council support Development Variance  
Permit No. 7923-0026-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1872 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21030"  
7922-0206-00  
Owners: 1351582 B.C. Ltd. (Director Information: R. Dhaliwal, L. Dhaliwal),  
1354078 B.C. Ltd. (Director Information: J. Gill, A. Gill)  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)  
5855 and 5867 – 132 Street  
RA to RF-10 – to subdivide two lots into 4 single family lots.

Council direction received September 11, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21030" pass its third reading.  
RES.R23-1873 Carried

Development Variance Permit No. 7922-0206-00  
5855 and 5867 – 132 Street  
To reduce the minimum lot width of a Type II Interior Lot from 12.3 metres to  
11.4 metres for proposed Lots 1, 2, 3, and 4.

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7922-0206-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1874 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21038"  
7921-0350-00  
Owner: 1301648 B.C. Ltd. (Director Information: B. Sandhu)  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
5751, 5761, and 5773 - 174 Street; 17358 and 17368 - 58 Avenue  
RF to RM-30 - to develop thirty-five townhouse units on the site.

Council direction received September 11, 2023

- \* Planning and Development advise (see memorandum in back-up) that after the  
consideration of Planning Report No. 7921-0350-00 at September 11, 2023,  
Regular Council – Land Use meeting, it has come to the attention of staff that the  
report omitted a recommendation to authorize staff to draft Development Permit  
No. 7921-0350-00 generally in accordance with the drawings appended to the  
report as Appendix I.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council authorize staff to draft  
Development Permit No. 7921-0350-00 generally in accordance with the attached  
drawings (Appendix I).  
RES.R23-1875 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21038" pass its third reading.  
RES.R23-1876 Carried

Development Variance Permit No. 7921-0350-00  
5751, 5761, and 5773 - 174 Street; 17358 and 17368 - 58 Avenue  
To reduce the minimum (north) front yard setback for Buildings 2 and 3 from  
4.5 metres to 4.1 metres for 2nd and 3rd floor principal building overhangs; and  
2.3 metres to the porch column and porch overhang; to reduce the minimum (west)  
street side yard on flanking lane setback for Buildings 3, 4, 5, 6, and 7 (west buildings)  
from 4.5 metres to 2.0 metres to principal building face; to reduce the minimum (east)  
street side yard setback for Buildings 1, 2, and 8 from 4.5 metres to: 4.0 metres to the  
principal building face of Building 8; 3.7 metres for the 2nd and 3rd floor principal  
building overhangs; and 2.8 metres to the porch column and porch overhang; to  
reduce the minimum (south) rear yard setback of the for Buildings 7 and 8  
(south buildings) from 6.0 metres to 4.5 metres to the principal building face;  
3.8 metres for the 2nd and 3rd floor principal building overhangs; and 2.9 metres to  
the porch column and porch overhang; to increase the maximum lot coverage for all  
buildings and structures from 45% to 46.3%; to allow one visitor parking space within  
the required west side yard setback; to permit stairs with more than three risers to  
encroach into setbacks for Units 6-10, and 35.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council support Development Variance  
Permit No. 7921-0350-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1877 Carried

7. "Surrey Comprehensive Development Zone 146 (CD 146), Bylaw, 2023, No. 21029"  
7922-0092-00  
Owner: Grand Foundation Investment Ltd. (Director Information: X. Li, N. Cao)  
Agent: Martin Liew Architect - AIBC (Martin Liew)  
13233 and 13245 - 108 Avenue; 10825 - 132A Street  
RF to CD – to permit the development of a 6-storey residential apartment building.

Council direction received September 11, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 146 (CD 146), Bylaw, 2023, No. 21029" pass its third reading.  
RES.R23-1878 Carried



8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"  
7923-0013-00  
Owner: Marcon City Parkway Properties Ltd. (Director Information: M. Paolella)  
Agent: Marcon City Parkway (GP) Ltd. (Thomas Rowe)  
13511, 13521, 13531, 13541, and 13551 - 102 Avenue  
To amend the Official Community Plan Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 11.3 FAR (gross density calculation) within the "Downtown" designation.

Council direction received September 11, 2023

RES.R23-1879	It was  2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036" pass its third reading.  <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Official Community Plan Bylaw,  <u>Carried</u>
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"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"  
13511, 13521, 13531, 13541, and 13551 - 102 Avenue  
C-8 to CD – to develop a 42-storey mixed-use tower with a 6-storey podium consisting of 11,224 square metres of commercial and office space and 365 residential dwelling units.

Council direction received September 11, 2023

RES.R23-1880	It was  Zone 144 (CD 144), Bylaw, 2023, No. 21037" pass its third reading.  <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development  <u>Carried</u>
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## REZONING BYLAW – NO PUBLIC HEARING REQUIRED

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21032"  
7922-0295-00  
Owner: P. Cheema  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
16364 - 88 Avenue  
RF to RF-13 – to subdivide into 2 small lots and one remnant lot with future subdivision potential.

Council direction received September 11, 2023

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21032" pass its first reading.  
RES.R23-1881 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21032" pass its second reading.  
RES.R23-1882 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21032" pass its third reading.  
RES.R23-1883 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21034"  
7922-0207-00  
Owner: 1327654 B.C. Ltd. (Director Information: S. Basaron, J. Pandher, J. Sangha)  
Agent: Terra Nobis Consulting (Jimmy Lee)  
12135 - 101A Avenue (12137 - 101A Avenue)  
RM-D to RF – to subdivide into 2 single family residential lots.

Council direction received September 11, 2023

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was Moved by Councillor Annis  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21034" pass its first reading.  
RES.R23-1884 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21034" pass its second reading.  
RES.R23-1885 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21034" pass its third reading.  
RES.R23-1886 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21039"  
7922-0246-00  
Owners: U. Shah, A. Shah  
Agent: Mainland Engineering Design Corp. (Avnash Banwait)  
11549 Surrey Road  
RA to RF and RF-13 – to subdivide into 2 single-family residential lots with an  
existing dwelling to be retained on proposed Lot 2.

Council direction received September 11, 2023

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21039" pass its first reading.  
RES.R23-1887 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21039" pass its second reading.  
RES.R23-1888 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21039" pass its third reading.  
RES.R23-1889 Carried

Development Variance Permit No. 7922-0246-00

11549 Surrey Road

To reduce the minimum rear yard setback from 7.5 metres to 6.7 metres to the  
principal building face of an existing single family dwelling to be retained on  
proposed Lot 2.

One piece of correspondence expressing opposition had been received prior to the  
printing of this agenda.

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7922-0246-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-1890 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21035"  
7922-0225-00  
Owners: R. Brar, S. Brar, H. Virk, S. Virk  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
16045 – 9 Avenue  
RF to RF-13 – to subdivide into 3 single family lots.

Council direction received September 11, 2023

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21035" pass its first reading.  
RES.R23-1891 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21035" pass its second reading.  
RES.R23-1892 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21035" pass its third reading.  
RES.R23-1893 Carried

Development Variance Permit No. 7922-0225-00  
16045 – 9 Avenue  
To reduce the minimum lot width from 13.4 metres to 13.3 metres for proposed  
Lots 1-3 and to reduce the minimum lot width requirement to accommodate a front  
accessed double side-by-side garage or carport from 13.4 metres to 13.3 metres for  
proposed Lots 1-3.

Six pieces of correspondence expressing support and two pieces of correspondence  
expressing opposition had been received prior to the printing of this agenda.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7922-0225-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1894

Carried

Councillor Bains declared a conflict of interest and left the meeting at 9:56pm.

## PERMITS

13. Development Variance Permit No. 7922-0268-00  
Owners: 1431313 B.C. Ltd. (Director Information: B. Harika),  
1073499 B.C. Ltd. (Director Information: S. Parmar),  
1346242 B.C. Ltd. (Director Information: G. Johal, D. Sidhu)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
14039, 14043 and 14049 - 80 Avenue  
To reduce the minimum front yard setback from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 - 80 Avenue); and to permit construction of a front access, side-by-side double garage on a Type II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 (14043 - 80 Avenue) and Lot 4 (14049 - 80 Avenue) in order to permit the development of three single-family dwellings.

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

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council authorize the issuance of

Development Variance Permit No. 7922-0268-00.

RES.R23-1895

Carried by members remaining

Councillor Bains rejoined the meeting at 9:57pm.

14. Development Variance Permit No. 7923-0123-00  
Owner: T. Kanda  
Agent: T. Kanda  
2155 King George Boulevard  
To reduce the minimum front yard setback (south-west) from 7.5 metres to 5.0 metres to the face of the principal dwelling and to reduce the minimum second storey offset from 20% to 15% in order to permit the construction of a new single family dwelling.

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was  
Development Variance Permit No. 7923-0123-00.  
RES.R23-1896  
Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council authorize the issuance of  
Carried

15. Temporary Use Permit No. 7923-0221-00  
Owner: City of Surrey  
Agent: City of Surrey (Nicholas Rawcliffe)  
17848 - 64 Avenue; 17763 - 62 Avenue (17761 - 62 Avenue) and 17835 - 62 Avenue  
To permit the extended operation of a production set located on the  
Cloverdale Fairgrounds site that is used for the filming of movie/television shows  
for a period not to exceed three years.

One piece of correspondence expressing support had been received prior to the  
printing of this agenda.

It was  
Temporary Use Permit No. 7923-0221-00.  
RES.R23-1897  
Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council authorize the issuance of  
Carried

16. Development Variance Permit No. 7919-0017-00  
Owners: 1048201 B.C. Ltd. (Director Information: R. Sanghera, S. Virk),  
0975696 B.C. Ltd. (Director Information: P. Sanghera, H. Virk)  
Agent: Gerry Blonski Architect (Gerry Blonski)  
12333, 12345 and 12350 Pattullo Place  
To reduce the minimum number of off-street parking spaces required for an eating  
establishment (banquet hall) from 695 to 420; to allow for parking spaces for the  
banquet hall use located at 12350 Pattullo Place to be provided on non-abutting or  
contiguous lots located at 12333 and 12345 Pattullo Place; to allow the proposed  
surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel;  
and to increase the allowable building height for the banquet hall building from  
9 metres to 13.1 metres in order to permit already constructed and proposed  
additions and modifications to an existing banquet hall.

This item was removed from the agenda.

17. Development Variance Permit No. 7920-0099-01  
Owner: 1364303 B.C. Ltd. (Director Information: S. Sablok, T. Sablok)  
Agent: Hub Engineering Inc. (Mike Kompter)  
1918 and 1942 - 167 Street  
To reduce the minimum lot width on Type II Corner Lot from 15.4 metres to 14.9 metres for proposed Lot 1; to reduce the minimum lot width on Type II Interior Lots from 13.4 metres to 12.8 metres for proposed Lots 2 - 5; to reduce the minimum lot width on Type II Corner Lot from 15.4 metres to 13.9 metres for proposed Lot 6; to reduce the minimum lot width on Type I Interior Lot from 12 metres to 11.8 metres for Lots 7 - 8; to reduce the minimum lot width on Type I Interior Lots from 12 metres to 11.0 metres for Lots 9 - 10; to reduce the minimum lot depth on Type I Lot from 28 metres to 27.2 metres for proposed Lot 11 - 15; to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, and 7 - 8; and to allow driveway access from the side lot line for lots 9 and 10 in order to subdivide into 15 single family lots.

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7920-0099-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-1898

Carried

18. Development Variance Permit No. 7921-0060-01  
Owner: Senior Citizens Housing of South Surrey  
(Director Information: M. Garisto, M. Grace, W. May, G. Peterson, K. Prior)  
Agent: Field & Marten Associates (Suleiman Bosheh)  
5956 - 176A Street  
To waive the indoor amenity space requirement for the 67 proposed affordable seniors rental units in order to permit a previously supported 5-storey apartment building with 89 dwelling units for seniors.

One piece of correspondence expressing support and two pieces of correspondence expressing concerns had been received for this proposal.

Earlier in the Regular Council – Land Use meeting held today, Council approved Bylaw No. 20657 and Permits 7921-0060-00. Development Variance Permit No. 7921-0060-01 is therefore in order for consideration.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That Council authorize the issuance of

Development Variance Permit No. 7921-0060-01.

RES.R23-1899

Carried

19. Development Variance Permit No. 7923-0202-00  
Owner: Tien Sher Investment (Flamingo) Group Inc. (Director Information: C. Sethi)  
Agent: Cre 8 Architecture Ltd. (Jaswinder Singh Gabri)  
10760 - 136A Street  
To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 160 metres in order to permit a small-scale drug store at 10760 - 136A Street.

One piece of correspondence expressing support had been received prior to the printing of this agenda.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council support Development Variance Permit No. 7923-0202-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R23-1900

Carried

Councillor Bose declared a conflict of interest and left the meeting at 9:59pm.

20. Temporary Use Permit No. 7923-0250-00  
Owners: Green Acres Holdings Inc. (Director Information: S. Cross, K. Ens, M. Heppell, S. Heppell, S. Heppell), 1167854 B.C. Ltd. (Director Information: S. Heppell, M. Heppell), Lyneken Farms Ltd. (Director Information: S. Cross, K. Ens, M. Heppell, M. Heppell, S. Heppell, S. Heppell)  
Agent: B & A Planning Group (Brian Murray)  
2825 and 2981 - 192 Street; 2898 - 190 Street  
To permit the temporary use of an existing farm building for a period not to exceed 90 days.

Bylaw No. 20851 and Permits 7922-0191-00 were removed for consideration from the September 25, 2023 Regular Council – Land Use meeting. Temporary Use Permit No. 7923-0250-00 is therefore not in order for consideration of issuance. Council may consider support for the permit.

One piece of correspondence expressing opposition had been received prior to the printing of this agenda.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council support Temporary Use Permit No. 7923-0250-00.

RES.R23-1901

Carried by members remaining

Councillor Bose rejoined the meeting at 10:00pm.



## FINAL ADOPTIONS

21. "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  
RES.R23-1902
- Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Fee-Setting By-law, 2001,  
No. 14577, Amendment Bylaw, 2023, No. 21023" be finally adopted.  
Carried
22. "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  
RES.R23-1903
- Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "The Freedom House Recovery Society  
Housing Agreement, Authorization Bylaw, 2023, No. 21024" be finally adopted.  
Carried
23. "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 Hepner  
Seconded by Councillor Annis  
That "The Freedom House Recovery Society  
Housing Agreement, Authorization Bylaw, 2023, No. 21025" be finally adopted.  
RES.R23-1904 Carried

24. "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 Kooner  
Seconded by Councillor Hepner  
That "The Freedom House Recovery Society  
Housing Agreement, Authorization Bylaw, 2023, No. 21026" be finally adopted.  
RES.R23-1905 Carried

25. "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 Bains  
Seconded by Councillor Kooner  
That "The Pathway to Freedom Recovery  
Society Housing Agreement, Authorization Bylaw, 2023, No. 21027" be finally adopted.  
RES.R23-1906 Carried

## INTRODUCTIONS

26. "Strawberry Hill Library Tax Exemption Bylaw, 2023, No. 21022"  
3900-20-20735 – Permissive Tax Exemption  
A bylaw to provide for the exemption from taxation of a specific property 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. R147. Bylaw No. 21022 is therefore in order for consideration.

RES.R23-1907	It was  Bylaw, 2023, No. 21022" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Strawberry Hill Library Tax Exemption <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1908	It was  Bylaw, 2023, No. 21022" pass its second reading.	Moved by Councillor Kooner Seconded by Councillor Hepner That "Strawberry Hill Library Tax Exemption <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R23-1909	It was  Bylaw, 2023, No. 21022" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Bose That "Strawberry Hill Library Tax Exemption <u>Carried</u>
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## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Kal Dosanjh and Kiran Toor, KidsPlay Youth Foundation**  
File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation regarding KidsPlay Youth Foundation initiatives of youth programs and ask the city to consider providing support to the non-profit organization.

RES.R23-1910	It was  Youth Foundation be heard as a delegation at Public Safety Committee.	Moved by Councillor Kooner Seconded by Councillor Hepner That Kal Dosanjh and Kiran Toor, KidsPlay <u>Carried</u>
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- (b) **Joy Johnston, President and Vice-Chancellor, Joanne Curry, Vice President, External Relations, Simon Fraser University**  
File: 0500-20-10

Requesting to appear before Council-in-Committee meeting to provide a presentation highlighting the growing importance of Surrey to SFU's three campuses, SFU's role in talent creation for the economy, build awareness of the new medical school, and thank the City for its partnership and support through the years.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Joy Johnston, President and Vice-Chancellor,  
Joanne Curry, Vice President, External Relations, Simon Fraser University be  
heard as a delegation at Council-in-Committee.

RES.R23-1911

Carried

**J. NOTICE OF MOTION**

This section had no items to consider.

**K. OTHER BUSINESS**

**1. Provincial Legislation to Combat Catalytic Converter Theft**

File: 3900-01

At the September 11, 2023 Regular Council – Public Hearing meeting, Mayor Locke put forward the following notice of motion:

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

This item was removed from the agenda.

**L. ADJOURNMENT**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the September 25, 2023 Regular Council

- Public Hearing meeting be adjourned.

RES.R23-1912

Carried

The Regular Council - Public Hearing meeting adjourned at 10:05 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Councillor Stutt, Acting Mayor