

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, OCTOBER 30, 2023
Time: 7:01 p.m.

Present:

Chairperson - Mayor Locke
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Stutt

Absent:

Councillor Annis
Councillor Nagra

Staff Present:

Acting City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
Acting 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

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

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That:

1. The agenda of the October 30, 2023, Regular Council – Public Hearing meeting be amended to include "Councillor's Report" to the agenda after the Mayor's Report; and
2. The agenda be adopted as amended.

RES.R23-2142

Carried

2. Adoption of the Minutes**a. Special Council – October 12, 2023**

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Special Council meeting held on October 12, 2023, be adopted.

RES.R23-2143

Carried

e. Regular Council - Public Hearing – October 16, 2023

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Regular Council -
Public Hearing meeting held on October 16, 2023, be adopted.
Carried

RES.R23-2147

B. DELEGATIONS - PUBLIC HEARING

1. **"Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064"**
"Surrey Comprehensive Development Zone 155 (CD 155), Bylaw, 2023, No. 21065"
"Surrey Comprehensive Development Zone 156 (CD 156), Bylaw, 2023, No. 21066"
Application No. 7923-0009-00

CIVIC ADDRESS: 1624, 1636 and 1646 - 156 Street; 1625, 1633 and 1643 - 156A Street;
15621, 15635 and 15645 - 16 Avenue; 1626 - 156A Street;
15665, 15675, 15689 and 15697 - 16 Avenue; 1633 and 1643 - 157 Street

APPLICANT: Owners: Waterstock Properties (Sev 2A) Inc.,
Waterstock Properties (Sev 4B) Inc.,
Waterstock Properties (Sev 1) Inc.,
Waterstock Properties (Sev 2B) Inc.,
Waterstock Properties (Sev 3) Inc.,
Waterstock Properties (Sev 7) Inc.,
Waterstock Properties (Sev 4A) Inc.
(Director Information: R. Singh, M. Weber)
Agent: Waterstock Properties (Southend Village) Inc. (Ingrid Libera)

PURPOSE: The applicant is requesting to rezone the properties at 1624, 1636 and 1646 - 156 Street, 1625, 1633 and 1643 - 156A Street, 15621, 15635 and 15645 - 16 Avenue in Bylaw 21064 from Single Family Residential Zone to Comprehensive Development Zone; the properties at 1626 - 156A Street and 15665, 15675, 15689 and 15697 - 16 Avenue in Bylaw 21065 from Single Family Residential Zone to Comprehensive Development Zone; and the properties at 1633 and 1643 - 157 Street in Bylaw 21066 from Single Family Residential Zone to Comprehensive Development Zone in order to permit the development of three 12-storey mixed use buildings and one 6-storey 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 tree removal, and development-related fees.

T. Hotell, Surrey: The delegation spoke in opposition to the proposal citing prematurity of the application, density, building height, lack of infrastructure and services to support development, and school capacity.

D. Jack, Surrey Environmental Partners: The delegation spoke in support of an urban park in Semiahmoo Town Centre and spoke to the decrease in indoor amenity space, lack of vegetation on the flat roof and living walls, tree removal and replanting deficit, and enhancing surveillance of the public realm.

Written submissions were received as follows:

- M. Kennedy expressing opposition for the proposal citing excessive density, traffic and increased traffic would be hazardous so close to a school zone.
- R. Landale expressing opposition for the proposal citing trees, no school expansion and parking.
- R. Riddoch, T. Riddoch, K. Riddoch and A. Riddoch expressing concerns for the proposal citing new street, traffic and infrastructure.
- L. Kelly expressing opposition for the proposal citing character of neighbourhood, and requests low rises and low-income apartment buildings to aide in the reduction of homelessness.
- S. Figueira expressing opposition for the proposal citing illegal dumping, unkept and unsightly properties, homelessness, safety, high school and elementary schools with numerous portables and difficulty to meet needs of families, hospital is small and outdated, lack of doctors, teachers and specialist to accommodate existing population, road infrastructure is poor, road and traffic safety and traffic.
- G. Dean and C. McGoff Dean expressing opposition for the proposal citing traffic, parking, no sidewalks, and pedestrian safety.
- B. Kelly- Derouin expressing opposition for the proposal citing character of neighbourhood.
- S. Johnston expressing opposition for the proposal citing character of neighbourhood, no affordable housing, destruction of roads, density, and more over crowding of schools and hospitals.
- B. Joseph expressing opposition for the proposal citing character of neighbourhood and density.
- B. Paton expressing opposition for the proposal citing that the Public Hearing is premature, the properties are for sale with alternate scenarios being proposed that are not covered in the description of the CD bylaws 154 and 155, and no detail in the notice of Public Hearing ad for Peace Arch News.
- T. Hotell expressing concerns for the proposal citing character and traffic pattern of the residential community, density, affordable housing, tall buildings, green space, and medical needs.
- K. Amyot & S. Lavallee expressing opposition to the proposal citing density, traffic and road safety.

2. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21061"**
Application No. 7917-0506-00

CIVIC ADDRESS: 16607 - 16 Avenue

APPLICANT: Owner: 1011336 B.C. Ltd.
(Director Information: M. Bains, I. Grewal)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of 74 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard (south) setback from 4.5 metres to 4.3 metres to the principal building face for Building 9 (balcony on Unit 55); to reduce the minimum rear yard (north) setback from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5; to reduce the minimum side yard (west) setback from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3; and to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.

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

R. Landale, Fleetwood: The delegation spoke to the Tree Bylaw and lack of protection of cottonwood and alder trees, tree removal, park and green space, and the Grandview Corner trail right-of-way.

D. Jack, Surrey Environmental Partners: The delegation spoke to the Biodiversity Strategy Green Infrastructure and Streamside setback requirement compliance, retention of tree clusters, pollinator and small creature habitat preservation, and biodiversity corridors and hubs.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, the City Tree Protection Bylaw, parks and traffic.

3. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21060"**
Application No. 7921-0247-00

CIVIC ADDRESS: 19590 - 32 Avenue

APPLICANT: Owner: 1189175 B.C. Ltd.
(Director Information: H. Purewal, K. Purewal, S. Purewal)
Agent: Orion Construction (Paul Bangma)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Business Park 1 Zone in order to develop a light impact industrial business park building, 9,026 square metre in size on the subject site.

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

- Reduce the minimum south yard setback from 7.5 metres to 4.75 metres to the principal building face;
- Reduce the minimum west yard setback from 9 metres to 7.5 metres to the principal building face;
- Reduce the minimum north yard setback from 7.5 metres to 6 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion;
- Vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and
- Reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square 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 biodiversity, tree removal, ecosystem, traffic volumes, trees and water wells.

D. Jack, Surrey Environmental Partners: The delegation spoke to biodiversity, tree removal, compensation for tree removal per acre, and multi-use pathway in place of a high-value biodiversity corridor.

Councillor Kooner left the meeting at 7:27 p.m. and rejoined the meeting at 7:28 p.m.

Councillor Hepner left the meeting at 7:35 p.m. and rejoined the meeting at 7:37 p.m.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing biodiversity, traffic volumes, tree removal and adjacent water wells.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063"**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059"
Application No. 7919-0060-00 and 7919-0060-01

CIVIC ADDRESS: 13740 to 13760 - 104 Avenue; 13772 to 13790 - 104 Avenue;
13777 Central Avenue

APPLICANT: Owner: 1070293 B.C. Ltd. (Director Information: H. Zhou)
Agent: Andrew Cheung Architects Inc. (Kassra Tavakoli)

PURPOSE: The applicant is requesting reconsideration of a previously supported Official Community Plan (OCP) Amendment and Rezoning Bylaw. The applicant is seeking to amend the OCP Figure 16: Downtown Densities for the subject site from the permitted density of "3.5 FAR" to "5.5 FAR". The proposal also includes rezoning the subject site from Community Commercial Zone and Comprehensive Development Zone to Comprehensive Development Zone in order to allow a mixed-use phased high-rise development to proceed without the 401 Affordable Home Ownership Program (AHOP) dwelling units originally included and now proposed as market residential units.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, increased density from previous application, development-related fees, lack of road infrastructure to support development and a traffic impact assessment, and school capacity.

M Willms, Surrey: The delegation spoke in opposition to the proposal citing adjacent dog park, lack of affordable housing and development-related fees, and school capacity.

Agent on behalf of the Applicant: The Agent provided a history of the project and an overview of the current proposal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, traffic, no local road network improvements, and schools.
- F. Willms expressing concerns for the proposal citing affordable housing, over crowding of schools, traffic and safety concerns.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20707"
"Surrey Comprehensive Development Zone 67 (CD 67), Bylaw, 2022, No. 20708"
"Surrey Comprehensive Development Zone 147 (CD 147), Bylaw, 2023, No. 21055"
Application No. 7921-0270-00

CIVIC ADDRESS: 13387 and 13381 – 102A Avenue; 13390 – 103 Avenue;
10262 and 10284 – 133A Street; Portions of Road and Lane

APPLICANT: Owners: City of Surrey,
1172367 B.C. Ltd. (Director Information: C.-H. Lin)
Agent: IBI group (Martin Bruckner-Orod Aris)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 16: Downtown Densities to increase the density for a portion of the site (including portions of 133A Street, 103 Avenue and lane) from 5.5 FAR to 7.5 FAR; and to amend Table 7a: Land Use Designation Exceptions by adding site-specific permission for the same portion to permit a density up to 10.4 FAR.

The proposal includes rezoning portions of the site from Single Family Residential Zone to Comprehensive Development Zone to allow for changes to portions of the lands included in the existing CD Bylaw 20708 for a development consisting of a 43-storey mixed-use tower with an 8-storey rental apartment podium, 343 square metres of ground floor commercial and approximately 516 residential dwelling units, including 94 rental units. In addition, the proposal also includes a new CD Bylaw 21055 to rezone portion of the site from Single Family Residential Zone to Comprehensive Development Zone in order to allow for underground parking and a bus layover facility.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, parking, development-related fees and traffic.

B. Behrhorst, City Centre: The delegation spoke to urban planning, affordable housing, and modular building design and materials.

D. Jack, Surrey Environmental Partners: The delegation spoke to adjacent watercourses, loss of ecosystems, outdoor amenity space, and planting to screen adjacent bus loop.

Written submissions were received as follows:

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

- B. Behrhorst expressing concerns for the proposal citing bad urban living environment, poor urban planning, market housing is hyper dense, high-priced condo/ apartments, construction timeline, and affordable housing.

6. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21057"**
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21058"
Application No. 7923-0011-00

CIVIC ADDRESS: 9789 - 179 Street

APPLICANT: Owner: 1305461 B.C. Ltd. (Director Information: N. Singh)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate the subject site from Suburban to Urban. The proposal also includes rezoning the same site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to subdivide the subject site into 7 lots.

In addition, the proposal includes a Development Variance Permit to permit front access double side-by-side garages on a lot that is 12 metres (i.e. less than 13.4 metres) wide for proposed Lots 1 and 2.

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

R. Landale, Fleetwood: The delegation spoke to tree removal and a remanent portion of the site.

Written submissions were received as follows:

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

7. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21063"**
Application No. 7920-0226-00

CIVIC ADDRESS: 9327 and 9285 – 173A Street

APPLICANT: Owner: 1296900 B.C. Ltd.
(Director Information: G. Gill, P. Sandhu)
Agent: Ciccozzi Architecture Inc. (Aidan Walsh)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of 57 townhouse units and conveyance of riparian area to the City.

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

- Reduce the minimum west (173 Street) front yard setback for townhouse buildings 1 and 5 and east (173A Street) front yard setback for townhouse buildings 6 and 12 from 4.5 metres to 3.9 metres to the principal building face;
- Reduce the minimum east rear yard set back from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building, and to 3.5 metres to the principal building face for townhouse building 4;
- Reduce the minimum west rear yard setback from 6 metres to 1.8 metres for townhouse buildings 6 and 11, to 1.6 metres for townhouse building 10, and to 3.5 metres for townhouse building 9;
- Reduce the minimum north side yard setback for townhouse buildings 5 and 6 and south side yard setback for townhouse buildings 1, 11 and 12 from 6 metres to 4.5 metres; and
- Vary the Off-Street Park requirement to allow five visitor parking spaces to be located within the required setback area.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, school enrolment projections, lack of civic amenities proposed, and lack of traffic impact assessment.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree clusters and removal, riparian area setbacks and conveyance, native plantings, and height of the proposed fencing.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, school enrollment projects, no road expansion, traffic, no civic projects planned such as libraries, recreation centers, and other city provided services.
- R. Dhanda expressing support for the proposal.
- G. Gill expressing support for the proposal.
- G. Gill expressing support for the proposal.
- H. Gill expressing support for the proposal.
- H. Gill expressing support for the proposal.
- J. Ogden expressing support for the proposal.
- N. Porter expressing support for the proposal

**8. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21067"
Application No. 7922-0065-00**

CIVIC ADDRESS: 14735 - 68 Avenue

APPLICANT: Owner: 1345977 B.C. Ltd.
(Director Information: K. Sandhu, S. Virk)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone a portion of the site from One Acre Residential Zone to Single Family Residential Zone and rezone portions of the site from One Acre Residential Zone to Single Family Residential (13) Zone in order to subdivide into 5 single family small lots.

In addition, the proposal includes a Development Variance Permit to permit front accessed double side-by-side garages under the RF-13 Zone (Type II), on a lot less than 13.4 metres in width for proposed lots 2, 3, and 5; to reduce the minimum width of the RF-13 Zone (Type II), from 13.4 metres to 12 metres for lot 2, 12.1 metres for lot 3 and 12.63 metres for lot 5.; and to reduce the minimum lot width in the RF Zone from 15 metres to 12.7 metres for proposed lot 4.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, adjacent development, and development-related fees.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, forestry in Surrey, and proximity to active and natural park space.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, parking, density and affordable housing.

**9. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21068"
Application No. 7920-0119-00**

CIVIC ADDRESS: 14759 and 14773 - 68 Avenue

APPLICANT: Owners: 1076988 B.C. Ltd. (Director Information: B. Mrar),
1061683 B.C. Ltd. (Director Information: J. Ranauta)
Agent: Gursimer Design and Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Single Family Residential (13) Zone in order to subdivide into 10 single family small lots.

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

- Reduce the minimum rear yard setback from 7.5 metres to 1.5 metres to the principal building face for lot 2;
- Reduce the minimum front yard setback from 6 metres to 1.8 metres to the principal building face for lot 2;
- Reduce the minimum lot depth from 24 metres to 12 metres for proposed lot 2;
- Reduce the minimum lot depth from 28 metres to 26.5 metres for lot 8;
- Permit front accessed double side-by-side garages (Type II) on a lot less than 13.4 metres in width for proposed lots 3, 4, 5, 6, 7 and 9; and
- Reduce the minimum lot width from 13.4 metres to 12 metres for lots 3, 4, 5, 6, 7 and 9.

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

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, and proximity to natural and active park space.

Written submissions were received as follows:

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

**10. "Surrey Comprehensive Development Zone 150 (CD 150), Bylaw, 2023, No. 21059"
Application No. 7922-0311-00**

CIVIC ADDRESS: 6605 - 140 Street

APPLICANT: Owners: F. Nourri, S. Kalebasty
Agent: JM Architecture Inc. (Joe Minten)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to allow a child care centre, limited to 21 children, with a caretaker unit on the subject site.

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

R. Landale, Fleetwood: The delegation spoke in support of the proposal citing tree retention.

J. Sarai, Surrey: The delegation spoke in support of the proposal citing safe, holistic and affordable childcare services.

N. Narayan, Surrey: The delegation spoke in support of the proposal citing quality childcare services.

J. Ghahramani, Surrey: The delegation spoke in support of the proposal citing quality childcare services.

P. Lagos, Surrey: The delegation spoke in support of the proposal citing quality childcare services and support for children with special needs.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree retention and tree benefits for children.

Resident: The delegation spoke in support of the proposal citing the need for childcare services.

Resident: The delegation spoke in support of the proposal citing quality childcare services.

Resident: The delegation spoke in support of the proposal citing greenspace, proximity to local parks, and quality childcare services.

Written submissions were received as follows:

- Bhan expressing support for the proposal.
- Chmelik expressing support for the proposal.
- Y. Arai- Chmelik expressing support for the proposal.
- S. Jagday expressing support for the proposal.
- R. Landale expressing support for the proposal.
- P. Acevedo expressing support for the proposal.
- S. Depretto expressing support for the proposal.
- G. Makinen expressing support for the proposal.
- U. Obi expressing support for the proposal.
- T. Drury expressing support for the proposal.
- C. Balderas expressing support for the proposal.
- N. Sarai expressing support for the proposal.
- D. Jaswal expressing support for the proposal.

The following expressed support for the proposal but did not wish to speak:

- R. Singh, Newton

**11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21073"
File No. 3900-20-21073 – Regulatory Text Amendment**

PURPOSE: A Bylaw to incorporate housekeeping and text amendments to Zoning By-law 12000 as part of continuous improvement efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations, as described in the Corporate Report 2023-R161.

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

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

**12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21074"
File No. 3900-20-21074 – Regulatory Text Amendment**

PURPOSE: A Bylaw to amend Schedule G of the Surrey Zoning By-law 12000 to add a transit supportive amenity contribution for the Fleetwood Plan Area based upon the density bonus concept, as described in the Corporate Report 2023-R162.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the land acquisition process outlined in the Fleetwood Plan and suggested that the process may not support the Biodiversity Conservation Strategy to conserve the best biodiversity lands. The delegation also suggested that the City could adopt a best practice of daylight watercourses when roads are expanded, and that all roads crossing waterways should have bridges and not culverts.

Councillor Elford left the meeting at 8:46 p.m. and rejoined the meeting at 8:48 p.m.

C. COMMITTEE REPORTS

1. Livability and Social Equity Committee – June 21, 2023

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That the minutes of the Livability and Social
Equity Committee meeting held on June 21, 2023, be received.

RES.R23-2148

Carried

2. Public Safety Committee – June 28, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That the minutes of the Public Safety
Committee meeting held on June 28, 2023, be received.
RES.R23-2149 Carried

3. Arts and Culture Advisory Committee – September 13, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That the minutes of the Arts and Culture
Advisory Committee meeting held on September 13, 2023, be received.
RES.R23-2150 Carried

Mayor Locke recessed the meeting at 8:50 p.m. and the meeting reconvened at 8:55 p.m.

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

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

File: 0630-02

Councillor Kooner read the following proclamations:

- (a) Punjabi Literature Week November 15-21, 2023
- (b) Louis Riel Day November 16, 2023

2. Community Acknowledgements

Mayor Locke reported the passing of Donald "Chick" Stewart, a local entrepreneur who started S & R Sawmills and Northview Golf Course.

Mayor Locke also reported the passing of Roger Reid, a dedicated Surrey volunteer whose contributions to public safety and the RCMP were unwavering.

3. Halloween

Mayor Locke wished everyone a safe and happy Halloween. Trick or treaters are reminded to stay on sidewalks, cross at designated crosswalks and to be as visible as possible. Motorists are reminded to drive slowly and safely. Mayor Locke advised that fireworks are not permitted without a permit.

4. Surrey Housing and Homelessness Pledge

Mayor Locke reported that Fraser Bruce from B & B Construction, has pledged \$100,000 to the Surrey Homelessness and Housing Society.

5. Remembrance Day Poppies and Donations

Mayor Locke reported that she was presented with the first poppy of 2023 by the Whalley Legion and urges residents to make a donation and wear a poppy in honor of veterans.

6. Big City Mayor's Caucus

Mayor Locke reported that she participated in the Big City Mayor's Caucus and that mayors across the country are reporting the same key issues, including funding for municipalities, new growth frameworks, downloading of responsibilities from other levels of governments to municipalities, and housing. The Caucus had an opportunity to hear from the Minister of Housing, Infrastructure and Communities, and the Minister of Immigration, Refugees and Citizenship of Canada. Mayor Locke spoke with the Minister of Immigration, Refugees and Citizenship of Canada about international student housing, as Surrey has the largest number of international students in BC. Mayor Locke requested a Corporate Report regarding how the City can better support international students be brought forward at a future meeting.

7. Development Panel

Mayor Locke advised that she and the General Manager, Planning and Development, participated in a panel regarding development that was sponsored by the Surrey Board of Trade, to better understand challenges in the development community and what improvements need to be made. Participants provided many positive comments about the City's Planning and Development department and the work that has been done to improve processing timelines.

8. Truck Parking

Mayor Locke spoke to the importance of trucks to the economy and advised that the City is taking action to establish truck parking facilities. Staff will identify City lands that could be utilized for truck parking and will issue Request for Proposals to lease those lands to truck parking operators.

9. Councillors' Report

Mayor Locke announced that she will be introducing a new standing agenda item that will provide Councillors an opportunity for a one-minute report regarding their activities in the community.

Councillor Stutt reported that he attended a Surrey Eagles game, and the following day he and Councillor Kooner attended a pumpkin giveaway at South Surrey Arena, hosted by the Eagles.

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

The Corporate Reports, under date of October 30, 2023, were considered and dealt with as follows:

Item No. R174 Closure of Road Allowance Adjacent to 8293 King George Boulevard and 8345 – 135A Street
File: 7919-0371-00

Note: See Bylaw No. 20805 in the H-Section.

The General Manager, Engineering submitted a report to seek Council's approval to close and remove a portion of road allowance for consolidation with the adjacent properties to permit the development of 413 apartment units and 346 square metres of commercial/retail space under Development Application No. 7919-0371-00.

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

1. Receive Corporate Report R174 for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 54.3 square metre portion of road allowance adjacent to 8293 King George Boulevard and 8345 - 135A Street as generally illustrated in Appendix "I" attached to the report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

RES.R23-2151

Carried

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2. Approve the disposition of 10262 – 133A Street (PID: 010-985-841) and a 454 square metre westerly portion of City land located at 13381 - 102A Avenue (PID: 012-326-984), and two portions of unconstructed road allowance adjacent to 13387 – 102A, 13381 - 102A Avenue, 10262 – 133A Street, 10284 – 133A Street and 13390/92 – 103 Avenue of 168 square metres and 195.1 square metres totaling 363.1 square metres (as illustrated in Appendix "II");
3. Approve the acquisition of a 1,100.6 square metre easterly portion of 13390/92 – 103 Avenue (PID: 011-262-338) (as illustrated in Appendix "III"); and
4. Approve the execution by the General Manager, Engineering of a sub-surface volumetric lease agreement for the life of the proposed adjacent tower development with 1172367 B.C. Ltd. to allow 1172367 B.C. Ltd. to construct and occupy a 388.27 square metre sub-surface portion of City land, for underground parking facilities.

The above mentioned properties are subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C. 2003, c. 26.

RES.R23-2157

Carried

Item No. R181

Guildford Plan – Stage 2

File: 6520-20 (Guildford Town Centre)

Note: See Bylaws No. 21086 and 21087 in the H-Section.

The General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council approval of the Stage 2 Guildford Plan ("the Plan"). The Plan includes a land use framework, urban design guidelines, housing policies, transportation strategy, parks and open space concept, engineering servicing strategies, and a financing strategy for the delivery of infrastructure and community amenities.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R181 for information;
2. Approve the Guildford Plan attached as Appendix "I" to the report;
3. Authorize staff to bring forward bylaw amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020*, as documented in Appendix "II", in order to align related figures and land use designations within the Official Community Plan with those in the Guildford Plan; and
4. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendix "III", to update amenity contributions requirements for the Guildford Plan.

RES.R23-2158

Carried

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

1. "Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064"
7923-0009-00
Owners: Waterstock Properties (Sev 2A) Inc., Waterstock Properties (Sev 4B) Inc.,
Waterstock Properties (Sev 1) Inc., Waterstock Properties (Sev 2B) Inc.,
Waterstock Properties (Sev 3) Inc., Waterstock Properties (Sev 7) Inc.,
Waterstock Properties (Sev 4A) Inc. (Director Information: R. Singh, M. Weber)
Agent: Waterstock Properties (Southend Village) Inc. (Ingrid Libera)
1624, 1636 and 1646 - 156 Street; 1625, 1633 and 1643 - 156A Street; 15621, 15635 and
15645 - 16 Avenue
RF to CD – to permit the development of two 12-storey mixed use buildings.

Council direction received October 16, 2023

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
	That "Surrey Comprehensive Development
Zone 154 (CD 154), Bylaw, 2023, No. 21064" pass its third reading.	
RES.R23-2159	<u>Carried</u>

"Surrey Comprehensive Development Zone 155 (CD 155), Bylaw, 2023, No. 21065"
1626 - 156A Street; 15665, 15675, 15689 and 15697 - 16 Avenue
RF to CD – to permit the development of one 12-storey mixed use building, with a
proposed short stay component.

Council direction received October 16, 2023

It was	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That "Surrey Comprehensive Development
Zone 155 (CD 155), Bylaw, 2023, No. 21065" pass its third reading.	
RES.R23-2160	<u>Carried</u>

"Surrey Comprehensive Development Zone 156 (CD 156), Bylaw, 2023, No. 21066"
1633 and 1643 - 157 Street
RF to CD – to permit the development of one 6-storey apartment building.

Council direction received October 16, 2023

It was	Moved by Councillor Kooner
	Seconded by Councillor Hepner
	That "Surrey Comprehensive Development
Zone 156 (CD 156), Bylaw, 2023, No. 21066" pass its third reading.	
RES.R23-2161	<u>Carried</u>

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21061"
7917-0506-00
Owner: 1011336 B.C. Ltd. (Director Information: M. Bains, I. Grewal)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
16607 - 16 Avenue
RA to RM-30 – to permit the development of 74 townhouse units.

Council direction received October 16, 2023

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21061" pass its third reading.
RES.R23-2162 Carried

Development Variance Permit No. 7917-0506-00
16607 - 16 Avenue

To reduce the minimum front yard (south) setback from 4.5 metres to 4.3 metres to the principal building face for Building 9 (balcony on Unit 55); to reduce the minimum rear yard (north) setback from 6.0 metres to 4.5 metres to the principal building face for Buildings 4 and 5; to reduce the minimum side yard (west) setback from 6.0 metres to 3.0 metres to the principal building face for Buildings 1, 2, and 3; and to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7917-0506-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R23-2163 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21060"
7921-0247-00
Owner: 1189175 B.C. Ltd. (Director Information: H. Purewal, K. Purewal, S. Purewal)
Agent: Orion Construction (Paul Bangma)
19590 - 32 Avenue
A-1 to IB-1 – to permit the development of a light impact industrial business park building, 9,026 square metre in size.

Council direction received October 16, 2023

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21060" pass its third reading.
RES.R23-2164 Carried

Development Variance Permit No. 7921-0247-00

19590 - 32 Avenue

To reduce the minimum south yard setback from 7.5 metres to 4.75 metres to the principal building face; to reduce the minimum west yard setback from 9 metres to 7.5 metres to the principal building face; to reduce the minimum north yard setback from 7.5 metres to 6 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion, to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square metres.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That Council support Development Variance

Permit No. 7921-0247-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2165

Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063"

7919-0060-00 and 7919-0060-01

Owner: 1070293 B.C. Ltd. (Director Information: H. Zhou)

Agent: Andrew Cheung Architects Inc. (Kassra Tavakoli)

13740 to 13760 - 104 Avenue; 13772 to 13790 - 104 Avenue; 13777 Central Avenue

To amend the OCP Figure 16: Downtown Densities to increase the density of the subject site from 3.5 FAR to 5.5 FAR.

Council direction received October 16, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2020, No. 20063" pass its third reading.

RES.R23-2166

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059"
13740 to 13760 - 104 Avenue; 13772 to 13790 - 104 Avenue; 13777 Central Avenue
C-8 and CD to CD - To allow a mixed-use phased high-rise development to
proceed without the 401 Affordable Home Ownership Program (AHOP) dwelling
units originally included and now proposed as market residential units.

Council direction received October 16, 2023

RES.R23-2167	It was Amendment Bylaw, 2020, No. 20059"	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
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5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20707"
7921-0270-00
Owners: City of Surrey, 1172367 B.C. Ltd. (Director Information: C.-H. Lin)
Agent: IBI group (Martin Bruckner-Orod Aris)
13381 - 102A Avenue; 13390 - 103 Avenue; 10262 and 10284 - 133A Street; Portions of
Road and Lane
To amend the OCP Figure 16: Downtown Densities to increase the density for a portion
of the site (including portions of 133A Street, 103 Avenue and lane) from 5.5 FAR to 7.5 FAR;
and to amend Table 7a: Land Use Designation Exceptions by adding site-specific
permission for the same portion to permit a density up to 10.4 FAR.

Council direction received September 25, 2023

RES.R23-2168	It was 2013, No. 18020, Amendment Bylaw, 2022, No. 20707"	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Official Community Plan Bylaw, pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 67 (CD 67), Bylaw, 2022, No. 20708"
13381 - 102A Avenue; 13390 - 103 Avenue; 10262 and 10284 - 133A Street; Portions of
Road and Lane
RF to CD - To permit the development of a 43-storey mixed-use tower with an 8-storey
apartment podium, 343 square metres of ground floor commercial and approximately
516 residential dwelling units, including 94 rental units.

Council direction received September 25, 2023

RES.R23-2169	It was Zone 67 (CD 67), Bylaw, 2022, No. 20708"	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 147 (CD 147), Bylaw, 2023, No. 21055"
13387 and 13381 – 102A Avenue; 13390 – 103 Avenue (13392 – 103 Avenue); Portions of
Road and Lane
RF to CD – To allow for underground parking and a bus layover facility.

Council direction received September 25, 2023

RES.R23-2170	It was Zone 147 (CD 147), Bylaw, 2023, No. 21055" pass its third reading.	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Comprehensive Development <u>Carried</u>
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6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21057"
7923-0011-00
Owner: 1305461 B.C. Ltd. (Director Information: N. Singh)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
9789 - 179 Street
To amend OCP Figure 3: General Land Use Designations to redesignate the subject site from Suburban to Urban.

Council direction received October 16, 2023

RES.R23-2171	It was 2013, No. 18020, Amendment Bylaw, 2023, No. 21057" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Official Community Plan Bylaw, <u>Carried</u>
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"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21058"
9789 - 179 Street
RA to RF-13 – to subdivide into 7 lots.

Council direction received October 16, 2023

RES.R23-2172	It was Amendment Bylaw, 2023, No. 21058" pass its third reading.	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7923-0011-00
9789 - 179 Street
To permit front access double side-by-side garages on a lot that is 12 metres
(i.e. less than 13.4 metres) wide for proposed Lots 1 and 2.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7923-0011-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-2173 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21063"
7920-0226-00
Owner: 1296900 B.C. Ltd. (Director Information: G. Gill, P. Sandhu)
Agent: Ciccozzi Architecture Inc. (Aidan Walsh)
9327 and 9285 - 173A Street
RA to RM-30 - to permit the development of 57 townhouse units and conveyance
of riparian area to the City.

Council direction received October 16, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21063" pass its third reading.

RES.R23-2174 Carried

Development Variance Permit No. 7920-0226-00
9327 and 9285 - 173A Street
To reduce the minimum west (173 Street) front yard setback for townhouse buildings 1
and 5 and east (173A Street) front yard setback for townhouse buildings 6 and 12 from
4.5 metres to 3.9 metres to the principal building face; to reduce the minimum east rear
yard set back from 6 metres to 1.8 metres to the principal building face for townhouse
buildings 1, 5, and the amenity building, and to 3.5 metres to the principal building face
for townhouse building 4; to reduce the minimum west rear yard setback from 6 metres
to 1.8 metres for townhouse buildings 6 and 11, to 1.6 metres for townhouse building 10,
and to 3.5 metres for townhouse building 9; to reduce the minimum north side yard
setback for townhouse buildings 5 and 6 and south side yard setback for townhouse
buildings 1, 11 and 12 from 6 metres to 4.5 metres; to vary the Off-Street Park requirement
to allow five visitor parking spaces to be located within the required setback area.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7920-0226-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-2175 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21067"
7922-0065-00
Owner: 1345977 B.C. Ltd. (Director Information: K. Sandhu, S. Virk)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
14735 - 68 Avenue
RA to RF and RF-13 – to subdivide into 5 single family small lots.

Council direction received October 16, 2023

RES.R23-2176	It was Amendment Bylaw, 2023, No. 21067" pass its third reading. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21067" pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7922-0065-00

14735 - 68 Avenue

To permit front accessed double side-by-side garages under the RF-13 Zone (Type II), on a lot less than 13.4 metres in width for proposed lots 2, 3, and 5; to reduce the minimum width of the RF-13 Zone (Type II), from 13.4 metres to 12 metres for lot 2, 12.1 metres for lot 3 and 12.63 metres for lot 5.; and to reduce the minimum lot width in the RF Zone from 15 metres to 12.7 metres for proposed lot 4.

RES.R23-2177	It was Permit No. 7922-0065-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That Council support Development Variance Permit No. 7922-0065-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>
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9. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21068"
7920-0119-00
Owners: 1076988 B.C. Ltd. (Director Information: B. Mrar),
1061683 B.C. Ltd. (Director Information: J. Ranauta)
Agent: Gursimer Design and Management Inc. (Nirvair Singh)
14759 and 14773 - 68 Avenue
RA to RF-13 – to subdivide into 10 single family small lots.

Council direction received October 16, 2023

RES.R23-2178	It was Amendment Bylaw, 2023, No. 21068" pass its third reading. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21068" pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7920-0119-00

14759 and 14773 - 68 Avenue

To reduce the minimum rear yard setback from 7.5 metres to 1.5 metres to the principal building face for lot 2; to reduce the minimum front yard setback from 6 metres to 1.8 metres to the principal building face for lot 2; to reduce the minimum lot depth from 24 metres to 12 metres for proposed lot 2; to reduce the minimum lot depth from 28 metres to 26.5 metres for lot 8; to permit front accessed double side-by-side garages (Type II) on a lot less than 13.4 metres in width for proposed lots 3, 4, 5, 6, 7 and 9; and to reduce the minimum lot width from 13.4 metres to 12 metres for lots 3, 4, 5, 6, 7 and 9.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council support Development Variance

Permit No. 7920-0119-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2179

Carried

10. "Surrey Comprehensive Development Zone 150 (CD 150), Bylaw, 2023, No. 21059"

7922-0311-00

Owners: F. Nourri, S. Kalebasty

Agent: JM Architecture Inc. (Joe Minten)

6605 - 140 Street

RF to CD – to allow a child care centre, limited to 21 children, with a caretaker unit.

Council direction received October 16, 2023

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 150 (CD 150), Bylaw, 2023, No. 21059" pass its third reading.

RES.R23-2180

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21073"

3900-20-21073 – Regulatory Text Amendment

To incorporate housekeeping and text amendments to Zoning By-law 12000 as part of continuous improvement efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

Council direction received October 16, 2023

Corporate Report Item No. 2023-R161

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

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

Text Amendment Bylaw, 2023, No. 21073" pass its third reading.

RES.R23-2181

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21074"
3900-20-21074 – Regulatory Text Amendment
To amend Schedule G of the Surrey Zoning By-law 12000 to add a transit supportive amenity contribution for the Fleetwood Plan Area based upon the density bonus concept.

Council direction received October 16, 2023
Corporate Report Item No. 2023-R162

It was	Moved by Councillor Kooner
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment Bylaw, 2023, No. 21074" pass its third reading.	
RES.R23-2182	<u>Carried</u>

REZONING BYLAW – NO PUBLIC HEARING REQUIRED

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21062"
7918-0345-00
Owner: B. Letroy
Agent: R. Letroy
12585 – 15 Avenue
RF to RF-O – to subdivide into 4 single detached lots.

Council direction received October 16, 2023

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21062" pass its first reading.	
RES.R23-2183	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bose
	Seconded by Councillor Kooner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21062" pass its second reading.	
RES.R23-2184	<u>Carried</u>

The said Bylaw was then read for the third time.

It was	Moved by Councillor Hepner
	Seconded by Councillor Bains
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21062" pass its third reading.	
RES.R23-2185	<u>Carried</u>

Development Variance Permit No. 7918-0345-00

12585 – 15 Avenue

To reduce the minimum rear yard setback from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4; to reduce the minimum side yard on a flanking street setback from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and to reduce the minimum offset for the second floor of an existing single detached dwelling from 20% to 16%.

Three pieces of correspondence expressing opposition, two pieces of correspondence expressing concerns and one piece of correspondence providing an overview of the project were received for this proposal.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council support Development Variance

Permit No. 7918-0345-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2186

Carried

PERMITS

14. Temporary Use Permit No. 7923-0082-00

Owner: Hamptons Park Holdings Inc. (Director Information: B. Kanani)

Agent: CEFA Early Learning (Ray Tseng)

10209 - 152A Street

To permit a temporary outdoor play area for a further 3 years for an existing childcare facility located on a nearby property at 10172 - 152A Street.

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

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council authorize the issuance of

Temporary Use Permit No. 7923-0082-00.

RES.R23-2187

Carried

15. Development Variance Permit No. 7915-0238-01

Owner: 0875510 B.C. Ltd. (Director Information: J. Dhaliwal, A. Sahota)

Agent: WSP Group Canada/Hunter Laird (Dexter Hirabe)

6292 - 148 Street

To reduce the minimum lot depth on proposed Lot 1 from 22.0 metres to 11.4 metres; to reduce the minimum rear yard setback on proposed Lot 1 from 7.5 metres to 2.0 metres; and to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" from 15 metres to 8.8 metres in order to subdivide into one single family lot and one open space lot for conveyance to the City.

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. 7915-0238-01, and consider issuance of the Permit upon final approval
of the associated Development Permit.
RES.R23-2188 Carried

16. Development Variance Permit No. 7921-0177-00
Owner: Pawar Consulting Ltd. (Director Information: A. Pawar)
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
1985 - 182 Street
To vary the Subdivision and Development Bylaw 8830 to reduce the minimum lot
size requirements for septic tank servicing from 0.81 hectares to no less than
0.40 hectares in order to subdivide into 5 single family RA lots.

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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7921-0177-00, and consider issuance of the Permit upon final approval
of the associated Development Permit.
RES.R23-2189 Carried

17. Development Variance Permit No. 7923-0080-00
Owner: Estkin Developments Ltd. (Director Information: T. Dawson, S. Hooge)
Agent: Dawson & Sawyer (Matt Reid)
15730 Fraser Highway
To reduce the minimum outdoor amenity space requirement for a proposed 6-storey
apartment building on the subject site from 348 square metres to 213 square metres.

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

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7923-0080-00.
RES.R23-2190 Carried

Development Permit No. 7923-0080-00
15730 Fraser Highway
To issue Development Permit for Form and Character.

Council authorized to draft October 16, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7923-0080-00.

RES.R23-2191 Carried

18. Development Variance Permit No. 7923-0270-00
Owner: 1161629 B.C. Ltd. (Director Information: J. Dhesi, A. Dhillon, C. Makkar)
Agent: Tangerine Developments (Aman Dhillon)
17783 - 56A Avenue
To reduce the minimum rear (north) yard setback from 5.5 metres to 2.0 metres
and to reduce the minimum side (east) yard setback from 3.0 metres to 2.0 metres
to the principal building face of the first storey of the proposed 5-storey building;
and to increase the maximum permitted lot coverage from 51% to 65% in order to
permit the development of a 5-storey residential building containing 48 dwelling
units over one level of underground parking and one level of wrapped, at-grade
parking in Cloverdale Town Centre.

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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7923-0270-00, and consider issuance of the Permit upon final approval
of the associated Development Permit.

RES.R23-2192 Carried

INTRODUCTIONS

19. "Highway and Traffic By-law, 1997, No. 13007, Amendment Bylaw, 2023, No. 21075"
3900-20-21075 – Regulatory Text Amendment
A Bylaw to re designate 88 Avenue a truck route between 120 Street and
Nordel Way.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R178. Bylaw No. 21075 is therefore in order for consideration.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Highway and Traffic By-law, 1997,
No. 13007, Amendment Bylaw, 2023, No. 21075" pass its first reading.

RES.R23-2193 Carried

The said Bylaw was then read for the second time.

RES.R23-2194	It was No. 13007, Amendment Bylaw, 2023, No. 21075" pass its second reading.	Moved by Councillor Hepner Seconded by Councillor Bose That "Highway and Traffic By-law, 1997, <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R23-2195	It was No. 13007, Amendment Bylaw, 2023, No. 21075" pass its third reading.	Moved by Councillor Bains Seconded by Councillor Hepner That "Highway and Traffic By-law, 1997, <u>Carried</u>
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20. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 10284 – 133A Street and 13390 – 103 Avenue (13392 – 103 Avenue); and a Portion of Lane Adjacent to 10262 and 10284 – 133A Street, 13390 – 103 Avenue (13392 – 103 Avenue), and 13381 and 13387 – 102A Avenue, Bylaw, 2023, No. 20786" 3900-20-20786 – Road and Lane Closure
A bylaw to remove the dedication of a 432.0 square metre and 341.3 square metre unopened road and lane allowance to facilitate consolidation with the adjacent lands under Development Application No. 7921-0270-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road and lane will be considered by City Council at a later date.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R180. Bylaw No. 20786 is therefore in order for consideration.

RES.R23-2196	It was Dedication of Highway of a Portion of Road Adjacent to 10284 – 133A Street and 13390 – 103 Avenue (13392 – 103 Avenue); and a Portion of Lane Adjacent to 10262 and 10284 – 133A Street, 13390 – 103 Avenue (13392 – 103 Avenue), and 13381 and 13387 – 102A Avenue, Bylaw, 2023, No. 20786" pass its first reading.	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Close and Remove the <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-2197	It was Dedication of Highway of a Portion of Road Adjacent to 10284 – 133A Street and 13390 – 103 Avenue (13392 – 103 Avenue); and a Portion of Lane Adjacent to 10262 and 10284 – 133A Street, 13390 – 103 Avenue (13392 – 103 Avenue), and 13381 and 13387 – 102A Avenue, Bylaw, 2023, No. 20786" pass its second reading.	Moved by Councillor Bains Seconded by Councillor Bose That "Surrey Close and Remove the <u>Carried</u>
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The said Bylaw was then read for the third time.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Close and Remove the

Dedication of Highway of a Portion of Road Adjacent to 10284 – 133A Street and 13390 – 103 Avenue (13392 – 103 Avenue); and a Portion of Lane Adjacent to 10262 and 10284 - 133A Street, 13390 – 103 Avenue (13392 – 103 Avenue), and 13381 and 13387 – 102A Avenue, Bylaw, 2023, No. 20786" pass its third reading.

RES.R23-2198

Carried

21. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 8345 – 135A Street, Bylaw, 2023, No. 20805"
3900-20-20805 – Road Closure

A bylaw to remove the dedication of a 54.3 square metre unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7919-0371-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R174. Bylaw No. 20805 is therefore in order for consideration.

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 8345 – 135A Street, Bylaw, 2023, No. 20805" pass its first reading.

RES.R23-2199

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Close and Remove the

Dedication of Highway of a Portion of Road Adjacent to 8345 – 135A Street, Bylaw, 2023, No. 20805" pass its second reading.

RES.R23-2200

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Close and Remove the

Dedication of Highway of a Portion of Road Adjacent to 8345 – 135A Street, Bylaw, 2023, No. 20805" pass its third reading.

RES.R23-2201

Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" 3900-20-21085 – Regulatory Text Amendment
A Bylaw to amend Part 52 and add a new Schedule K of the Surrey Zoning Bylaw 12000 to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces.

Approved by Council November 9, 2020
Corporate Report No. 2020-R162

RES.R23-2202	It was Text Amendment Bylaw, 2023, No. 21085" pass its first reading. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-2203	It was Text Amendment Bylaw, 2023, No. 21085" pass its second reading. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" pass its second reading. <u>Carried</u>
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RES.R23-2204	It was then By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" be held at City Hall on Monday, December 4, 2023, at 7:00 p.m. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" be held at City Hall on Monday, December 4, 2023, at 7:00 p.m. <u>Carried</u>
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23. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" 3900-20-21086 – Regulatory Text Amendment
A Bylaw for approval of the Stage 2 Guildford Plan that includes a land use framework, urban design guidelines, housing policies, transportation strategy, parks and open space concept, engineering servicing strategies, and a financing strategy for the delivery of infrastructure.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R181. Bylaw No. 21086 is therefore in order for consideration.

RES.R23-2205	It was 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" pass its first reading. <u>Carried</u>	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" pass its second reading.
RES.R23-2206 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086"
be held at City Hall on Monday, November 20, 2023, at 7:00 p.m.
RES.R23-2207 Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087"
3900-20-21087 – Regulatory Text Amendment
A Bylaw for approval of the Stage 2 Guildford Plan in order to update amenity
contributions requirements for the Guildford Plan.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R181. Bylaw No. 21087 is therefore in order for consideration.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment Bylaw, 2023, No. 21087" pass its first reading.
RES.R23-2208 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,
Text Amendment Bylaw, 2023, No. 21087" pass its second reading.
RES.R23-2209 Carried

It was then Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087" be held at City
Hall on Monday, November 20, 2023, at 7:00 p.m.
RES.R23-2210 Carried

I. CLERK'S REPORT**1. Delegation Requests**

- (a) **Steve Atkinson, CEO, Pacific Community Resources Society and Jen Lowrey, Director Foundry Surrey**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding services offered at Foundry Surrey and express appreciation for receiving the City's support.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Steve Atkinson, CEO, Pacific Community Resources Society and Jen Lowrey, Director, Foundry Surrey be heard as a delegation at Council-in-Committee.

RES.R23-2211

Carried

- (b) **Troy Clifford, Provincial President, Ambulance Paramedics and Emergency Dispatchers of BC, Local 873**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding paramedic, dispatch and ambulance resources and how to enhance service delivery and care within the community.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council refer Troy Clifford, Provincial President, Ambulance Paramedics and Emergency Dispatchers of BC, Local 873 to be heard as a delegation at a Public Safety Committee meeting.

RES.R23-2212

Carried

2. By-law Enforcement Officer Appointment

File: 2770-01

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That pursuant to *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Chelsea Blackwell, Kyle Dykeman, Taranjit Bains, Jaspreet Kandola, Meagan Kaisers are hereby appointed under *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

RES.R23-2213

Carried

3. By-law Enforcement Officer Appointment (Bylaw Services Officer)**File: 2770-01**

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

That pursuant to *Section 146 of the*

Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Mukhan Gill, Kevin Yip, Curtis Simons, Rehman Muhammad, Ricky Nijjar are hereby appointed under *Section 146 of the Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer (under a Bylaw Services Officer designation) for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

RES.R23-2214

Carried**J. NOTICE OF MOTION****1. Council Initiative Fund**

File: 1850-20

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

"That Council direct staff to:

1. Review the requirements for requesting funding from the Council Initiative Fund (CIF) and develop a process to evaluate recipients to ensure accountability for funding over \$5,000; and
2. Develop functional categories for CIF requests, based on the service provided to the community."

K. OTHER BUSINESS**1. Development Applications**

File: 6880-01

At the October 16, 2023 Regular Council – Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"That Council:

1. Direct staff to review:
 - (a) How the City's environmental policies, including part 7A streamside protection of the zoning bylaw and the sensitive ecosystems development permits, can be better aligned with the provincial regulations;

- (b) The scope and role of the Advisory Design Panel (ADP) and commenting on development applications; and
 - (c) Policies and procedures, regulating erosion and sediment control measures on development sites.
- 2. Direct staff to report back with recommended changes to bylaws, policies and procedures before the end of December 2023 and to advance development applications for residential buildings of six stories or less, commercial and industrial buildings, to Council without first referring them to ADP until this report is received by Council."

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

- 1. Direct staff to review:
 - (a) How the City's environmental policies, including part 7A streamside protection of the zoning bylaw and the sensitive ecosystems development permits, can be better aligned with the provincial regulations;
 - (b) The scope and role of the Advisory Design Panel (ADP) and commenting on development applications; and
 - (c) Policies and procedures, regulating erosion and sediment control measures on development sites.
- 2. Direct staff to report back with recommended changes to bylaws, policies and procedures before the end of December 2023 and to advance development applications for residential buildings of six stories or less, commercial and industrial buildings, to Council without first referring them to ADP until this report is received by Council."

RES.R23-2215

Carried

2. **Semiahmoo First Nation Renewable Natural Gas Facility Rally**
File: 0440-01

Councillor Hepner advised that he attended a rally to observe the opposition to a proposed renewable natural gas facility put forward by the Semiahmoo First Nation on their lands. He advised that the City has concerns regarding the proposal and requested that staff monitor progress on this matter.

L. ADJOURNMENT

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the October 30, 2023 Regular Council -

Public Hearing meeting be adjourned.
RES.R23-2216

Carried

The Regular Council - Public Hearing meeting adjourned at 9:54 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke