

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, NOVEMBER 20, 2023
Time: 7:01 p.m.

Present:

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

Absent:**Staff Present:**

Acting City Manager
City Clerk
Acting General Manager, Corporate Services
Director, Engineering and Operations
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

Prior to adopting the agenda, Mayor Locke stated that the City of Surrey condemns all acts of racism in the city, including anti-Semitism, anti-Palestinian racism, and Islamophobia. The City of Surrey recognizes the humanitarian crisis unfolding around the world, including Israel and Gaza, and call for peace in order to protect all human lives, especially those of children.

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the November 20, 2023, Regular Council Public Hearing meeting be amended as follows:
 - a. Add Item B.1: 2023 Dhahan Prize Youth Award under Delegations - Presentation;
 - b. Add Item I.1.(d): Delegation Request from Pam Sandhu, Vice Principal, Princess Margaret Secondary School to provide information on the NASA Human Exploration Rover Challenge under Clerk's Report; and
 - c. Add Corporate Report R204.
2. The agenda be adopted as amended.

RES.R23-2274

Carried

The agenda was varied.

B. DELEGATIONS - PRESENTATION

**1. 2023 Dhahan Prize Youth Awards
File No: 0290-01**

Mayor Locke recognized the following students with a certificate of recognition for their achievements at the 2023 Dhahan Youth Awards and their literary pieces published in a book entitled Lofty Heights:

- (a) Shonteya Walker, Queen Elizabeth Secondary School
- (b) Ishmeet Kaur Johal, Dasmesh Punjabi School
- (c) Sahij Kaur Baath, Dasmesh Punjabi School
- (d) Khushleen Kaur Khinda, LA Matheson Secondary School
- (e) Jenci Mann, LA Matheson Secondary School
- (f) Jasleen Kaur Uppal, LA Matheson Secondary School
- (d) Rehat Kaur Aujla, LA Matheson Secondary School
- (e) Harmeet Kaur Sond, Princess Margaret Secondary School
- (f) Kavin Singh Mahal, Princess Margaret Secondary School

A. ADOPTIONS (continued)

2. Adoption of the Minutes

a. Special Council – October 30, 2023

It was	Moved by Councillor Stutt
	Seconded by Councillor Kooner
	That the minutes of the Special Council
meeting held on October 30, 2023, be adopted.	
	<u>Carried</u>

RES.R23-2275

In addition, the proposal includes a Development Variance Permit to reduce the minimum west front yard setback for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face; to reduce the minimum south side yard on a flanking street setback for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres; to reduce the minimum north side yard on a flanking street setback for the indoor amenity building from 4.5 metres to 4.3 metres; and to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.

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

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

K. Purton, Fraser Heights: The delegation spoke to trees, environmental concerns, biodiversity, tree canopy and adherence to policies.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, affordable housing, and park.
- K. Purton expressing concerns for the proposal citing trees and environment.

**2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20375"
Application No. 7918-0221-00**

CIVIC ADDRESS: 15961 and 15975 - 16 Avenue; 1609 and 1627 - 160 Street

APPLICANT: Owners: B. Johal, Mortise Titleco (Alder Place) Ltd.
(Director Information: B. Johal), 670805 B.C. Ltd.
(Director Information: B. Johal)
Agent: Mortise Construction Ltd. (Baljit Johal)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to amend the original application to remove the rental housing component in order to build market condominiums on the site.

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

R. Landale, Fleetwood: The delegation spoke to affordability and rental housing.

Written submissions were received as follows:

- P. and B. Hickey expressing opposition for the proposal citing rental.
- J. Rose expressing opposition for the proposal citing density.
- R. Landale expressing opposition for the proposal citing affordable housing and rental housing.
- M. Reaburn expressing opposition for the proposal citing affordable rental housing.
- M. Kennedy expressing opposition for the proposal citing excessive traffic, density, and character of neighbourhood.

3. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21077"**
Application No. 7923-0081-00

CIVIC ADDRESS: 3450 and 3498 - 194 Street (3452 - 194 Street)

APPLICANT: Owners: Hpoint Holdings Ltd. (Director Information: K. Blundell),
Kevinco Holdings Ltd. (Director Information: K. Blundell)
Agent: Krahn Engineering Ltd. (Kaitlin Wicentowich)

PURPOSE: The applicant is requesting to rezone the subject site from General Agriculture Zone to Business Park 1 Zone in order to permit the development of a 9,226 square metres multi-tenant industrial building.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard (north) setback from 7.5 metres to 0 metres to the principal building face.

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

R. Landale, Fleetwood: The delegation spoke to trees, the aquifer and wells, and traffic.

Surrey Resident: The delegation provided comments on an issue unrelated to the Public Hearing matter.

The meeting recessed at 7:30 p.m. and was reconvened at 7:44 p.m. with Councillors Bains and Kooner absent.

Written submissions were received as follows:

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

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848"**
"Surrey Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849"
Application No. 7921-0017-00

CIVIC ADDRESS: 19145 - 34A Avenue

APPLICANT: Owner: Colony Alliance Corp. (Director Information: J. Atkinson)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

PURPOSE: The applicant is requesting to amend Official Community Plan Table 7A: Land Use Designation Exceptions and the Comprehensive Development Bylaw by increasing the permitted floor area ratio from 1.23 to 1.27 in order to permit the development of an 8,884 square metre light impact industrial building with ancillary self-storage warehouse space on the third storey.

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

R. Landale, Fleetwood: The delegation spoke to the trees, traffic, and parking.

Councillors Bains and Kooner rejoined the meeting at 7:49 p.m.

K. Korban, Surrey Resident: The delegation provided comments on an issue unrelated to the Public Hearing matter.

Written submissions were received as follows:

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

5. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21078"**
Application No. 7922-0053-00

CIVIC ADDRESS: 17424 and 17434 - 58 Avenue

APPLICANT: Owner: A. Patel, G. Rai, S. Gakhal
Agent: Flat Architecture Inc. (Jaswinder S. Gabri)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 11 townhouse units in Cloverdale Town Centre.

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

- Reduce the minimum north front yard setback for Building 1 (north building) from 4.5 metres to: 4.4 metres to the 2nd floor & 3rd floor principal building face, 2.8 metres to the balconies and columns, and 3.9 metres to the principal building roof overhang;
- Reduce the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) from 6.0 metres to: 3.0 metres to the ground floor principal building face, 2.4 metres to the 2nd & 3rd floor principal building face, 2.2 metres to the balconies and columns, and 2.0 metres to the principal building roof overhang;
- Reduce the minimum south rear yard setback for Building 2 (south building) from 6.0 metres to: 5.5 metres to the 2nd & 3rd floor principal building face, 5.0 metres to the principal building roof overhang, and 4.7 metres to the balconies and columns;
- Reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 metres;
- Permit parking within the required east side yard setback for two visitor parking spaces; and
- Locate the outdoor amenity space within the required east side yard setback.

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

R. Landale, Fleetwood: The delegation spoke to trees, affordable housing, parking, and traffic.

Written submissions were received as follows:

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

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21080" Application No. 7922-0183-00

CIVIC ADDRESS: 6075 - 144 Street

APPLICANT: Owner: 1364301 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)
Agent: Cre8 Architecture Ltd. (Jaswinder S. Gabri)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 29 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard on flanking lane setback (north) from 4.5 metres to 4.2 metres to the principal building face for Unit 29 (Building 9); and to reduce the minimum side yard setback (south) from 6.0 metres to 3.1 metres to the principal building face for Units 14, 15, 23 and 24 (Buildings 4, 5, 7 and 8).

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

R. Landale, Fleetwood: The delegation spoke to density, school capacity, trees, traffic, infrastructure, and parking.

K. Purton, Surrey Environmental Partners: The delegation spoke to population growth, traffic, proximity to nature, green roofs, impervious surfaces, transit, and environmental concerns.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing density, school, trees, traffic, infrastructure, and parking.
- K. Purton expressing concerns for the proposal citing environment and environmental policy.

7. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21081"**
"Surrey Comprehensive Development Zone 158 (CD 158), Bylaw, 2023, No. 21082"
Application No. 7921-0230-00

CIVIC ADDRESS: 10275, 10289, and 10299 - 150 Street; 14983 - 102A Avenue

APPLICANT: Owner: 150th Street Holdings Ltd. (Director Information: J. Jurinak)
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

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 2.5 FAR within the Multiple Residential designation. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey apartment building with approximately 102 dwelling units and underground parking on a consolidated site in Guildford.

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

R. Landale, Fleetwood: The delegation spoke to trees, affordable housing, infrastructure, school, the Green City Fund, fees, and traffic.

C. Alder, CityState Consulting Group: The delegation spoke to walkability, transit, park, and public realm.

Written submissions were received as follows:

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

**8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086"
"Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087"
File Nos. 3900-20-21086; 3900-20-21087 – Regulatory Text Amendment**

PURPOSE: The proposed Bylaws are 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 and to update amenity contributions requirements for the Guildford Plan, as described in the Corporate Report 2023-R181.

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

I. De Bisschop, Guildford: The delegation spoke to available lands, density, character of neighbourhood, proximity to amenities, and land value.

Written submissions were received as follows:

- R. Singh expressing opposition for the proposal.
- I. De Bisschop expressing opposition for the proposal citing character of neighbourhood, land value, affordable housing, and traffic.
- Petition with 93 signatures received expressing opposition for the proposal.

C. COMMITTEE REPORTS

1. Investment, Innovation, and Business Committee – September 6, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That the minutes of the Investment,

Innovation, and Business Committee meeting held on September 6, 2023, be received.

RES.R23-2279

Carried

2. Agricultural and Food Policy Committee – October 3, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That the minutes of the Agricultural and
Food Policy Committee meeting held on October 3, 2023, be received.
RES.R23-2280 Carried

3. Parks, Recreation and Sport Tourism Committee - October 4, 2023

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting held on October 4, 2023, be received.
RES.R23-2281 Carried

4. Environment and Climate Change Committee - October 11, 2023

(a) It was Moved by Councillor Kooner
Seconded by Councillor Bose
That the minutes of the Environment and
Climate Change Committee meeting held on October 11, 2023, be received.
RES.R23-2282 Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Tree Bylaw Overview

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

1. Direct staff to seek a legal interpretation of the tree cutting permit that was issued for 19350 and 19310 8 Avenue and options the City has to hold the property owner accountable for conducting farm activities at the site; and
2. Direct staff to implement an audit or review process to ensure a tree cutting permit is not inappropriately issued for agricultural purposes in the future.

RES.R23-2283 Carried

5. Livability and Social Equity Committee – October 18, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That the minutes of the Livability and Social
Equity Committee meeting held on October 18, 2023, be received.
RES.R23-2284 Carried

D. BOARD/COMMISSION REPORTS**1. Board of Variance - October 10, 2023**

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That the minutes of the Board of Variance
meeting held on October 10, 2023, be received.
RES.R23-2285 Carried

2. Surrey Heritage Advisory Commission - June 14, 2023

(a) It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That the minutes of the Surrey Heritage
Advisory Commission meeting held on June 14, 2023, be received.
RES.R23-2286 Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Currie-Johnson House at 17378 60 Avenue
Proposed Rezoning and Heritage Revitalization Agreement (HRA)
Addition to the Heritage Register
File: 7922-0195-00

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

1. Receive the report dated June 5, 2023, regarding a rezoning and Heritage Revitalization Agreement (HRA) application that has been received for the Currie-Johnson House located at 17378 60 Avenue as information (attached as Appendix I); and
2. Add the Currie-Johnson House at 17378 60 Avenue to the Surrey Heritage Register.

RES.R23-2287 Carried

3. Surrey Heritage Advisory Commission - November 7, 2023

Council was requested to consider the following recommendations from the November 7, 2023, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes:

(a) James Johnston House (6543 152 Street) – Demolition Permit Application

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

1. Receive the report dated September 25, 2023 regarding a demolition permit application that was received for the James Johnston House located at 6543 152 Street as information (Appendix II); and
2. Recommend that the General Manager of Planning and Development continue to withhold the demolition permit until building permit and other approvals are ready for issuance for the James Johnston House located at 6543 152 Street.

RES.R23-2288

Carried**(b) Cloverdale Rodeo and Exhibition Association Request for Commemorative Street Naming on 177B Street**

It was
Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council allocate up to \$7,500 from the Surrey Heritage Advisory Commission Unrestricted Reserve to install a storyboard that includes acknowledgement of Will Senger's community contributions on the Rodeo Grounds.

RES.R23-2289

Carried

- (c) Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council:

1. Receive the report dated October 30, 2023 regarding an application for financial assistance for painting for the Collishaw House located at 16520 40 Avenue as information (Appendix (II));
2. Approve financial assistance in the amount of \$1,742.47 which represents 50% of the value of the works as per the invoice provided by Rob Ireland Studios; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

RES.R23-2290

Carried

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Mayor Locke and Councillor Kooner read the following proclamations:

- (a) Economic Abuse Awareness Day – November 26, 2023
- (b) Lung Cancer Awareness Month – November 2023
- (c) Adoption Awareness Month – November 2023
- (d) World AIDS Day – December 1, 2023

2. Community Updates

Mayor Locke provided the following updates:

- Mayor Locke attended the Remembrance Day Event to honour and remember the bravery and sacrifices of the veterans who served and continue to serve.
- Mayor Locke and Council celebrated Diwali with the community.

- Mayor Locke attended the Volunteer Appreciation Reception hosted by the City of Surrey to recognize the volunteers for the passion, knowledge, and dedication they bring to their roles.
- Bus Rapid Transit (BRT) is coming to Surrey as transit ridership in Surrey is now exceeding pre-pandemic levels. A great compliment to the new Surrey Langley SkyTrain extension, staff will be working with TransLink on implementing BRT along the King George Corridor from City Centre to South Surrey.
- Surrey is the first city on the West Coast where the Hockey for Youth program was brought forward to help over 20 girls from Princess Margaret Secondary School learn to skate and play hockey at the North Surrey Sport and Ice Complex.
- More than \$500,000 was raised at the Mayor's Evening of Giving for the Surrey Fighters' Charitable Society that does incredible work in the community on helping children, youth, and families.

F. COUNCILLORS' REPORT

Councillors provided the following verbal updates:

- Councillor Bains recognized the humanitarian crisis unfolding in Gaza and the West Bank and called for immediate ceasefire by all sides to protect all human life.
- Councillor Bose attended the opening of the new Nicomekl King George Boulevard Bridge and the 2023 Clovies Business Awards.
- Councillor Stutt attended the Children's Workshop at Clayton Recreation Center.
- Councillor Elford thanked all organizations in Surrey and the City staff for their hard work and making Surrey the great place it is.

G. CORPORATE REPORTS

The Corporate Reports, under date of November 20, 2023, were considered and dealt with as follows:

Item No. R182 Surrey City Energy Sewer Heat Recovery Project
File: 0430-01

The General Manager, Engineering submitted a report to provide Council with information about the infrastructure plans for the Surrey City Energy Sewer Heat Recovery Project and request that the Mayor and City Clerk execute a funding agreement related to this Project.

It was

Moved by Councillor Elford
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R182 for information;
2. Authorize the Mayor and City Clerk to execute a funding agreement with the Government of Canada for Surrey City Energy's Sewer Heat Recovery Project, provided it is substantially the same as that attached as Appendix "I" to the report; and
3. Authorize the Mayor and City Clerk to execute any forthcoming funding agreements with governmental agencies for the aforementioned project.

RES.R23-2291

Carried

Item No. R183 Surrey City Development Corporation – Housekeeping
File: 2480-01

The Director, Strategic Initiatives & Corporate Reporting submitted a report to obtain Council's approval to amend Surrey City Development Corporation's (SCDC) Articles to increase the number of directors from seven to nine; complete minor housekeeping amendments to SCDC's Articles; complete minor housekeeping amendments to SCDC Policy 004 – Signing Authority; and approve the Terms of Reference for SCDC's Development Committee.

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That Council:

1. Approve the proposed amendments to Surrey City Development Corporation's (SCDC) Articles of Incorporation as attached in Appendix "I" to Corporate Report R183;
2. Direct staff to forward the amended Articles to the Provincial Inspector of Municipalities for approval;
3. Approve the revised SCDC Policy 004 – Signing Authority as attached in Appendix "II" to the report;
4. Approve the terms of reference for SCDC's Development Committee as attached in Appendix "III" to the report; and
5. Instruct the City Clerk to forward a copy of Council's resolution related to this report to the Board of SCDC.

RES.R23-2292

Carried

Item No. R184 Our City - 2023 Campaign Summary
File: 0350-01

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering submitted a report to provide Council with information on the first year of the 'Our City' campaign that ran from May to September in 2023.

It was

Moved by Councillor Stutt

Seconded by Councillor Annis

That Council receive Corporate Report R184

for information.

RES.R23-2293

Carried

Item No. R185 Renewal of Contract No. 1220-060-2019-014 for Firefighter
Personal Protective Equipment
File: 1100-01

The Fire Chief, Fire Services submitted a report to seek Council approval to renew Contract No. 1220-060-2019- 014 to Associated Fire Safety Group Inc. for structural firefighting Personal Protective Equipment (PPE) on "as and when required" basis. PPE is used by firefighters to attend a wide range of operational incidents under varying conditions.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council:

1. Renew Contract No. 1220-060-2019-014 with Associated Fire Safety Group Inc., for the purchase of structural firefighting Personal Protective Equipment for optional year 4 and year 5 of the original 3-year contract;
2. Set the expenditure authorization limit for Contract No. 1220-060-2019-014 at \$485,000 for year 4 and \$515,000 year 5 (including all taxes and contingency); and
3. Authorize the Fire Chief to execute the renewal of Contract No. 1220-060-2019-014.

RES.R23-2294

Carried

Item No. R186 Closure of Road Adjacent to 12409 – 104 Avenue, 12453- 105 Avenue,
12463 – 105 Avenue and 10529 – 125 Street
File: 7916-0231-00

Note: See Bylaw No. 21044 in the H-Section.

The General Manager, Engineering submitted a report to seek Council's approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent properties seeking development of 75 townhouse units under Development Application No. 7916-0231-00.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:

1. Receive Corporate Report R186 for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 2,358.9 square metre portion of unconstructed road allowance located adjacent to 12409 – 104 Avenue, 12453- 105 Avenue, 12463 – 105 Avenue and 10529 – 125 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.R23-2295

Carried

Item No. R187

**Award of Contract No. 5522-001-31
District Energy Distribution Piping Expansion
File: 5522-001/31**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 5522-001-31 to Complete Utility Contractors Ltd. for the District Energy Distribution Piping Expansion project.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That Council:

1. Award Contract No. 5522-001-31 to Complete Utility Contractors Ltd. in the amount of \$5,661,533.33 (including GST), for District Energy Distribution Piping Expansion project;
2. Set the expenditure authorization limit for Contract No. 5522-001-31 at \$6,230,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 5522-001-31.

RES.R23-2296

Carried

Item No. R188

**Award of Contract No. 4821-001-11
Sanitary and Drainage Utility Improvements Package
File: 5522-001/31**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 4821-001-11 to Cancon Construction Ltd. for the Sanitary and Drainage Utility Improvements Package.

It was

Moved by Councillor Elford
Seconded by Councillor Kooner
That Council:

1. Award Contract No. 4821-001-11 to Cancon Construction Ltd. in the amount of \$7,509,574.80 (including GST), for the Sanitary and Drainage Utility Improvements Package;
 2. Set the expenditure authorization limit for Contract No. 4821-001-11 at \$8,260,000.00 (including GST) and contingency; and
 3. Authorize the General Manager, Engineering to execute Contract No. 4821-001-11.
- RES.R23-2297 Carried

**Item No. R189 Proposed Amendments to Policy No. D-42, Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct
File: 0625-01**

The Acting General Manager, Corporate Services, and General Manager, Finance Department submitted a report to obtain Council approval to amend the Policy, which guides the payment of legal fees incurred by a Council Member in responding to a complaint under the *Council Code of Conduct Bylaw, 2020, No. 20020*.

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report R189 for information; and
 2. Adopt the proposed amendments to Policy No. D-42 entitled "Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct", which is attached to the report as Appendix "I".
- RES.R23-2298 Carried

**Item No. R190 2024 Budget – Outcome of Budget Engagement
File: 0250-07**

The General Manager, Finance, and General Manager, Parks, Recreation & Culture submitted a report to provide Council with information related to the budget engagement process undertaken regarding the City's 2024 budget.

It was

Moved by Councillor Bose
Seconded by Councillor Kooner
That Council receive Corporate Report R190

for information.
RES.R23-2299

Carried

Item No. R191 **Surrey Official Community Plan – 2023 Minor Annual Amendments**
File: 3900-20-18020

Note: See Bylaw No. 21104 in the H-Section.

The General Manager, Planning & Development submitted a report to obtain Council approval of *Surrey Official Community Plan Bylaw, 2013, No. 18020* (OCP) amendments to align OCP map figures with recently approved secondary land use plans and development applications, as documented in Appendix "I" of the report.

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

1. Receive Corporate Report R191 for information;
2. *Amend Surrey Official Community Plan Bylaw, 2013, No. 18020*, as documented in Appendix "I" of the report; and
3. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

RES.R23-2300

Carried

**Item No. R192 Developing an Integrated Community Safety and Wellbeing
Strategy – Community Engagement
File: 4710-01**

The General Manager, Community Services submitted a report to provide Council with information on the development of the Integrated Community Safety and Wellbeing Strategy.

It was Moved by Councillor Stutt
Seconded by Councillor Annis
That Council receive Corporate Report R192
for information.

RES.R23-2301

Carried

**Item No. R193 Anniedale-Tynehead Neighbourhood Concept Plan – Planning Update
File: 6520-20 (Anniedale-Tynehead)**

The General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council's endorsement of an updated proposed Stage 1 component of a portion of the Anniedale-Tynehead Neighbourhood Concept Plan (NCP), and authorization to lead the completion of planning work to update the Anniedale-Tynehead NCP.

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report R193 for information;
2. Endorse the updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix "I" to the report, and authorize staff to lead the completion of the associated Stage 2 planning component, including the resolution of outstanding items identified in the report; and
3. Authorize staff to initiate a plan update, including land use, road network, servicing, amenity, and financial implications, for the remainder of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix "II" to the report.

RES.R23-2302

Carried

**Item No. R194 Local Area Service – Sanitary Sewer Main Extension on 127A Street from 1914 to 1941 - 127A Street – Final Costs and Apportionment
File: 4721-006**

Note: See Bylaw No. 21089 in the H-Section.

The General Manager, Engineering, and General Manager, Finance submitted a report to advise Council of the final project costs related to *Local Area Service Sanitary Sewer Main Extension [Project #4721-006] Bylaw, 2021, No. 20419* and to obtain Council approval to bring forward an Amendment Bylaw to apportion the final costs of construction of the project across the benefiting properties.

It was

Moved by Councillor Elford
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report R194 for information;
2. Approve the Bylaw to amend to *Local Area Service Sanitary Sewer Main Extension [Project #4721-006] Bylaw, 2021, No. 20419*, attached as Appendix "I" to the report, which reflects the final costs of construction of the Works; and
3. Authorize the City Clerk to bring forward the necessary Amendment Bylaw, attached as Appendix "I" to the report, for the required readings and final adoption.

RES.R23-2303

Carried

**Item No. R195 Local Area Service – Sanitary Sewer Extension on 54 Avenue from 12710 to 12807 - 54 Avenue – Final Costs and Apportionment
File: 4722-004**

Note: See Bylaw No. 21088 in the H-Section.

The General Manager, Engineering, and General Manager, Finance submitted a report to advise Council of the final project costs related to *Local Area Service Sanitary Sewer Main Extension [Project #4722-004] Bylaw, 2022, No. 20625* and to obtain Council approval to bring forward an Amendment Bylaw to apportion the final costs of construction of the project across the benefiting properties.

It was

Moved by Councillor Elford
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report R195 for information;
2. Approve the bylaw to amend *Local Area Service Sanitary Sewer Main Extension [Project #4722-004] Bylaw, 2022, No. 20625*, attached as Appendix "I" to the report, which reflects the final costs of construction of the Works; and
3. Authorize the City Clerk to bring forward the necessary Amendment Bylaw, attached as Appendix "I" to the report, for the required readings and final adoption.

RES.R23-2304

Carried

**Item No. R196 Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones
Final Concept Plan
File: 0360-06**

The General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval of the final concept plan for the Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones, attached as Appendix "I" to the report.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R196 for information; and
2. Approve the Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones Final Concept Plan, attached as Appendix "I" to the report.

RES.R23-2305

Carried

**Item No. R197 Proposed Amendments to the Surrey Officer and Indemnification
By-law, 2006, No. 15912
File: 3900-20-15912**

Note: See Bylaw No. 21105 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to obtain Council's approval to adopt the Amendments to *Surrey Officer and Indemnification By-law, 2006, No. 15912*.

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That Council:

1. Receive Corporate Report R197 for information;
2. Approve the proposed amendments to *Surrey Officer and Indemnification By-law, 2006, No 15912*, as summarized in Appendix "I" and reflected within *Surrey Officer and Indemnification By-law, 2006 No. 15912*, as documented in Appendix "II" of the report; and
3. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings.

RES.R23-2306

Carried

**Item No. R198 Council Procedure Bylaw Amendment – Electronic Participation
by Council Members at In-Person Special Council Meetings
File: 1540-20**

Note: See Bylaw No. 21106 in the H-Section.

The Acting General Manager, Corporate Services submitted a report to seek Council's approval to amend the *Council Procedure By-law* to permit electronic participation at in-person Special Council Meetings, also known as hybrid meetings, and to make housekeeping amendments.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R198 for information;
2. Approve the proposed amendments to the *Council Procedure By-law, 2004, No. 15300*, as summarized in Appendix "I" and reflected in Appendix "II" of the report;
3. Direct the City Clerk to give public notice in the form of newspaper advertisement, once a week for two consecutive weeks, of the proposed amendments to the By-law; and
4. Authorize the City Clerk to bring forward the proposed amendments to the By-law for the required readings.

RES.R23-2307

Carried

- b. Acuity Brands, Inc. be engaged to an upset limit of \$70,000.00 (including freight, levies, applicable taxes, and contingency) to supply and deliver approximately 92 Light Emitting Diode streetlight fixtures for locations requiring brighter lighting levels and decorative post top fixtures.
 2. Authorize the General Manager, Engineering to release payments related to the supply and delivery of Light Emitting Diode streetlight fixtures and appurtenances from the Corporate Supply Arrangement;
 3. Award Contract No. 1220-040-2023-067 to Cobra Electric Services Ltd. in the amount of \$110,430.08 (including applicable taxes) for the removal and replacement of existing High Intensity Discharge streetlighting fixtures with Light Emitting Diode fixtures;
 4. Set the expenditure authorization limit for Contract No. 1220-040-2023-067 at \$120,000.00 (including applicable taxes and contingency); and
 5. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-067.
- RES.R23-2309 Carried

Item No. R201 Renewal of the Newton Business Improvement Area with a Four-Year Renewal Term
File: 0250-20

The Manager, Economic Development submitted a report to obtain Council approval for the renewal of the Newton Business Improvement Area (NBIA) for a four-year term from April 1, 2024 to March 31, 2028 by means of the Council Initiative process, and to instruct staff to take all necessary measures to bring forward Bylaw No. 21043.

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

1. Approve the use of the Council Initiative process as the means by which to measure property owner support for a four-year renewal term of the Newton Business Improvement Area (NBIA) from April 1, 2024 to March 31, 2028;
2. Authorize the City Clerk to bring forward the *Newton Business Improvement Area Bylaw, 2024, No. 21043* for the required readings and authorize staff to undertake all the necessary related actions; and
3. Request that staff proceed with the formal property owner notification process related to the renewal of the NBIA and submit a further report on the matter complete with recommendations for Council's consideration after the expiry of the Council Initiative notice period.

RES.R23-2310 Carried

Item No. R202 Microsoft Volume License and Maintenance Contract Extension
File: 1355-01

The Acting General Manager, Corporate Services submitted a report to seek Council's authority for a contract extension with Microsoft to provision software maintenance and licensing for the City's computers, servers, and cloud services, for a term of four-years and seven months, effective December 1, 2023, until June 30, 2028. This extension benefits the City by establishing fixed pricing for a longer term than the current contract's three-year term, ending June 30, 2024.

It was

Moved by Councillor Bose
Seconded by Councillor Bains
That Council:

1. Approve the revision and extension of volume licensing, maintenance, and support contracts for a four-year seven-month term with Microsoft Corporation, at an annual (averaged) cost of \$3,161,273 including taxes;
2. Set the total expenditure authorization limit for the term at \$15,938,000, calculated as \$3,161,273 times 4 years, 7 months plus 10% contingency; and
3. Authorize the Acting General Manager, Corporate Services to execute the contract with Microsoft for the term.

RES.R23-2311

Carried

Item No. R203 Bill 26 – Alternative Methods of Public Notice
File: 0125-01

The Acting General Manager, Corporate Services, and General Manager, Planning & Development submitted a report to provide Council with information regarding amendments by the Province to allow for alternative methods of public notice other than publication by newspaper. Staff are also seeking to obtain direction from Council to use the City's website and Email Subscription as the two alternative methods of public notice and to provide staff the discretion to supplement the methods of notice as required.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report R203 for information;
2. Authorize staff to bring forward for Council's consideration a new public notice bylaw to allow the City to publish notices on the City of Surrey website and through a City of Surrey email subscription service instead of newspaper publication, as generally described in the report, when the alternative methods are ready for implementation;

3. Authorize staff to bring forward for Council's consideration amendments to existing bylaws which will be affected by the change in publication methods; and
4. Authorize staff to supplement the methods of notice chosen by Council, as described in Appendix "I" of the report.

RES.R23-2312

Carried

Item No. R204 City of Surrey Major Accomplishments for 2023
File: 2730-01

The Acting City Manager submitted a report to provide Council with an overview of the major accomplishments achieved by the City of Surrey in 2023 to date.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council receive Corporate Report R204

for information.

RES.R23-2313

Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21083"
7920-0159-01
Owner: 1242842 B.C. Ltd. (Director Information: P. Singh)
Agent: 1242842 B.C. Ltd. (Paramjit Singh)
16620, 16648 and 16674 – 20 Avenue
RA to RM-30 – to develop 62 townhouse units.

Council direction received October 30, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

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

Amendment Bylaw, 2023, No. 21083" pass its third reading.

RES.R23-2314

Carried

Development Variance Permit No. 7920-0159-00

To reduce the minimum west front yard setback for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face; to reduce the minimum south side yard on a flanking street setback for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres; to reduce the minimum north side yard on a flanking street setback for the indoor amenity building from 4.5 metres to 4.3 metres; and to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.

Note: At the May 1, 2023 Regular Council – Public Hearing meeting Development Variance Permit No. 7920-0159-00 was supported by Council. No further action is required for Development Variance Permit No. 7920-0159-00.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20375" 7918-0221-00
Owners: B. Johal, Mortise Titleco (Alder Place) Ltd. (Director Information: B. Johal), 670805 B.C. Ltd. (Director Information: B. Johal)
Agent: Mortise Construction Ltd. (Baljit Johal)
15961 and 15975 - 16 Avenue; 1609 and 1627 - 160 Street
RF to CD - to develop market condominiums on the subject site.

Council direction received October 16, 2023

RES.R23-2315	It was Amendment Bylaw, 2021, No. 20375" pass its third reading.	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21077" 7923-0081-00
Owners: Hpoint Holdings Ltd. (Director Information: K. Blundell), Kevinco Holdings Ltd. (Director Information: K. Blundell)
Agent: Krahn Engineering Ltd. (Kaitlin Wicentowich)
3450 and 3498 – 194 Street (3452 – 194 Street)
A-1 to IB-1 – to develop a 9,226 square metres multi-tenant industrial building.

Council direction received October 30, 2023

RES.R23-2316	It was Amendment Bylaw, 2023, No. 21077" pass its third reading.	Moved by Councillor Annis Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7923-0081-00

To reduce the minimum rear yard (north) setback from 7.5 metres to 0 metres to the principal building face.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That Council support Development Variance

Permit No. 7923-0081-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2317

Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848"

7921-0017-00

Owner: Colony Alliance Corp. (Director Information: J. Atkinson)

Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

19145 – 34A Avenue

To amend OCP Table 7A: Land Use Designation Exceptions within the "Mixed Employment" land use designation by adding site specific permission for the site to allow for a FAR of 1.27.

Council direction received October 30, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 20848" pass its third reading.

RES.R23-2318

Carried

"Surrey Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849"

19145 – 34A Avenue

CD to CD – to increase the permitted floor area ratio from 1.23 to 1.27 in order to develop an 8,884 square metre light impact industrial building with ancillary self-storage warehouse space on the third-storey.

Council direction received October 30, 2023

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That "Surrey Comprehensive Development

Zone 100 (CD 100), Bylaw, 2023, No. 20849" pass its third reading.

RES.R23-2319

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21078"
7922-0053-00
Owner: A. Patel, G. Rai, S. Gakhal
Agent: Flat Architecture Inc. (Jaswinder S. Gabri)
17424 and 17434 – 58 Avenue
RF to RM-30 – to develop 11 townhouse units in Cloverdale Town Centre.

Council direction received October 30, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21078" pass its third reading.

RES.R23-2320 Carried

Development Variance Permit No. 7922-0053-00
17424 and 17434 – 58 Avenue
To reduce the minimum north front yard setback for Building 1 (north building) from 4.5 metres to: 4.4 metres to the 2nd floor & 3rd floor principal building face, 2.8 metres to the balconies and columns, and 3.9 metres to the principal building roof overhang; to reduce the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) from 6.0 metres to: 3.0 metres to the ground floor principal building face, 2.4 metres to the 2nd & 3rd floor principal building face, 2.2 metres to the balconies and columns, and 2.0 metres to the principal building roof overhang; to reduce the minimum south rear yard setback for Building 2 (south building) from 6.0 metres to: 5.5 metres to the 2nd & 3rd floor principal building face, 5.0 metres to the principal building roof overhang, and 4.7 metres to the balconies and columns; to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 metres; to permit parking within the required east side yard setback for two visitor parking spaces; and to locate the outdoor amenity space within the required east side yard setback.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7922-0053-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2321 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21080"
7922-0183-00
Owner: 1364301 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)
Agent: Cre8 Architecture Ltd. (Jaswinder S. Gabri)
6075 - 144 Street
RA to RM-30 – to develop 29 townhouse units on the subject site.

Council direction received October 30, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21080" pass its third reading.
RES.R23-2322 Carried

Development Variance Permit No. 7922-0183-00
6075 - 144 Street
To reduce the minimum side yard on flanking lane setback (north) from
4.5 metres to 4.2 metres to the principal building face for Unit 29 (Building 9); and
to reduce the minimum side yard setback (south) from 6.0 metres to 3.1 metres to
the principal building face for Units 14, 15, 23 and 24 (Buildings 4, 5, 7 and 8).

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7922-0183-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-2323 Carried

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2023, No. 21081"
7921-0230-00
Owner: 150th Street Holdings Ltd. (Director Information: J. Jurinak)
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
10275, 10289, and 10299 - 150 Street; 14983 - 102A Avenue
To amend OCP Table 7A: Land Use Designation Exceptions for the "Multiple
Residential" designation by adding site specific permission for the subject sites to
permit a density up to 2.5 FAR.

Council direction received October 30, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21081" pass its third reading.
RES.R23-2324 Carried

"Surrey Comprehensive Development Zone 158 (CD 158), Bylaw, 2023, No. 21082"
10275, 10289, and 10299 - 150 Street; 14983 - 102A Avenue
RF to CD – to develop a 6-storey apartment building with approximately 102 dwelling
units and underground parking on a consolidated site in Guildford.

Council direction received October 30, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 158 (CD 158), Bylaw, 2023, No. 21082" pass its third reading.
RES.R23-2325 Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086"
3900-20-21086; 3900-20-21087
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.

Council direction received October 30, 2023
Corporate Report Item No. 2023-R181

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" pass its third reading.
RES.R23-2326 Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21086" be finally adopted.
RES.R23-2327 Carried

"Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087"
Approval of the Stage 2 Guildford Plan in order to update amenity contributions requirements for the Guildford Plan.

Council direction received October 30, 2023
Corporate Report Item No. 2023-R181

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087" pass its third reading.
RES.R23-2328 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21087" be finally adopted.
RES.R23-2329 Carried

REZONING BYLAW – NO PUBLIC HEARING REQUIRED

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21076"
7922-0142-00
Owner: Wellbro Management Ltd. (Director Information: B. Dosanjh, A. Dosanjh,
H. Kalsi, V. Kalsi)
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
9723 - 161A Street
RA to RF-13 – to subdivide into four single family lots and one lot to be conveyed
to the City for conservation purposes.

Council direction received October 30, 2023

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

It was	Moved by Councillor Stutt
	Seconded by Councillor Bains
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21076"	pass its first reading.
RES.R23-2330	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bains
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21076"	pass its second reading.
RES.R23-2331	<u>Carried</u>

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. 21076"	pass its third reading.
RES.R23-2332	<u>Carried</u>

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21079"
7922-0350-00
Owners: H. Hare, J. Hare, P. Brar, A. Hayer, R. Rahal, J. Gill
Agent: WSP Canada Inc. (Dexter Hirabe)
16729 and 16739 - 25A Avenue
RA to RF-10 – to subdivide into 4 single family small lots on the subject site.

Council direction received October 30, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21079" pass its first reading.
RES.R23-2333 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. 21079" pass its second reading.
RES.R23-2334 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21079" pass its third reading.
RES.R23-2335 Carried

Development Variance Permit No. 7922-0350-00
16729 and 16739 - 25A Avenue
To reduce the minimum lot width for a Type III Corner Lot from 10.5 metres to
10.4 metres for proposed Lot 4.

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

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7922-0350-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R23-2336 Carried

PERMITS

11. Development Variance Permit No. 7923-0029-00
Owner: B.C Transportation Financing Authority
Agent: Rogers c/o Cypress Land Services Inc. (Tawny Verigin)
12515 - 110 Avenue
To increase the maximum height of a free-standing antenna system tower from
12 metres to 25 metres in order to provide improved service to the surrounding area.

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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7923-0029-00.
RES.R23-2337 Carried

12. Development Variance Permit No. 7923-0273-00
Owner: Surrey Gardens Holding Ltd. (Director Information: W. Rennison, E. Rennison)
Agent: Primex Investments Ltd. (Greg Mitchell)
12747 – 102 Avenue; 12758 – 103 Avenue; 10238, 10252, and 10272 – 127A Street;
10235 and 10285 – 128 Street
To reduce the required off-street parking from 0.9 to 0.65 parking spaces per dwelling unit in Block B; to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Block B); and to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Blocks A and D) in order to reduce the residential off-street parking requirements for three proposed market rental apartment buildings.

Five pieces of correspondence expressing opposition and three pieces of correspondence expressing concerns were received for this proposal.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7923-0273-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R23-2338 Carried

FINAL ADOPTIONS

13. "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.

Approved by Council: October 30, 2023
Corporate Report Item No. 2023-R178

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Highway and Traffic By-law, 1997,
No. 13007, Amendment Bylaw, 2023, No. 21075" be finally adopted.
RES.R23-2339 Carried

14. "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.

Council direction received October 30, 2023
Corporate Report Item No. 2023-R180

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 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), be finally adopted.

RES.R23-2340

Carried

15. "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.

Council direction received October 30, 2023
Corporate Report Item No. 2023-R174

It was

Moved by Councillor Kooner
Seconded by Councillor Bose

That "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 8345 – 135A Street, Bylaw, 2023, No. 20805" be finally adopted.

RES.R23-2341

Carried

16. "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 Bose
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21073" be finally adopted.
RES.R23-2342	<u>Carried</u>

17. "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 Hepner
	Seconded by Councillor Annis
	That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21074" be finally adopted.
RES.R23-2343	<u>Carried</u>

INTRODUCTIONS

18. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane Adjacent to 10502, 10510, and 10520 – 124 Street and 12453 – 105 Avenue; and a Portion of Road Adjacent to 10502 – 124 Street, 10529 – 125 Street, 12409 – 104 Avenue, and 12453 and 12463 – 105 Avenue, Bylaw, 2023, No. 21044"
3900-20-21044 – Lane and Road Closure
A bylaw to remove the dedication of a 2,358.9 square metre unopened road and lane allowance to facilitate consolidation with the adjacent lands under Development Application No. 7916-0231-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the lane and road will be considered by City Council at a later date.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R186. Bylaw No. 21044 is therefore in order for consideration.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Close and Remove the Dedication of
Highway of a Portion of Lane Adjacent to 10502, 10510, and 10520 – 124 Street and
12453 - 105 Avenue; and a Portion of Road Adjacent to 10502 – 124 Street, 10529 – 125 Street,
12409 – 104 Avenue, and 12453 and 1 pass its first reading.
RES.R23-2344 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Close and Remove the Dedication of
Highway of a Portion of Lane Adjacent to 10502, 10510, and 10520 – 124 Street and
12453 - 105 Avenue; and a Portion of Road Adjacent to 10502 – 124 Street, 10529 – 125 Street,
12409 – 104 Avenue, and 12453 and 1 pass its second reading.
RES.R23-2345 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Close and Remove the Dedication of
Highway of a Portion of Lane Adjacent to 10502, 10510, and 10520 – 124 Street and
12453 - 105 Avenue; and a Portion of Road Adjacent to 10502 – 124 Street, 10529 – 125 Street,
12409 – 104 Avenue, and 12453 and 1 pass its third reading.
RES.R23-2346 Carried

19. "Local Area Service Sanitary Sewer Main Extension [Project # 4722-004] Bylaw, 2022,
No. 20625, Amendment Bylaw, 2023. No. 21088"
3900-20-21088 – Council Initiative
A Bylaw to amend "Local Area Service Sanitary Sewer Main Extension [Project #
4722-004] Bylaw, 2022, No. 20625" by replacing Schedule B to reflect the final costs
and apportionment to the benefitting properties.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R195. Bylaw No. 21088 is therefore in order for consideration.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Local Area Service Sanitary Sewer
Main Extension [Project # 4722-004] Bylaw, 2022, No. 20625, Amendment Bylaw,
2023. No. 21088" pass its first reading.
RES.R23-2347 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Local Area Service Sanitary Sewer
Main Extension [Project # 4722-004] Bylaw, 2022, No. 20625, Amendment Bylaw,
2023, No. 21088" pass its second reading.
RES.R23-2348 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Local Area Service Sanitary Sewer
Main Extension [Project # 4722-004] Bylaw, 2022, No. 20625, Amendment Bylaw,
2023, No. 21088" pass its third reading.
RES.R23-2349 Carried

20. "Local Area Service Sanitary Sewer Main Extension [Project # 4721-006] Bylaw,
2021, No. 20419, Amendment Bylaw, 2023, No. 21089"
3900-20-21089 – Council Initiative
A Bylaw to amend "Local Area Service Sanitary Sewer Main Extension [Project #
4721-006] Bylaw, 2021, No. 20419" by replacing Schedule B to reflect the final costs
and apportionment to the benefitting properties.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R194. Bylaw No. 21089 is therefore in order for consideration.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Local Area Service Sanitary Sewer
Main Extension [Project # 4721-006] Bylaw, 2021, No. 20419, Amendment Bylaw,
2023, No. 21089" pass its first reading.
RES.R23-2350 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Local Area Service Sanitary Sewer
Main Extension [Project # 4721-006] Bylaw, 2021, No. 20419, Amendment Bylaw,
2023, No. 21089" pass its second reading.
RES.R23-2351 Carried

The said Bylaw was then read for the third time.

It was	Moved by Councillor Bose Seconded by Councillor Hepner That "Local Area Service Sanitary Sewer Main Extension [Project # 4721-006] Bylaw, 2021, No. 20419, Amendment Bylaw, 2023, No. 21089" pass its third reading.
RES.R23-2352	<u>Carried</u>

21. Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21104"
3900-20-21104 – Regulatory Text Amendment
A Bylaw to align with the Official Community Plan maps for Figures with recently approved secondary land use plans and development applications.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R191. Bylaw No. 21104 is therefore in order for consideration.

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21104" pass its first reading.
RES.R23-2353	<u>Carried</u>

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bose Seconded by Councillor Hepner That Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21104" pass its second reading.
RES.R23-2354	<u>Carried</u>

It was then	Moved by Councillor Bose Seconded by Councillor Hepner That the Public Hearing on Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21104" be held at City Hall on Monday, December 4, 2023, at 7:00 p.m.
RES.R23-2355	<u>Carried</u>

22. "Surrey Officer and Indemnification By-law, 2006, No. 15912, Amendment Bylaw, 2023, No. 21105"
3900-20-21105 – Regulatory Text Amendment
A Bylaw to amend "Surrey Officer and Indemnification By-law, 2006, No. 15912" to enhance the provisions governing indemnification for officers, employees, and Council members.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R197. Bylaw No. 21105 is therefore in order for consideration.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Officer and Indemnification
By-law, 2006, No. 15912, Amendment Bylaw, 2023, No. 21105" pass its first reading.
RES.R23-2356 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Officer and Indemnification
By-law, 2006, No. 15912, Amendment Bylaw, 2023, No. 21105" pass its second reading.
RES.R23-2357 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Officer and Indemnification
By-law, 2006, No. 15912, Amendment Bylaw, 2023, No. 21105" pass its third reading.
RES.R23-2358 Carried

23. "Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2023, No. 21106"
3900-20-21106 – Regulatory Text Amendment
A Bylaw to permit electronic participation at in person Special Council Meetings,
also known as hybrid meetings, and to make housekeeping amendments.

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R198. Bylaw No. 21106 is therefore in order for consideration.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Council Procedure By-law, 2004,
No. 15300, Amendment Bylaw, 2023, No. 21106" pass its first reading.
RES.R23-2359 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Council Procedure By-law, 2004,
No. 15300, Amendment Bylaw, 2023, No. 21106" pass its second reading.
RES.R23-2360 Carried

The said Bylaw was then read for the third time.

RES.R23-2361	It was No. 15300, Amendment Bylaw, 2023, <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Council Procedure By-law, 2004, No. 21106" pass its third reading. <u>Carried</u>
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I. CLERK'S REPORT

1. Delegation Requests

(a) **Ron Brar, Owner, Surrey Eagles**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding issues and concerns with the operations of the Surrey Eagles.

RES.R23-2362	It was heard as a delegation at Council-in-Committee. <u>Carried</u>	Moved by Councillor Annis Seconded by Councillor Kooner That Ron Brar, Owner, Surrey Eagles be <u>Carried</u>
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(b) **Rick Pedersen, Goes To 11 Media**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding speeding in the City of Surrey and to offer possible measures to address this safety concern.

RES.R23-2363	It was heard as a delegation at the Public Safety Committee. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That Rick Pedersen, Goes To 11 Media be <u>Carried</u>
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(c) **Mark Harding and Suzanne Smith, Clean Air Alliance**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding opposition to the proposed biofuel facility on the Semiahmoo First Nation lands.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That Mark Harding and Suzanne Smith,
Clean Air Alliance be heard as a delegation at Council-in-Committee.
Carried
with Councillor Elford opposed

RES.R23-2364

(d) **Pam Sandhu, Vice Principal, Princess Margaret Secondary School**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to speak to Council regarding their acceptance into the NASA Human Exploration Rover Challenge and funding for their upcoming trip to Huntsville, Alabama.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Pam Sandhu, Vice Principal,
Princess Margaret Secondary School be heard as a delegation at
Council-in-Committee.

RES.R23-2365

Carried2. **Acting Mayor Appointments January 1, 2024 – December 31, 2024**

File: 0550-01

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council approve the following list of
Acting Mayor appointments for January 1, 2024 through December 31, 2024:

- January 1 to February 15 Councillor Hepner
- February 16 to March 31 Councillor Annis
- April 1 to May 15 Councillor Bose
- May 16 to June 30 Councillor Elford
- July 1 to August 15 Councillor Nagra
- August 16 to September 30 Councillor Stutt
- October 1 to November 15 Councillor Kooner
- November 16 to December 31 Councillor Bains

RES.R23-2366

Carried

J. NOTICE OF MOTION**1. Parking Spaces**

File: 5200-01

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

"That Council direct staff to bring forward a report to cancel minimum parking requirements for new housing developments along rapid transit corridors and for any new not-for-profit housing developments."

K. OTHER BUSINESS**1. Council Initiative Fund**

File: 1850-20

At the October 30, 2023 Regular Council – Public Hearing meeting, Councillor Hepner put forward the following notice of motion:

"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."

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
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.

RES.R23-2367

Carried
with Councillors Elford and Nagra opposed.

L. ADJOURNMENT

It was

Moved by Councillor Bose
Seconded by Councillor Bains
That the November 20, 2023 Regular Council

- Public Hearing meeting be adjourned.
RES.R23-2368

Carried

The Regular Council - Public Hearing meeting adjourned at 9:46 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke