

# *Regular Council - Public Hearing Minutes*

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
Live Streamed at [surrey.ca](http://surrey.ca)  
**MONDAY, DECEMBER 4, 2023**  
Time: 7:05 p.m.

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**Present:**

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

**Absent:****Staff Present:**

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

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

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That:

1. The agenda of the December 4, 2023, Regular Council Public Hearing meeting be amended to include Item H.16: Newton Business Improvement Area Bylaw, 2024, No. 21043.

2. The agenda be adopted as amended.

RES.R23-2436

Carried

**2. Adoption of the Minutes****a. Special Council – November 17, 2023**

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the minutes of the Special Council meeting held on November 17, 2023, be adopted.

RES.R23-2437

Carried



Jasleen Kaur Uppal, LA Matheson Secondary School

Rehat Kaur Aujla, LA Matheson Secondary School

**2. Update on Proposed Provincial Housing Legislation**

General Manager, Planning and Development, City of Surrey provided a PowerPoint presentation regarding updates on proposed provincial housing legislation and highlighted the following information:

- Bill 44, Residential Development Bill, permits secondary suites or accessory units on every single family lot. Bill 44 sets up further regulation permitting 3, 4 or 6 units on each single family lot depending on lot size and proximity to transit. Provincial government requires cities to update Zoning Bylaw to permit “missing middle” housing consistent with legislation by June 2024. Zoning Bylaw must also be amended to accommodate 20-year housing supply, consistent with Official Community Plan (OCP) by end of 2025. New legislation will prohibit the City requiring a public hearing on residential rezonings that are consistent with an OCP.
- Bill 46, Development Finance Bill, adds eligible development cost charge categories for fire halls, police facilities, and solid waste facilities that are currently funded through property taxation or community amenity contributions (CACs). New amenity cost charges to replace CACs for recreation centres, libraries, daycares and other social infrastructures.
- Bill 47, Transit Oriented Areas Bill, requires local governments to define Transit Oriented Areas around “rapid transit stations” and “bus exchanges” by June 30, 2024. Staff must ensure zoning bylaws and OCP have permitted density and height conforms to standards set out in policy manual.

**B. DELEGATIONS - PUBLIC HEARING**

- 1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096"**  
**"Surrey Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No. 21097"**  
**"Surrey Comprehensive Development Zone 163 (CD 163), Bylaw, 2023, No. 21098"**  
**"Surrey Comprehensive Development Zone 164 (CD 164), Bylaw, 2023, No. 21099"**  
**"Surrey Comprehensive Development Zone 159 (CD 159), Bylaw, 2023, No. 21100"**  
**"Surrey Comprehensive Development Zone 160 (CD 160), Bylaw, 2023, No. 21101"**  
**"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102"**  
**Application No. 7922-0221-00 and 7922-0222-00**

CIVIC ADDRESS: 7790 King George Boulevard and 7850 King George Boulevard  
(7890 King George Boulevard)

APPLICANT: Owners: Crispen Development Ltd.  
(Director Information: T. Dawson, S. Hooge)  
  
BCG Village Ltd.  
(Director Information: T. Dawson, S. Hooge)  
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations from Urban to Multiple Residential and to amend Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.78 FAR for Block 1, 2.79 FAR for Block 2, 2.45 FAR for Block 3, 2.75 FAR for Block 4, 2.35 FAR for Block 5, and 2.48 FAR for Block 6. The proposal also includes rezoning Blocks 1, 2, 3, 4, 5 and 6 from Manufactured Home Residential Zone to Comprehensive Development Zone in order to permit the development of 20 apartment buildings, some with ground floor commercial space.

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

R. Landale, Fleetwood: The delegation spoke to trees, access and egress, traffic congestion and student enrollment estimates.

K. Toor, Newton: The delegation spoke to their own redevelopment and negotiations with this developer.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, setbacks, park area and amenity space.

Written submissions were received as follows:

- D. Bevacqua expressing support for the proposal.
- L. Wardrop expressing support for the proposal citing housing.
- H. Chaudhary expressing support for the proposal.
- A. Vanthournout expressing support for the proposal.
- J. Cotterill expressing support for the proposal.
- G. Dhillon expressing support for the proposal.
- S. Turner expressing support for the proposal.
- M. Stam expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees, traffic, parking spaces and overcrowding in schools.
- G. Leering expressing concerns for the proposal citing affordability, parking and tree.
- R. Joly expressing concerns for the proposal citing affordable housing, environmental waste, natural resources, wild life and infrastructure.
- X. Zhang expressing support for the proposal.
- G. He expressing support for the proposal.
- J. Vo expressing support for the proposal.
- R. Wu expressing support for the proposal.

- B. He expressing support for the proposal.
- X. Zhang expressing support for the proposal.
- J. Vo expressing support for the proposal.
- J. Vo expressing support for the proposal.
- T. Hudson expressing support for the proposal.
- 9 Letters of Support emailed on December 1, 2023, in support for the proposal.
- J. Arora and Barnett Dembek Architects expressing support for the proposal.
- N. Le expressing support for the proposal.
- R. Jagpal expressing support for the proposal.
- C. MacNeal expressing support for the proposal.
- C. MacNeal expressing support for the proposal.
- E. Bernard expressing support for the proposal.
- E. Bernard expressing support for the proposal.
- S. Dhillon expressing support for the proposal.
- S. McConnell, D. Thomas and C. Hobson expressing opposition for the proposal citing affordable housing, trees and wildlife.
- G. Li expressing concerns for the proposal citing transfer of property rights, crime, health and safety and rodents.
- S. McConnell expressing opposition for the proposal citing affordable housing and mobility.

2. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093"  
Application No. 7923-0065-00**

CIVIC ADDRESS: 6568 - 129A Street

APPLICANT: Owners: P. Sunnerd, S. Sunnerd  
Agent: G&S Construction Ltd. (Karamjit Sidhu)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Gross Density Zone to Single Family Residential Zone in order to develop a new single-family dwelling on an existing lot.

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

R. Landale, Fleetwood: The delegation spoke to trees, and parkland.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, SkyTrain development impact, water courses and wildlife habitat.

One written submission was received as follows:

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

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21091"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21092"  
Application No. 7921-0282-00

CIVIC ADDRESS: 10187 - 173 Street

APPLICANT: Owners: L. Zhang, C. Li  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate a portion of the site from Suburban to Urban. The proposal also includes rezoning a portion of the site from One-Acre Residential Zone to Single Family Residential Zone and from One-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide the subject site into 1 suburban and 4 urban single-family residential lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 15 metres to 13.5 metres for proposed Lot 2; to reduce the minimum north side yard setback for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and to reduce the minimum east front yard setback for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.

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

R. Landale, Fleetwood: The delegation spoke to the history of this site, trees and parkland.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, green roofs, and wildlife.

Written submissions were received as follows:

- J. Wang expressing support for the proposal.
- R. Leigh expressing support for the proposal.
- R. Li expressing support for the proposal.
- J. Li expressing support for the proposal.
- L. Zhang expressing support for the proposal.
- R. Zhang expressing support for the proposal.
- Y. Li expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees.
- F. Wang expressing support for the proposal.
- Z. Xu expressing support for the proposal.
- C. Li expressing support for the proposal.

4. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21095"**  
**Application No. 7922-0352-00**

CIVIC ADDRESS: 12538 Old Yale Road

APPLICANT: Owner: Ruskin Enterprises Ltd.  
(Director Information: H. Sidhu)  
Agent: Mainland Engineering Consultants Corporation  
(Avnash Banwait)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide into 2 single family small lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth for a Type II corner lot from 24 metres to 17 metres, to reduce the minimum front (west) yard setback for the principal building from 6.0 metres to 2.4 metres, to reduce the minimum rear (east) yard setback for the principal building from 7.5 metres to 1.2 metres, to reduce the minimum side yard setback (north) on a flanking street for the principal building from 2.4 metres to 2.0 metres to the veranda and 4.0 metres to the principal building, and to increase the minimum south side yard setback from 1.2 metres to 6.0 metres to the garage and 7.5 metres to the remainder of the principal building face for proposed Lot 1.

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

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the proximity to parks, biodiversity, and trees.

One written submission was received as follows:

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

5. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21104"**  
**3900-20-21104 – Regulatory Text Amendment**

PURPOSE: A Bylaw to align with the Official Community Plan maps for Figures with recently approved secondary land use plans and development applications, as described in the Corporate Report 2023-R191.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to biodiversity conservation.

There were no written submissions received to the proposed Bylaw.

Councillor Annis declared a conflict of interest and left the meeting at 8:28 p.m.

**6. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 21085" 3900-20-21085 – Regulatory Text Amendment**

**PURPOSE:** 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, as described in the Corporate Report 2020-R162.

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

D. Jack, Surrey Environmental Partners: The delegation expressed concern regarding changes to legislation by the Province, biodiversity conservation, and riparian areas.

Written submissions were received as follows:

- D. Helman expressing support for the proposal citing more housing is needed.
- P. Binning expressing support for the proposal.
- R. Giardini expressing opposition for the proposal citing single family neighbourhood, destroy front lawns, small lots, parking problems and concerns about runoff.
- G. Sutton expressing opposition for the proposal citing homes and community were not planned to allow secondary suites, peaceful neighbourhood, multiple families, multiple cars on the street and character of neighbourhood.
- B. Glendinning expressing opposition for the proposal citing more vehicles parked on the street, street racing, illegal suites, pedestrian safety and traffic.
- S. Ives expressing opposition for the proposal citing increased density, noise, loss of privacy, and additional traffic.
- J. Chursinow and T. Chursinow expressing opposition for the proposal citing busy neighbourhood.
- N. Fujikawa and R. Fujikawa expressing opposition for the proposal citing overcrowding of schools, overcrowding in hospitals and medical facilities, shortage of doctors and nurses, vehicle parking, no private parking, illegal suites and density.
- K. Wakelin expressing concerns for the proposal citing enforcement of parking and no visitor street parking.
- J. Savage expressing concerns for the proposal.
- B. Sekhon expressing concerns for the proposal citing illegal suites and how will City monitor them.



- B. Pasdernick expressing concerns for the proposal citing small lots, small homes, not enough parking, one lane roads, infrastructure, overcrowded schools and terrible road conditions.
- T. Forster expressing concerns for the proposal.
- H. Egger and K. Egger expressing concerns for the proposal citing, legal secondary suite and tax avoidance.
- I. Caesar expressing concerns for the proposal citing restrictive covenants.
- L. Singh expressing support for the proposal.
- S. Singla expressing support for the proposal.
- S. Wales and S. Block expressing opposition for the proposal citing overpopulated, sense of community, character of neighbourhood, density, traffic, infrastructure, transit, shortage of doctors and nurses, quality of life and increase in crime.
- P. Dutzi and C. Dutzi expressing opposition for the proposal citing increase in street parking and traffic.
- F. Rost expressing concerns for the proposal citing parking.

Councillor Annis rejoined the meeting at 8:34 p.m.

## **C. COMMITTEE REPORTS**

### **1. Public Safety Committee – October 25, 2023**

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Public Safety

Committee meeting held on October 25, 2023, be received.

RES.R23-2442

Carried

## **D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

## **E. MAYOR'S REPORT**

### **1. Committee Appointments**

Mayor Locke announced the following appointments:

#### **Board of Variance**

Prabhjot Sran was appointed to the Board of Variance for a 3 year term ending December 31, 2026.

**Livability and Social Equity Committee**

Anthony Krilow was appointed as an Indigenous representative to the Livability and Social Equity Committee for a partial term ending December 31, 2024.

**Public Safety Committee**

Stephen Dooley was appointed to the Public Safety Committee for a partial term ending on December 31, 2024.

**Surrey Public Library Board**

The following members were appointed to the Surrey Public Library Board for a two year term ending on December 31, 2025:

1. John Gillies
2. Rachel Smith
3. Tanveer Sohal
4. Alisa-Thao Pham
5. Patria Pascal
6. Saman Kaluarachchi
7. Kulvinder Kular; and

Councillor Kooner was appointed as the Council representative for a one year term ending December 31, 2024.

**2. Community Updates**

Mayor Locke provided the following updates:

- Mayor Locke attended meetings with the Minister of Health, Minister of Housing, elected officials and members of the press gallery at the B.C. Legislature in Victoria.
- Mayor Locke commented on the naming of the Surrey Langley SkyTrain stations that were recently announced by the Province.
- Mayor Locke reported that over 30,000 people attended the two-day annual Christmas Tree Lighting Festival at City Hall, and thanked staff for their contributions.
- Mayor Locke and members of Council attended the Surrey Santa Parade of Lights in Cloverdale. Mayor Locke commended the organizers for the great work.

**F. COUNCILLORS' REPORTS**

Councillors provided the following verbal updates:

- Councillor Bose attended the Swimming Canada's Ken Demchuck International Swim Meet with Councillor Annis.
- Councillor Nagra celebrated Guru Nanak Dev Ji 's 554th birthday last Monday and commended the three radio stations that raised funds in the amount of \$2 million dollars.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of December 4, 2023, were considered and dealt with as follows:

**Item No. R205                      Proposed Bylaw Amendments for the Management of  
Supportive Recovery Homes  
File: 4815-01**

**Note:** See Bylaw No. 21118, 21119, and 21120 in the H-Section.

The General Manager, Community Services submitted a report to obtain Council approval to amend the Business License Bylaw, MTI Bylaw, and the BEN Bylaw to remove the requirement for Supportive Recovery Home operators to complete a Housing Agreement.

Councillor Bains left the meeting at 8:46pm and rejoined the meeting at 8:47pm.

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R205 for information;
2. Approve the proposed amendments to the *Business License By-law, 1999, No. 13680* (the "Business License Bylaw"), as attached in Appendix "I" to the report;
3. Approve the proposed amendments to the *Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508* (the "MTI Bylaw"), as attached in Appendix "II" to the report;
4. Approve the proposed amendments to the *Surrey Bylaw Notice Enforcement Bylaw 2016, No. 18691* (the "BEN Bylaw"), as attached in Appendix "III" to the report;
5. Direct the City Clerk to give public notice in the form of newspaper advertisements, once a week for two consecutive weeks of the proposed amendments to the Business License Bylaw in accordance with Section 59 of the *Community Charter* to provide an opportunity to persons who consider they are affected by the Business License Bylaw amendments to make written representations to Council;
6. Direct staff to report back to Council on any written representations received prior to Council considering the final adoption of the Business License Bylaw amendments; and
7. Authorize the City Clerk to bring forward the proposed amendments to the Business License Bylaw, the MTI Bylaw and the BEN Bylaw for the required readings.

RES.R23-2443

Carried

**Item No. R206          Amendment to the Partnering Agreement between City of Surrey  
and Peninsula Estates Housing Society pertaining to  
15153 and 15077 – 20 Avenue  
File: 0910-10/228; 7922-0305-00**

The General Manager, Engineering, and General Manager, Planning & Development submitted a report to seek Council's approval for the execution of an amendment to a Partnering Agreement to allow the City to accept letters of indemnity from British Columbia Housing Management Commission in lieu of cash or letters of credit from Peninsula Housing Estates Society to secure Servicing Agreement, as required under Subdivision Bylaw 8830, as well as other securities required for the proposed affordable rental housing development at 15153 and 15077 – 20 Avenue, all as generally illustrated on the map attached as Appendix "III" to the report.

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

1. Receive Corporate Report R206 for information;
2. Approve the execution by the Mayor and City Clerk of an Amendment to the Partnering Agreement (attached as Appendix "I" to the report) between the City of Surrey and Peninsula Estates Housing Society to accept letters of indemnity in lieu of cash or letters of credit to secure Servicing Agreement requirements, as well as other securities required, related to Development Application No. 7922-0305-00, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26, as amended; and
3. Approve the execution by the Mayor and City Clerk of the letters of indemnity, appended to and forming part of the Amendment, subject to the execution of the Amendment and compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26, as amended.

RES.R23-2444

Carried

**Item No. R207          Licence Agreement with Novus Entertainment Inc. for Use of  
Road Allowance  
File: 5450-30 (Novus)**

The General Manager, Engineering submitted a report to obtain Council's approval to execute a Licence Agreement with Novus Entertainment Inc. to install, operate and maintain telecommunications infrastructure within the road allowance.

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

1. Receive Corporate Report R207 for information; and

2. Authorize the Mayor and the City Clerk to execute a Licence Agreement with Novus Entertainment Inc. that will act to grant Novus Entertainment Inc. a non-exclusive right to install, operate and maintain telecommunication infrastructure for a 10-year period within the road allowance.

RES.R23-2445

Carried

**Item No. R208                      Award of Contract No. 1222-001-21**  
**Fraser Highway and 108 Avenue Watermain Improvements**  
**File: 1222-001/21**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1222-001-21 to Complete Utility Contractors Ltd. for the Fraser Highway and 108 Avenue Watermain Improvements.

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council:

1. Award Contract No. 1222-001-21 to Complete Utility Contractors Ltd. in the amount of \$4,395,482.70 (including GST) for the Fraser Highway and 108 Avenue Watermain Improvements;
2. Set the expenditure authorization limit for Contract No. 1222-001-21 at \$4,836,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1222-001-21.

RES.R23-2446

Carried

**Item No. R209                      Civic Distinction Awards 2024**  
**File: 0550-20**

The General Manager, Parks, Recreation & Culture, General Manager, Planning & Development, General Manager, Engineering, and General Manager, Community Services submitted a report to provide Council with an overview of the Civic Distinction Awards Program and ceremony planned for 2024.

It was

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council receive Corporate Report R209

for information.

RES.R23-2447

Carried

Item No. R210	<p><b>Award of Contract No. 1220-030-2023-032</b></p> <p><b>Maintenance of Traffic Signals, Maintenance of Roadway Poles, and Demand Work</b></p> <p><b>File: 5420-01</b></p>
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The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1220-030-2023-032 to Cobra Electric Services Ltd. for maintenance of traffic signals, maintenance of roadway poles, and demand work and associated goods, with the option to extend the contract for up to three additional one-year terms at the City's sole discretion.

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

1. Award Contract No. 1220-030-2023-032 to Cobra Electric Services Ltd. for maintenance of traffic signals, maintenance of roadway poles, and a standing offer arrangement for demand work and associated goods for a three-year term, commencing January 1, 2024, with an estimated annual base cost in the first year of \$5,305,938.88 (including applicable taxes);
2. Set the expenditure authorization limit for the first year of Contract No. 1220-030-2023-032 at of \$5,305,938.88 (including applicable taxes);
3. Approve the option to extend Contract No. 1220-030-2023-032 for three additional one-year terms at the City's sole discretion;
4. Authorize the General Manager, Engineering to execute annual contract amendments adjusting the cost of the goods and services based on changes to infrastructure to be maintained and the Vancouver Area Consumer Price Index as published by Statistics Canada for years 2 and 3 of the term, and any optional extension terms (if applicable), and
5. Authorize the General Manager, Engineering to execute Contract No. 1220-030-2023-032.

Item No. R211	Renewal of Award of Contract No. 1220-040-2021-065 for Landscape Services of Street Medians File: 0550-20
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The General Manager, Parks, Recreation & Culture submitted a report to seeks Council's approval to award the contract renewal for Contract No. 1220-040-2021-065 to Alpine Landscaping Ltd. for landscape services of street medians for a one-year term with the option to extend for an additional one-year renewal term.

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

1. Receive Corporate Report R<sub>211</sub> for information;

2. Approve the renewal of Contract No. 1220-040-2021-065 to Alpine Landscaping Ltd. in the amount of \$465,510.05, including GST, for landscape services of street medians from January 1, 2024, to December 31, 2024;
2. Set the expenditure authorization limit for Contract No. 1220-040-2021-065 at \$509,844.34 including GST and contingency; and
3. Authorize the General Manager, Parks, Recreation & Culture to execute a one-year renewal of Contract No. 1220-040-2021-065 and one remaining one-year optional extension for a total of two-years in favour of the City, subject to satisfactory performance and any other related considerations to a maximum amount of \$509,844.34 including contingency, applicable taxes and plus annual Vancouver area consumer price index rate increases.

RES.R23-2449

Carried

**Item No. R212                      Surrey School District Eligible School Sites Proposal 2024-2025  
Capital Plan  
File: 0510-20 (SD36)**

The General Manager, Planning & Development submitted a report to provide Council with information on the Surrey School District's Eligible School Sites Proposal for 2024 to 2025 and to seek Council endorsement of the proposal.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council receive Corporate Report R212

for information;

RES.R23-2450

Carried

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council accept the Surrey School

District's Eligible School Sites Proposal 2024-2025 Capital Plan, as attached in Appendix "I" to the report.

Defeated

With Mayor Locke, and Councillor Annis,  
Bains, Bose, Elford, Hepner, Kooner, Nagra,  
and Stutt opposed.

It was

Moved by Councillor Bains  
Seconded by Councillor Annis  
That Council instruct the City Clerk to  
forward a copy of this report and related Council resolution to the Surrey School District.

RES.R23-2451

Carried

Council then considered the following motion.

It was  
objections to the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan to the School Board.  
RES.R23-2452

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council direct staff to provide Council's  
Carried

**Item No. R213      Award of Contract No. 1722-004-21  
Intersection and Pedestrian Crossing Improvements  
File: 1722-004/21**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1722-004-21 to B.A. Blacktop Infrastructure Inc. for the Intersection and Pedestrian Crossing Improvements.

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

1. Award Contract No. 1722-004-21 to B.A. Blacktop Infrastructure Inc. in the amount of \$5,799,296.19 (including GST), for Intersection and Pedestrian Crossing Improvements;
2. Set the expenditure authorization limit for Contract No. 1722-004-21 at \$6,380,000, (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1722-004-21.

RES.R23-2453      Carried

## **H. BYLAWS AND PERMITS**

### **BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096"  
7922-0221-00 and 7922-0222-00  
Owners: Crispin Development Ltd. (Director Information: T. Dawson, S. Hooge),  
BCG Village Ltd. (Director Information: T. Dawson, S. Hooge)  
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)  
7790 King George Boulevard and 7850 King George Boulevard  
To amend OCP Figure 3: General Land Use Designations from Urban to Multiple Residential and to amend Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.78 FAR for Block 1, 2.79 FAR for Block 2, 2.45 FAR for Block 3, 2.75 FAR for Block 4, 2.35 FAR for Block 5, and 2.48 FAR for Block 6.

Council direction received November 20, 2023



It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" pass its third reading.  
RES.R23-2454 Carried

"Surrey Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No. 21097"  
Portion of 7850 King George Boulevard  
RM-M to CD – to permit the development of 3 apartment buildings on Lot 1.

Council direction received November 20, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 162 (CD 162), Bylaw, 2023, No. 21097" pass its third reading.  
RES.R23-2455 Carried

"Surrey Comprehensive Development Zone 163 (CD 163), Bylaw, 2023, No. 21098"  
Portion of 7850 King George Boulevard  
RM-M to CD – to permit the development of 3 apartment buildings on Lot 2, with  
one building containing some ground floor commercial space.

Council direction received November 20, 2023

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 163 (CD 163), Bylaw, 2023, No. 21098" pass its third reading.  
RES.R23-2456 Carried

"Surrey Comprehensive Development Zone 164 (CD 164), Bylaw, 2023, No. 21099"  
Portion of 7850 King George Boulevard  
RM-M to CD – to permit the development of 3 apartment buildings on Lot 3.

Council direction received November 20, 2023

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 164 (CD 164), Bylaw, 2023, No. 21099" pass its third reading.  
RES.R23-2457 Carried

"Surrey Comprehensive Development Zone 159 (CD 159), Bylaw, 2023, No. 21100"  
Portion of 7790 King George Boulevard  
RM-M to CD – to permit the development of 3 apartment buildings on Lot 4, with  
one building containing some ground floor commercial space and a daycare unit.

Council direction received November 20, 2023

RES.R23-2458	It was  Zone 159 (CD 159), Bylaw, 2023, No. 21100" pass its third reading.  <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development  <u>Carried</u>
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"Surrey Comprehensive Development Zone 160 (CD 160), Bylaw, 2023, No. 21101"  
Portion of 7790 King George Boulevard  
RM-M to CD – to permit the development of 2 apartment buildings on Lot 5.

Council direction received November 20, 2023

RES.R23-2459	It was  Zone 160 (CD 160), Bylaw, 2023, No. 21101" pass its third reading.  <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Comprehensive Development  <u>Carried</u>
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"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102"  
Portion of 7790 King George Boulevard  
RM-M to CD – to permit the development of 6 apartment buildings on Lot 6.

Council direction received November 20, 2023

RES.R23-2460	It was  Zone 161 (CD 161), Bylaw, 2023, No. 21102" pass its third reading.  <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Annis That "Surrey Comprehensive Development  <u>Carried</u>
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2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093"  
7923-0065-00  
Owners: P. Sunnerd, S. Sunnerd  
Agent: G&S Construction Ltd. (Karamjit Sidhu)  
6568 - 129A Street  
RH-G to RF – to develop a new single-family dwelling on an existing lot.

Council direction received November 20, 2023

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21093" pass its third reading.  
RES.R23-2461 Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21091"  
7921-0282-00  
Owners: L. Zhang, C. Li  
Agent: Hub Engineering Inc. (Mike Kompter)  
Portion of 10187 - 173 Street  
To amend OCP Figure 3: General Land Use Designations to redesignate a portion of the subject site from Suburban to Urban.

Council direction received November 20, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2023, No. 21091" pass its third reading.  
RES.R23-2462 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21092"  
Portion of 10187 - 173 Street  
RA to RF and RQ – to subdivide into 1 suburban and 4 urban single-family residential lots.

Council direction received November 20, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21092" pass its third reading.  
RES.R23-2463 Carried

Development Variance Permit No. 7921-0282-00  
10187 - 173 Street

To reduce the minimum lot width from 15 metres to 13.5 metres for proposed Lot 2;  
to reduce the minimum north side yard setback for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and to reduce the minimum east front yard setback for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7921-0282-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R23-2464 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21095"  
7922-0352-00  
Owner: Ruskin Enterprises Ltd. (Director Information: H. Sidhu)  
Agent: Mainland Engineering Consultants Corporation (Avnash Banwait)  
12538 Old Yale Road  
RF to RF-13 – to subdivide into 2 single family small lots.

Council direction received November 20, 2023

- \* Planning and Development advise (see memorandum in back-up) that after the  
consideration of Planning Report No. 7922-0352-00 at November 20, 2023  
Regular Council – Land Use meeting, it has come to the attention of staff that the  
report omitted a recommendation to authorize staff to draft Development Permit  
No. 7922-0352-00 for Hazard Lands generally in accordance with the subdivision layout  
(Appendix I), and the geotechnical report. It is requested that Council consider and  
pass a resolution authorizing staff to draft Development Permit No. 7922-0352-00 in  
accordance with the drawings appended to the planning report.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council authorize staff to draft a  
Hazard Lands Development Permit No. 7922-0352-00 generally in accordance with  
the subdivision layout (Appendix I), and the geotechnical report.  
RES.R23-2465 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21095" pass its third reading.  
RES.R23-2466 Carried

Development Variance Permit No. 7922-0352-00

12538 Old Yale Road

To reduce the minimum lot depth for a Type II corner lot from 24 metres to 17 metres, to reduce the minimum front (west) yard setback for the principal building from 6.0 metres to 2.4 metres, to reduce the minimum rear (east) yard setback for the principal building from 7.5 metres to 1.2 metres, to reduce the minimum side yard setback (north) on a flanking street for the principal building from 2.4 metres to 2.0 metres to the veranda and 4.0 metres to the principal building, and to increase the minimum south side yard setback from 1.2 metres to 6.0 metres to the garage and 7.5 metres to the remainder of the principal building face for proposed Lot 1.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council support Development Variance

Permit No. 7922-0352-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2467

Carried

5. "Surrey Official Community Plan By-law, 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.

Approved by Council November 20, 2023

Corporate Report No. 2023-R191

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw, 2013,

No. 18020, Text Amendment Bylaw, 2023, No. 21104" pass its third reading.

RES.R23-2468

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw, 2013,

No. 18020, Text Amendment Bylaw, 2023, No. 21104" be finally adopted.

RES.R23-2469

Carried

Councillor Annis declared a conflict of interest and left the meeting at 9:25 p.m.

6. "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

- \* Planning and Development advise (see memorandum in back-up) Schedule K in Bylaw No. 21085 the address 16208 High Park Avenue and PID 018-989-977 was inadvertently referenced in CD Bylaw No. 14761 and is an address that belongs to CD Bylaw No. 13614. Council is requested to remove the address and PID from CD Bylaw 14761.

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Schedule K of Bylaw 21085 be amended to  
remove address 16208 High Park Avenue and PID 018-989-977 as is noted beside CD Bylaw 14761 in Schedule K.

RES.R23-2470

Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment Bylaw, 2023, No. 21085" pass its third reading, as amended.

RES.R23-2471

Carried

Councillor Annis rejoined the meeting at 9:27 p.m.

## **REZONING BYLAW – NO PUBLIC HEARING REQUIRED**

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21090"  
7922-0351-00  
Owner: 1298956 B.C. Ltd. (Director Information: M. Sandhu, K. Sandhu)  
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)  
18536 – 64 Avenue  
RF to RF-13 – to subdivide into 3 small residential lots.

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

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21090" pass its first reading.

RES.R23-2472

Carried

The said Bylaw was then read for the second time.

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21090"	pass its second reading.
RES.R23-2473	<u>Carried</u>

The said Bylaw was then read for the third time.

It was	Moved by Councillor Hepner
	Seconded by Councillor Kooner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21090"	pass its third reading.
RES.R23-2474	<u>Carried</u>

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21094"  
7921-0332-00  
Owner: M. Islam  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
Portion of 12252 – 97 Avenue  
RF to RF-10 – to subdivide into 3 single family residential lots.

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21094"	pass its first reading.
RES.R23-2475	<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 Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21094"	pass its second reading.
RES.R23-2476	<u>Carried</u>

The said Bylaw was then read for the third time.

It was	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21094"	pass its third reading.
RES.R23-2477	<u>Carried</u>

Development Variance Permit No. 7921-0332-00

12252 – 97 Avenue

To reduce the minimum lot depth (Type I lots) from 30 metres to 28.9 metres, to permit a driveway from the fronting street (96A Avenue) instead of a rear lane, and to permit an attached garage on a Type I lot for proposed Lots 1 and 2.

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

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Council support Development Variance

Permit No. 7921-0332-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2478

Carried

## PERMITS

9. Temporary Use Permit No. 7923-0264-00

Owner: Bidwell Projects Ltd. (Director Information: J. Barretto)

Agent: Marcon City Parkway (GP) Ltd. (Andrew Joblin)

10230 - 133A Street; 13380 and 13386 - 102A Avenue

To permit the development of a temporary real estate sales centre and coffee shop in the City Centre for a period not to exceed 3 years.

Two pieces of correspondence expressing support and one piece of correspondence expressing opposition were received for this proposal.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That Council support Temporary Use Permit

No. 7923-0264-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R23-2479

Carried

## FINAL ADOPTIONS

10. "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.



Council direction received November 20, 2023  
Corporate Report No. 2023-R186

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 12463 – 105 Avenue, Bylaw, 2023, No. 21044" be finally  
adopted.

RES.R23-2480

Carried

11. "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.

Council direction received November 20, 2023  
Corporate Report No. 2023-R195

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Local Area Service Sanitary Sewer Main  
Extension [Project # 4722-004] Bylaw, 2022, No. 20625, Amendment Bylaw, 2023,  
No. 21088" be finally adopted.

RES.R23-2481

Carried

12. "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.

Council direction received November 20, 2023  
Corporate Report No. 2023-R194

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Local Area Service Sanitary Sewer Main  
Extension [Project # 4721-006] Bylaw, 2021, No. 20419, Amendment Bylaw, 2023,  
No. 21089" be finally adopted.

RES.R23-2482

Carried

13. "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.

Council direction received November 20, 2023  
Corporate Report No. 2023-R197

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That "Surrey Officer and Indemnification
By-law, 2006, No. 15912, Amendment	Bylaw, 2023, No. 21105" be finally adopted.
RES.R23-2483	<u>Carried</u>

14. "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.

Council direction received November 20, 2023  
Corporate Report No. 2023-R198

It was	Moved by Councillor Annis
	Seconded by Councillor Hepner
	That "Council Procedure By-law, 2004,
No. 15300, Amendment Bylaw, 2023, No. 21106" be finally adopted.	
RES.R23-2484	<u>Carried</u>

## INTRODUCTIONS

15. "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2023, No. 21118"  
3900-20-21118 – Regulatory Text Amendment  
A Bylaw to remove the requirement for Support Recovery Home operators to complete a Housing Agreement.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R205. Bylaw Nos. 21118, 21119 and 21120 are therefore in order for consideration.

It was	Moved by Councillor Hepner
	Seconded by Councillor Annis
	That "Business License By-law, 1999, No. 13680,
Amendment Bylaw, 2023, No. 21118" pass its first reading.	
RES.R23-2485	<u>Carried</u>

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Business License By-law, 1999, No. 13680,  
Amendment Bylaw, 2023, No. 21118" pass its second reading.  
RES.R23-2486 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Business License By-law, 1999, No. 13680,  
Amendment Bylaw, 2023, No. 21118" pass its third reading.  
RES.R23-2487 Carried

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment  
Bylaw, 2023, No. 21119"  
3900-20-21119 – Regulatory Text Amendment  
A Bylaw to amend Schedule 3 to remove the requirement for Support Recovery Home operators.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Municipal Ticket Information Utilization  
By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119" pass its first reading.  
RES.R23-2488 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Municipal Ticket Information Utilization  
By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119" pass its second reading.  
RES.R23-2489 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Municipal Ticket Information Utilization  
By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119" pass its third reading.  
RES.R23-2490 Carried

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2023,  
No. 21120"  
3900-20-21120 – Regulatory Text Amendment  
A Bylaw to amend Schedule A CONTRAVENTIONS AND PENALTIES Part 1 to  
remove the requirement for Support Recovery Home operators.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Bylaw Notice Enforcement Bylaw,  
2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120" pass its first reading.  
RES.R23-2491 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Bylaw Notice Enforcement Bylaw,  
2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120" pass its second reading.  
RES.R23-2492 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Bylaw Notice Enforcement Bylaw,  
2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120" pass its third reading.  
RES.R23-2493 Carried

16. "Newton Business Improvement Area Bylaw, 2024, No. 21043"  
3900-20-21043 – Council Initiative  
A Bylaw to renew the Newton Business Improvement Area for five-year term from  
2024 to 2028. The purpose of the Business Improvement Area is to assist local  
property owners to upgrade and promote a local business district to improve its  
economic viability.

Council direction received November 20, 2023  
Corporate Report Item No. 2023-R201

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Newton Business Improvement Area  
Bylaw, 2024, No. 21043" pass its first reading.  
RES.R23-2494 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Newton Business Improvement Area  
Bylaw, 2024, No. 21043" pass its second reading.  
RES.R23-2495 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Newton Business Improvement Area  
Bylaw, 2024, No. 21043" pass its third reading.  
RES.R23-2496 Carried

## I. CLERK'S REPORT

### 1. Delegation Requests

- (a) **Igor Bjelac, Ali Haeri, Reihaneh Mirjani, Immigrant Link Centre Society**  
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding their commitment to providing essential, sustainable food support for low-income individuals and refugees in Surrey and discuss anticipated city support and collaboration.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Igor Bjelac, Ali Haeri, Reihaneh Mirjani,  
Immigrant Link Centre Society be heard as a delegation at Agricultural and Food  
Policy Committee.  
RES.R23-2497 Carried

### 2. Conferences/Conventions/Meetings

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

1. Authorize all members of Council to attend:
  - a) The 2024 Lower Mainland Local Government Association Annual Conference;
  - b) The 2024 Federation of Canadian Municipalities Annual Conference;
  - c) The 2024 Union of British Columbia Municipalities Annual Conference; and
2. That expenses be paid in accordance with Council policy.

RES.R23-2498 Carried

**J. NOTICE OF MOTION**

1. Building Permit Issuance Timeline  
File: 6410-01

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

"That Council direct staff to investigate and report back as soon as possible as to whether building permits for new homes could be submitted for review after the preliminary layout approval process and prior to final subdivision in order to reduce the time for building permit issuance. "

2. Stormwater Pump Connections for Basement Suites  
File: 5225-01

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

"That Council direct Engineering and Building department staff to look at the ability to have stormwater pump connections in basement suites for single family homes, including a review of what other jurisdictions are doing. "

**K. OTHER BUSINESS**

1. **Parking Spaces**  
File: 5200-01

At the November 20, 2023 Regular Council – Public Hearing meeting, Councillor Annis put forward the following notice of motion:

"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."

Mayor Locke ruled the motion out of order advising that the Province recently passed legislation to reduce parking requirements. The changes should be clear prior to directing staff to investigate additional parking reductions.

**L. ADJOURNMENT**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the December 4, 2023 Regular Council -

Public Hearing meeting be adjourned.

RES.R23-2499

Carried

The Regular Council - Public Hearing meeting adjourned at 9:41 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Mayor Brenda Locke