

Regular Council - Public Hearing Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, DECEMBER 18, 2023
Time: 7:03 p.m.

Present:

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

Absent:

Councillor Hepner

Staff Present:

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

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

It was

Moved by Councillor Bose
Seconded by Councillor Annis
That the agenda of the December 18, 2023,

Regular Council Public Hearing meeting be adopted.

RES.R23-2561

Carried

Mayor Locke made a statement advising that the Province has enacted Bill 44 which prohibits holding a public hearing for rezoning applications that are consistent with the City's Official Community Plan and primarily residential. Further to this change, the scheduled Public Hearings for Application No. 7921-0357-00 and 7918-0111-00 were cancelled.

2. Adoption of the Minutes**a. Special Council – December 4, 2023**

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Special Council

meeting held on Special Council – December 4, 2023, be adopted.

RES.R23-2562

Carried

It was Moved by Councillor Annis
Seconded by Councillor Bose
That the minutes of the
Council-in-Committee meeting held on December 4, 2023, be received.
RES.R23-2563 Carried

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That the minutes of the Regular Council –
Land Use meeting held on December 4, 2023, be adopted.
RES.R23-2564 Carried

RES.R23-2565 It was Moved by Councillor Annis
Seconded by Councillor Bose
That the minutes of the Regular Council -
Public Hearing meeting held on December 4, 2023, be adopted.
Carried

1. Development Process Improvements

- The proposed procedural changes for urban design review and the Advisory Design Panel (ADP) involve exempting low-rise apartment buildings and commercial retail or office buildings from ADP review provided they are supported through urban design staff review. High-rise residential, mixed-use developments, and larger commercial or major projects can choose ADP review either before Council introduction or after the third reading. The intended results will reduce review cycles, reduce the number of projects requiring ADP by 75%, incentive good design submissions by waiving ADP step in the process, and reduce timelines by about two months per project.

- In the current land development process, engineering activities take between four to 18 months. This includes project approval by Council, iterations of drawings submitted to city staff, development of an erosion and sediment control plan, servicing agreements and a building permit application. Staff has identified a streamlined process to include earlier engineering project scoping, reducing the number of design review cycles, integrating the erosion and sediment control plan with the servicing agreement and removing redundancy in permits will save two to four months on average.

B. DELEGATIONS - PUBLIC HEARING

1. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21112"**
"Surrey Comprehensive Development Zone 168 (CD 168), Bylaw, 2023, No. 21113"
Application No. 7923-0200-00

CIVIC ADDRESS: 14723 – 104 Avenue

APPLICANT: Owner: RDG Guildford East Development Ltd.
(Director Information: R. Elliott, M. Rempel)
Agent: Focus Architecture Inc. (Colin Hogan)

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations from Commercial to Multiple Residential and to amend OCP Figure 42: Major Employment Areas by removing the Commercial designation for the subject site. The proposal also includes rezoning the same site from Downtown Commercial Zone to Comprehensive Development Zone in order to develop two 6-storey apartment buildings with approximately 192 dwelling units and underground parking in Guildford.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal citing traffic, density and the lack of road improvements.

C. Kamel, Guildford: The delegation expressed opposition to the proposal citing loss of housing and affordability.

S. Gouda, Guildford: The delegation expressed opposition to the proposal citing loss of housing, affordability and traffic.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, biomass, biodiversity ecological system, and green roof.

Surrey Resident: The delegation provided comments on an issue unrelated to the public hearing matter.

Surrey Resident: The delegation provided comments on an issue unrelated to the public hearing matter.

The meeting recessed at 7:48 p.m. and was reconvened at 9:02 p.m. with all members present.

Written submissions were received as follows:

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

2. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110"**
"Surrey Comprehensive Development Zone 170 (CD 170), Bylaw, 2023, No. 21111"
Application No. 7923-0001-00

CIVIC ADDRESS: 14275 and 14297 – 103A Avenue; 10365 – 143 Street

APPLICANT: Owner: 1336514 B.C. Ltd.
(Director Information: D. Nijjar, H. Nijjar, G. Nijjer)
Agent: G. Nijjer

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.5 FAR for the subject site. 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 66 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 expressed opposition to the proposal citing location, density, traffic, and schools.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, amenity space and a green roof.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing location and schools.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21115"**
"Surrey Comprehensive Development Zone 169 (CD 169), Bylaw, 2023, No. 21116"
Application No. 7922-0218-00

CIVIC ADDRESS: 12835 – 111 Avenue and 11138 – 128 Street

APPLICANT: Owner: 128 Surrey Holdings Ltd.
(Director Information: A. Askarian, D. Debartolo)
Agent: GBL Architects (Joey Stevens)

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations from Mixed Employment to Multiple Residential; to amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation; and to amend OCP Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.5 FAR for the subject site. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey market rental apartment building with a child care centre located on a consolidated site in South Westminster.

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

R. Landale, Fleetwood: The delegation expressed opposition citing a hydrology report, trees, traffic, and schools.

D. Jack, Surrey Environmental Partners: The delegation spoke to rental units, proximity to parkland, trees, green roof, and biodiversity.

Written submissions were received as follows:

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

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21108"**
"Surrey Comprehensive Development Zone 167 (CD 167), Bylaw, 2023, No. 21109"
Application No. 7922-0307-00

CIVIC ADDRESS: 15316 – 88 Avenue

APPLICANT: Owner: 1168766 B.C. Ltd.
(Director Information: H. Sahota, A. Sahota)
Agent: Ankenman Associates Architects Inc. (Emily Kearns)

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 2.46 FAR for the subject site. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential apartment building with a child care centre.

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

R. Landale, Fleetwood: The delegation expressed opposition to the proposal citing traffic congestion, safety, schools, roads improvements, and trees.

D. Jack, Surrey Environmental Partners: The delegation spoke to proximity to parkland, trees, outdoor amenities and the need for a green roof.

D. Sharma, Surrey Resident: The delegation spoke to rapid transit, proximity to schools, and public notice and consultation.

Written submissions were received as follows:

- A. Hans expressing support for the proposal.
- A. Sahota expressing support for the proposal.
- G. Basran expressing support for the proposal.
- H. Bratch expressing support for the proposal.
- H. Sahota expressing support for the proposal.
- I. Sahota expressing support for the proposal.
- L. Dhillon expressing support for the proposal.
- N. Cheema expressing support for the proposal.
- P. Cheema expressing support for the proposal.
- P. Mangat expressing support for the proposal.
- P. Singh expressing support for the proposal.
- S. Dhillon expressing support for the proposal.
- S. Gill expressing support for the proposal.
- T. Chahal expressing support for the proposal.
- T. Cheema expressing support for the proposal.
- A. Sahota expressing support for the proposal.
- D. Chahal expressing support for the proposal.
- G. Hayer expressing support for the proposal.
- H. Chahal expressing support for the proposal.
- K. Mangat expressing support for the proposal.
- M. Arora expressing support for the proposal.
- S. Chahal expressing support for the proposal.
- M. Araki expressing support for the proposal.
- S. Chauhan expressing support for the proposal.
- P. Chauhan expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing traffic, congestion, roads, and trees.

C. COMMITTEE REPORTS

This section had no items to consider.

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

Mayor Locke read the following proclamation:

(a) Tamil Heritage Month – January 2024

2. Community Updates

Mayor Locke provided the following updates:

- The long-term impact of Bill 44, mandated by the Provincial Government, will reduce the number of Public Hearings for rezoning applications.
- Located in South Newton at 62 Avenue and 138 Street, Whippletree Park is Surrey's newest neighbourhood park which opened last week.

F. COUNCILLORS' REPORTS

No verbal updates were provided.

G. CORPORATE REPORTS

The Corporate Reports, under date of December 18, 2023, were considered and dealt with as follows:

Item No. R214	Proposed Changes to Advisory Design Panel Procedures for Development Applications
	File: 0360-20 ADP

The General Manager, Planning & Development submitted a report to propose changes to urban design review of development applications, specifically related to the Advisory Design Panel, in response to a Council resolution at the October 30, 2023 Regular Council – Public Hearing Meeting.

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

1. Receive Corporate Report R214 for information; and
2. Approve the proposed amendments to the Terms of Reference for the Advisory Design Panel to reflect the changes proposed in Appendix "I" and outlined in the report.

RES.R23-2566

Carried

Item No. R215 Snow and Ice Operations – Winter Maintenance Preparedness
File: 5400-45

The General Manager, Engineering submitted a report to provide information with respect to the City's annual preparedness for winter maintenance operations for the upcoming 2023/2024 winter season and to seek Council endorsement of the Engineering Department's Procedure in regard to winter maintenance.

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

1. Receive Corporate Report R215 for information; and
2. Endorse the Engineering Department's Winter Maintenance Procedure, attached to the report as Appendix "I".

RES.R23-2567

Carried

Item No. R216 Award of Contract No. 1220-040-2023-064
Surrey Sport and Leisure Complex - HVAC Unit Replacements
File: 1220-040-2023-064

The General Manager, Planning & Development submitted a report to seek Council approval to award Contract No. 1220-040-2023-064 to All-Pro Services Ltd. for the removal and replacement of 10 roof top heating ventilation and air conditioning units and one condensing unit at Surrey Sport and Leisure Complex which have reached the end of their useful life.

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

1. Award Contract No. 1220-040-2023-064 to All-Pro Services Ltd. for \$995,287.65 (including applicable taxes and bonding) for the Surrey Sport and Leisure HVAC unit replacements;
2. Set the expenditure authorization limit for Contract No. 1220-040-2023-064 at \$1,094,816.40 (including applicable taxes and contingency); and
3. Authorize the Director, Civic Facilities to execute Contract No. 1220-040-2023-064.

RES.R23-2568

Carried

**Item No. R217 Partnering Agreement and License and Operating Agreements
with the YMCA BC for Childcare at Surrey City Hall
File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council's approval to enter into a Partnering Agreement and a License and Operating Agreement with the YMCA to operate childcare services at Surrey City Hall.

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

1. Receive Corporate Report R217 for information;
2. Award Contract No. 1220-040-2023-073 to YMCA BC to operate the childcare facility at Surrey City Hall located at 13450 - 104 Avenue;
3. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and the YMCA, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor all as generally described in this report; and
4. Approve the execution by the General Manager of Parks, Recreation & Culture of a License and Operating Agreement for three years, with the option of one additional two-year term between the City and the YMCA, subject to the execution of the Partnering Agreement and compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, all as generally described in this report.

RES.R23-2569

Carried

**Item No. R218 Union of BC Municipalities Grant for Emergency Support Services
Equipment and Training
File: 0550-20**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council authorization to apply for the Union of BC Municipalities Emergency Support Services Equipment and Training grant in the amount of \$25,000 to purchase equipment for Emergency Support Services responses and provide training for staff and volunteers.

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

1. Receive Corporate Report R218 for information; and
2. Authorize staff to apply for a grant from the Union of BC Municipalities, Community Emergency Preparedness Fund for Emergency Support Services Equipment and Training to purchase equipment and provide training to staff and volunteers as generally described in this report.

RES.R23-2570

Carried

**Item No. R219 Approval of the Sale of Closed Portions of Road Allowance
adjacent to 13381 – 102A Avenue, 10262 – 133A Street,
10284 – 133A Street and 13390/92 – 103 Avenue (Step 2)
File: 7921-0270-00**

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portions of road for consolidation with the adjacent development lands at 13381 – 102A Avenue, 10262 – 133A Street, 10284 – 133A Street and 13390/92 – 103 Avenue.

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

1. Receive Corporate Report R219 for information; and
2. Authorize the sale of a 168 square metre portion of closed road allowance adjacent to 10284 – 133A Street and 13390/92 – 103 Avenue and a 195.1 square metre portion of closed road allowance adjacent to 13381 – 102A Avenue, 10262 – 133A Street, 10284 – 133A Street and 13390/92 – 103 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R180; 2023, a copy of which is attached to the report as Appendix "I".

RES.R23-2571

Carried

**Item No. R220 Award of Contract No. 4723-005-11
Sanitary Sewer Rehabilitation Program
File: 4723-005/11**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 4723-005-11 to Mar-Tech Underground Services Ltd. for the Sanitary Sewer Rehabilitation Program.

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

1. Award Contract No. 4723-005-11 to Mar-Tech Underground Services Ltd. in the amount of \$1,326,123.93 (including GST), for the Sanitary Sewer Rehabilitation Program;
2. Set the expenditure authorization limit for Contract No. 4723-005-11 at \$1,532,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 4723-005-11.

RES.R23-2572

Carried

Item No. R221

2024 Staff Inclusion Calendar
File: 0330-01

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

- RES.R23-2573

Carried

Item No. R222

Improvements to the Engineering Development Process

File: 5210-01

It was

Moved by Councillor Annis
Seconded by Councillor Bose
That Council receive Corporate Report R222

RES.R23-2574

Carried

Item No. R223

Crescent Beach Parking Update
File: 5460-90 (Gen)

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That Council:

1. Receive Corporate Report R223 for information;
2. Authorize staff to increase on-street parking spaces by educating Crescent Beach residents on applicable City Bylaws and to subsequently remove unauthorized obstructions and signs in public road allowance, as generally described in the report; and

- RES.R23-2575

With Councillor Annis opposed.

File: 4520-08

It was

That Council:

- RES.R23-2576

Carried

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- Council direction received December 4, 2023

It was

No. 18020, Amendment Bylaw, 2023, No. 21112" pass its third reading.

RES.R23-2577

Carried

"Surrey Comprehensive Development Zone 168 (CD 168), Bylaw, 2023, No. 21113"

14723 – 104 Avenue

C-35 to CD – to develop two 6-storey apartment buildings with approximately 192 dwelling units and underground parking in Guildford.

Council direction received December 4, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Comprehensive Development

Zone 168 (CD 168), Bylaw, 2023, No. 21113" pass its third reading.

RES.R23-2578

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110"

7923-0001-00

Owner: 1336514 B.C. Ltd. (Director Information: D. Nijjar, H. Nijjar, G. Nijjer)

Agent: G. Nijjer

14275 and 14297 – 103A Avenue; 10365 – 143 Street

To amend OCP Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.5 FAR.

Council direction received December 4, 2023

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110" pass its third reading.

RES.R23-2579

Carried

"Surrey Comprehensive Development Zone 170 (CD 170), Bylaw, 2023, No. 21111"

14275 and 14297 – 103A Avenue; 10365 – 143 Street

RF to CD – to develop a 6-storey apartment building with approximately 66 dwelling units and underground parking on a consolidated site in Guildford.

Council direction received December 4, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 170 (CD 170), Bylaw, 2023, No. 21111" pass its third reading.

RES.R23-2580

Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21115"
7922-0218-00
Owner: 128 Surrey Holdings Ltd. (Director Information: A. Askarian, D. Debartolo)
Agent: GBL Architects (Joey Stevens)
12835 – 111 Avenue and 11138 – 128 Street
To amend OCP Figure 3: General Land Use Designations from Mixed Employment to Multiple Residential; to amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation; and to amend OCP Table 7A: Land Use Designation Exceptions by permitting a floor area ratio up to 2.5 FAR.

Council direction received December 4, 2023

- * The associated Housing Agreement Bylaw No. 21132 (Item C.2 on the Regular Council – Land Use agenda) will be brought forward for final adoption concurrently with OCP Bylaw No. 21115 and Rezoning Bylaw No. 21116 when all conditions associated with the OCP and rezoning are fulfilled.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21115" pass its third reading.
Carried

RES.R23-2581

"Surrey Comprehensive Development Zone 169 (CD 169), Bylaw, 2023, No. 21116"
12835 – 111 Avenue and 11138 – 128 Street
RF to CD – to develop a 6-storey market rental apartment building with a child care centre located on a consolidated site in South Westminster.

Council direction received December 4, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 169 (CD 169), Bylaw, 2023, No. 21116" pass its third reading.
Carried

RES.R23-2582

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21108"
7922-0307-00
Owner: 1168766 B.C. Ltd. (Director Information: H. Sahota, A. Sahota)
Agent: Ankenman Associates Architects Inc. (Emily Kearns)
15316 – 88 Avenue
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 2.26 FAR.

Council direction received December 4, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21108" pass its third reading.
RES.R23-2583 Carried

"Surrey Comprehensive Development Zone 167 (CD 167), Bylaw, 2023, No. 21109"
15316 – 88 Avenue
RF to CD – to develop a 6-storey residential apartment building with a child care centre.

Council direction received December 4, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 167 (CD 167), Bylaw, 2023, No. 21109" pass its third reading.
RES.R23-2584 Carried

REZONING BYLAW – NO PUBLIC HEARING

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21114"
7922-0320-00
Owner: 1342430 B.C. Ltd. (Director Information: S. Gill, J. R. Hineman, A. Pawar)
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
13357 – 62 Avenue
RA to RF – to subdivide into two single family lots.

Council direction received December 4, 2023

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

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21114" pass its first reading.
RES.R23-2585 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21114" pass its second reading.
RES.R23-2586 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21114" pass its third reading.
RES.R23-2587 Carried

Development Variance Permit No. 7922-0320-00

13357 – 62 Avenue

To reduce the minimum lot width from 15.0 metres to 14.07 metres and to reduce the minimum side yard setbacks from 1.8 metres to 1.2 metres for the principal building for proposed Lots 1 and 2.

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7922-0320-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R23-2588 Carried

6. Application No. 7921-0357-00

See memo from the City Clerk and Director of Legislative Services in backup.

"Surrey Comprehensive Development Zone 165 (CD 165), Bylaw, 2023, No. 21103"

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 165 (CD 165), Bylaw, 2023, No. 21103" be filed.
RES.R23-2589 Carried

"Surrey Comprehensive Development Zone 172 (CD 172), Bylaw, 2023, No. 21122"
7921-0357-00

Applicant: Rokm Developments Ltd. (Director Information: G. Grewal)

Agent: Flat Architecture Inc. (Rajinder Warraich)

9952 – 149 Street

RM-45 to CD – to develop an infill five-storey residential building, containing 45 dwelling units over two levels of underground parking, as well as seven 3-storey townhouse units.

Council direction received December 4, 2023

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That "Surrey Comprehensive Development
Zone 172 (CD 172), Bylaw, 2023, No. 21122" pass its first reading.	
RES.R23-2590	<u>Carried</u>

It was	Moved by Councillor Bose
	Seconded by Councillor Kooner
	That "Surrey Comprehensive Development
Zone 172 (CD 172), Bylaw, 2023, No. 21122" pass its second reading.	
RES.R23-2591	<u>Carried</u>

It was	Moved by Councillor Stutt
	Seconded by Councillor Kooner
	That "Surrey Comprehensive Development
Zone 172 (CD 172), Bylaw, 2023, No. 21122" pass its third reading.	
RES.R23-2592	<u>Carried</u>

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7921-0357-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R23-2593 Carried

"Surrey Comprehensive Development Zone 166 (CD 166), Bylaw, 2023, No. 21117"

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 166 (CD 166), Bylaw, 2023, No. 21117" be filed.
RES.R23-2594 Carried

"Surrey Comprehensive Development Zone 171 (CD 171), Bylaw, 2023, No. 21121"
7918-0111-00
Owner: 1075292 B.C. Ltd. (Director Information: B. Johal)
Agent: Mortise Construction Ltd. (Travjit Johal)
6081, 6095, 6111, 6121, and 6131 King George Boulevard
RF to CD – to develop 3 apartment buildings with a total of 198 units.

Council direction received December 4, 2023

No correspondence was received for this proposal.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 171 (CD 171), Bylaw, 2023, No. 21121" pass its first reading.
RES.R23-2595 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 171 (CD 171), Bylaw, 2023, No. 21121" pass its second reading.
RES.R23-2596 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 171 (CD 171), Bylaw, 2023, No. 21121" pass its third reading.
RES.R23-2597 Carried

PERMITS

8. Development Variance Permit No. 7922-0375-00
Owner: J. Pooni, R. Pooni
Agent: WSP Canada (Scott Pelletier)
19355 - 2 Avenue
To reduce the minimum side yard setback (south) from 9.5 metres to 7.5 metres to the principal building face; to reduce the minimum accessory structure and building side yard setback (south) from 9.5 metres to 8.8 metres to the accessory structure; to increase the maximum farm residential footprint (homeplate) depth from 60 metres to 66 metres as measured from the front lot line; and to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016 in order to permit the development of a single family residence and accessory structures.

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

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council authorize the issuance of

Development Variance Permit No. 7922-0375-00.
RES.R23-2598 Carried

9. Development Variance Permit No. 7923-0176-00
Owner: 0729697 B.C. Ltd. (Director Information: G. Brar)
Agent: Telus Communications Inc. c/o Cypress Land Services Inc. (Tawny Verigin)
8620 - 128 Street
To increase the maximum height of a free-standing telecommunications tower from 12 metres to 19.1 metres in order to permit replacement of an existing antenna pole.

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

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of

Development Variance Permit No. 7923-0176-00.
RES.R23-2599 Carried

10. Development Variance Permit No. 7923-0337-00
Owner: Surrey Village Holdings Ltd. (Director Information: J. Prince, G. Squibb)
Agent: Realstar Management (Hedayat Nasoody)
9801 King George Boulevard (9835 King George Boulevard)
To replace the Drawings Numbered 77-RZ-91 (A), (B), (C), (D), (E), (F), (G), (H), and (I) attached to and forming part of Land Use Contract No. 420 and replacing them with the drawings attached to the Planning Report 7923-0337-00 and numbered 7923-0337-00 (1) through to and including 7923-0337-00 (60); and to reduce the required number of parking spaces as outlined under Land Use Contract No. 420 from 423 to 367 in order to permit additional rental residential units and renovations to the existing buildings on the site.

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

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7923-0337-00.

RES.R23-2600

Carried

11. Development Variance Permit No. 7918-0186-01
Owner: 1140398 B.C. Ltd. (Director Information: H. Berar)
Agent: 1140398 B.C. Ltd. (Manpreet Berar)
16344 and 16370 - 20 Avenue
To increase the maximum percentage of back-to-back units from 20% to 45%; and to reduce the outdoor amenity space requirement for back-to-back ground oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in order to permit the development of 47 townhouse units.

Two pieces of correspondence expressing opposition were received for this proposal.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council support Development Variance
Permit No. 7918-0186-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2601

Carried

12. Development Variance Permit No. 7919-0011-01
Owner: P. Kaur, Bt144 Holdings Ltd (Director Information: K. Garcha)
Agent: Kasian Architecture Interior Design and Planning Ltd (Trevor Dickson)
6113 and 6133 - 144 Street
To increase the maximum percentage of back-to-back units from 20% to 46% in order to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

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

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7919-0011-01 and consider issuance of the Permit upon final adoption of
the associated rezoning bylaw.
RES.R23-2602 Carried

13. Development Variance Permit No. 7919-0017-00
Owner: 1048201 B.C. Ltd. (Director Information: R. Sanghera, S. Virk);
0975696 B.C. Ltd. (Director Information: P. Sanghera, H. Virk)
Agent: Gerry Blonski Architect (Gerry Blonski)
12333, 12345 and 12350 Pattullo Place
To reduce the minimum number of off-street parking spaces required for an eating
establishment (banquet hall) from 650 to 430; to allow for parking spaces for the
banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or
contiguous lots located at 12333 and 12345 Pattullo Place; and to increase the
allowable building height from 9 metres to 14.1 metres to accommodate the
banquet hall building in order to permit already constructed and proposed
additions and modifications to an existing banquet hall.

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

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7919-0017-00.
RES.R23-2603 Carried

Development Permit No. 7919-0017-00
12333, 12345 and 12350 Pattullo Place
To issue Development Permit for Form and Character.

Council authorized to draft December 4, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Permit No. 7919-0017-00.
RES.R23-2604 Carried

14. Development Variance Permit No. 7919-0177-00
Owner: Quadra Holdings (King George) Ltd. (Director Information: M. Redekop, P. Warkentin)
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street
To vary the requirement in Section 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a gross floor area ratio of up to 2.7, will not be required to utilize hydronic systems for space heating within individual units in order to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance Permit No. 7919-0177-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R23-2605

Carried

15. Development Variance Permit No. 7921-0153-00
Owner: Solterra Development (Guildford) Corp. (Director Information: G. Nichele)
Agent: Solterra Development (Guildford) Corp. (Alex Putrenko)
15200 Guildford Drive
To reduce the minimum on-site parking requirement for non-ground oriented multiple unit residential dwellings to 1.1 parking space per dwelling unit for residents and 0.2 parking space per dwelling unit for visitors; and to vary the maximum permitted lot coverage from 40% to 42% in order to permit the construction of a 20-storey mid-rise apartment building consisting of 175 dwelling units in Guildford.

Thirteen pieces of correspondence expressing support, three pieces of correspondence expressing opposition, and four pieces of correspondence expressing concerns were received for this proposal.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council support Development Variance Permit No. 7921-0153-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R23-2606

Carried

16. Development Variance Permit No. 7921-0177-01
Owner: Pawar Consulting Ltd. (Director Information: A. Pawar)
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
1985 - 182 Street
To reduce the minimum lot width from 50.0 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5 in order to subdivide into 5 single family RA lots with varied lot widths.

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

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council support Development Variance

Permit No. 7921-0177-01, and consider issuance of the Permit upon final approval of the associated Development Variance Permit and Development Permit.

RES.R23-2607

Carried

FINAL ADOPTIONS

17. "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

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

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

Text Amendment Bylaw, 2023, No. 21085" be finally adopted.

RES.R23-2608

Carried

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Andrew Banks, BC Nature - Project Manager, Municipal Protected Areas Project, Kephra Beckett, BC Nature Conservation Coordinator, BC Nature**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding the Municipal Protected Areas Project (MPAP) and to request staff be given permission to engage with the BC Nature MPAP team to review eligibility of city owned or managed lands.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Andrew Banks, BC Nature - Project Manager,
Municipal Protected Areas Project, Kephra Beckett, BC Nature Conservation
Coordinator, BC Nature be heard as a delegation at the Environment and
Climate Change Committee.

RES.R23-2609 Carried

(b) **Mr. Suresh Rajendran, Surrey Resident**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a
presentation regarding the complexity in navigating the Bylaw that coexists
with ALC regulations.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Mr. Suresh Rajendran, Surrey Resident
be referred to the Engineering staff.

RES.R23-2610 Carried

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

1. Building Permit Issuance Timeline

File: 6410-01

At the December 4, 2023 Regular Council – Public Hearing meeting,
Councillor Kooner put forward the following notice of motion:

"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."

It was Moved by Councillor Kooner
Seconded by Councillor Bains
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.

RES.R23-2611 Carried

2. Stormwater Pump Connections for Basement Suites

File: 5225-01

At the December 4, 2023 Regular Council – Public Hearing meeting, Councillor Nagra put forward the following notice of motion:

"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."

It was

Moved by Councillor Nagra

Seconded by Councillor Kooner

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.

Before the vote was taken:

A friendly amendment was accepted and the motion reads as follows:

That Council direct Engineering and Building department staff to consider options to deal with situations where drainage issues restrict development of single-family homes including:

1. Allow stormwater pump connections in basement suites;
2. Increase height restrictions to allow the house to be built on a slab; and
3. Conduct a review of what other jurisdictions are doing.

The vote was then taken on the main motion, as amended.

RES.R23-2612

main motion, as amended, Carried**L. ADJOURNMENT**

It was

Moved by Councillor Bose

Seconded by Councillor Bains

That the December 18, 2023 Regular Council

- Public Hearing meeting be adjourned.

RES.R23-2613

Carried

The Regular Council - Public Hearing meeting adjourned at 10:16 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke