

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

That:

1. The agenda of the March 11, 2024 Regular Council Public Hearing meeting be amended by:
 - a. Removing Corporate Report R045 Alternative Public Notice – Transition to New Methods of Public Notice;
 - b. Adding Item K.1 Infrastructure Investment under Other Business; and
2. The agenda be adopted as amended.

2. Adoption of the Minutes**a. Council-in-Committee – February 26, 2024**

That the minutes of the Council-in-Committee meeting held on February 26, 2024, be received.

b. Regular Council - Land Use – February 26, 2024

That the minutes of the Regular Council – Land Use meeting held on February 26, 2024, be adopted.

c. Regular Council - Public Hearing – February 26, 2024

That the minutes of the Regular Council - Public Hearing meeting held on February 26, 2024, be adopted.

B. DELEGATIONS - PUBLIC HEARING**1. Planning Report – Application No. 7923-0115-00**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179"

"Surrey Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180"

2. Planning Report – Application No. 7922-0344-00

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178"

C. COMMITTEE REPORTS

1. Public Safety Committee – January 24, 2024

That the minutes of the Public Safety Committee meeting held on January 24, 2024, be received.

G. CORPORATE REPORTS

Item No. R039 Award of Contract No. 1724-001-31 Local Road Paving File: 1724-001/31

That Council:

1. Award Contract No. 1724-001-31 to Lafarge Canada Inc. in the amount of \$1,327,562.09 (including GST) for local road paving at various locations;
2. Set the expenditure authorization limit for Contract No. 1724-001-31 at \$1,460,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-001-31.

Item No. R040 Award of Contract No. 5523-001-11 District Energy Distribution Piping Expansion File: 5523-001/11

That Council:

1. Award Contract No. 5523-001-11 to Rissling Services Ltd. in the amount of \$5,390,408.10 (including GST) for District Energy Distribution Piping System Expansion;
2. Set the expenditure authorization limit for Contract No. 5523-001-11 at \$5,930,000.00 (including GST and contingencies); and
3. Authorize the General Manager, Engineering to execute Contract No. 5523-001-11.

Item No. R041 Award of Contract No. 1220-020-2024-003 Installation Services of West Village Energy Centre Boilers File: 5523-003

That Council:

1. Award Contract No. 1220-020-2024-003 to All-Pro Services in the amount of \$2,096,825.17 (including GST) for the installation services of new District Energy Boilers and Associated Works;
2. Set the expenditure authorization limit for Contract No. 1220-020-2024-003 at \$2,411,348.94 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-020-2024-003.

**Item No. R042 Revisions to the Advisory Design Panel Terms of Reference
(Submission Requirements)
File: 0360-20 (ADP)**

That Council:

1. Receive Corporate Report No. R042 for information;
2. Approve revisions to the Advisory Design Panel Terms of Reference, specifically Schedule A: Advisory Design Panel Submission Requirements, as outlined in the report and attached as Appendix "I"; and
3. Authorize staff to make public Council's resolution related to the recommendations of the report.

**Item No. R043 Award of Contract No. 1220-030-2021-046
Cloverdale Sport & Ice Complex: Retroplate Flooring,
Landscaping, Roof Anchors, and Miscellaneous Steel
File: 0760-20 (Cloverdale Sport & Ice Complex)**

That Council:

1. Award Contract No. 1220-030-2021-046 to Graham Construction and Engineering LP in the amount of \$4,264,901.80 (including GST) for the construction of early works and pre-engineered metal building structure related to the new Cloverdale Sport & Ice Complex;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-046 at \$4,690,000.00 (including GST and contingency); and
3. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-046.

**Item No. R044 Provincial Housing Legislation
File: 6520-20 (City Centre, Fleetwood, Clayton);
3900-30 (Zoning By-law)**

That Council:

1. Receive Corporate Report R044 for information;
2. Approve proposed plan area boundary extensions to the City Centre, Fleetwood, and Clayton Corridor Plans, as described in the report and attached as Appendix "I"; and
3. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, to align with the proposed plan area boundary extensions recommended above, as described in the report and attached as Appendix "II".

**Item No. R045 Alternative Public Notice – Transition to New Methods of Public
Notice
File: 3900-00**

This item was removed from the agenda.

**Item No. R046 Inflationary Update and Clarity on Application of
Community Amenity Contributions
File: 6520-20 (CACs)**

That Council:

1. Receive Corporate Report R046 for information;
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, to increase existing Secondary Plan and Infill Area Amenity Contribution, Affordable Housing, Capital Project, and Community Specific Capital Project Community Amenity Contributions rates by 4.3% for annual inflation, as documented in Appendix "I" of the report;
3. Approve proposed amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, to provide clarity for Community Amenity Contributions within Secondary Plan Areas as documented in Appendix "II" of the report; and
4. Authorize the City Clerk to bring forward the necessary *Surrey Zoning By-law, 1993, No. 12000* amendment bylaw and *Surrey Official Community Plan Bylaw, 2013, No. 18020* amendment bylaw readings, and to set a date for the related public hearing.

**Item No. R047 Erosion and Sediment Control Bylaw Replacement
File: 4520-08**

That Council:

1. Receive Corporate Report R047 for information; and
2. Authorize the City Clerk to bring forward for the required readings the new Erosion and Sediment Control Bylaw, attached to the report as Appendix "I".

**Item No. R048 Use of Portions of City Properties for Commercial Truck Parking
File: 0930-30/515**

That Council:

1. Receive Corporate Report R048 for information;
2. Subject to consideration and approval by Council of a Temporary Use Permit (TUP) and a Truck Parking Facility Permit (TPFP), approve the execution by the Mayor and the City Clerk of a licence agreement for 13119, 13123 – 115A Avenue (PID #'s: 001-602-392 and 001-602-384), 13132/34 – 115B Avenue (PID #: 025-435-230) and 11561 – 132 Street (PID #: 030-116-031) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TPFP for an additional 36 months at the City's discretion;
3. Subject to consideration and approval by Council of a TPFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 12875 – 112B Avenue (PID #: 027-996-166) between Prudential Transportation Ltd. and the City for a term of 60 months;

4. Subject to consideration and approval by Council of a TUP and a TFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 17768 - 96 Avenue (PID #: 002-283-654) between Prudential Transportation Ltd. and the City for a term of 36 months, with the option to extend the TUP and TFP for an additional 36 months at the City's discretion;
5. Subject to consideration and approval by Council of a TFP, approve the execution by the Mayor and the City Clerk of a licence agreement for 18949 – 52 Avenue (PID #: 012-369-080) between Prudential Transportation Ltd. and the City for a term of 60 months; and
6. Authorize the General Manager, Engineering to proceed with preparation of the four sites for truck parking purposes, as described in this report.

**Item No. R049 2024 Our City Campaign
File: 0350-01**

That Council:

1. Receive Corporate Report R049 for information; and
2. Endorse the 2024 Our City Campaign, as described in Appendix "I" of the report.

**Item No. R050 Recommendation for "Community Gardens" Mural for
12310 Beecher Street
File: 7800-01**

That Council:

1. Receive Corporate Report R050 for information; and
2. Authorize the owners of 12310 Beecher Street to proceed with the implementation of the "Community Gardens" mural as generally described in the report and attached as Appendix "I".

**Item No. R051 Award of Contract No. 1717-058-11
32 Avenue Improvements from 184 Street to 188 Street
File: 1717-058-11**

That Council:

1. Award Contract No. 1717-058-11 to United Earth Contractors Corp. in the amount of \$7,777,996.72 (including GST) for the 32 Avenue Improvements from 184 Street to 188 Street project;
2. Set the expenditure authorization limit for Contract No. 1717-058-11 at \$8,556,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1717-058-11.

**Item No. R052 Feasibility of 72 Avenue Extension between 152 Street to Highway 15
File: 1724-002/00**

That Council:

1. Receive Corporate Report R052 for information;
2. Direct staff to proceed with procurement for the detail design of the 72 Avenue extension between 152 Street to Highway 15 based on Scenario 3, as outlined in the report and as attached in Appendix "I"; and
3. If and only if Council approves Recommendation 2 of this report, then:
 - a. Direct staff to change the designation of the 'Bear Creek Connector' from a major road to a greenway corridor for pedestrian and cyclists, as outlined in the report;
 - b. Direct staff to designate 72 Avenue between 152 Street to Highway 15 as a truck route;
 - c. Direct staff to initiate discussions with TransLink to designate 72 Avenue between 152 Street to Highway 15 into the TransLink Major Road Network; and
 - d. Authorize staff to initiate applications, including non-farm use applications if necessary, to the Agricultural Land Commission for the 72 Avenue corridor extension between 152 Street and Highway 15.

Item No. R053 Proposed Amendments to Environmental (Streamside Protection and Development Permits) Development Application Review Processes
File: 3900-30; 6440-02

That Council receive Corporate Report R053 for information.

That Council select Option B, to direct staff to bring forward a bylaw to amend Part 7A (Streamside Protection) of *Surrey Zoning By-law, 1993, NO. 12000* to require all watercourse setbacks to meet Provincially and Federally legislated requirements.

That Council:

1. Approve the proposed changes to Surrey Official Community Plan Bylaw, 2013, No. 18020 Sensitive Ecosystems Development Permit requirements and guidelines as described in the report; and
2. Direct staff to bring forward the necessary amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020 for readings, consistent with Appendix "II".

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report – Application No. 7923-0115-00
18742 and 18758 – 72 Avenue
Owner: Square Nine Clayton Development Ltd. (Director Information: M. Sharma)

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179"

To amend OCP Figure 3: General Land Use Designations from Commercial to Multiple Residential, to amend OCP Figure 42: Major Employment Areas by removing the Commercial designation, and to amend OCP Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.5 FAR Gross.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179" pass its third reading.

"Surrey Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180" RA to CD – to develop one 6-storey mixed-use building and one 6-storey residential apartment building, including 1,389 square metres of ground floor commercial and 213 residential units in West Clayton.

"Surrey Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180" pass its third reading.

2. Planning Report – Application No. 7922-0344-00
13479 – 77 Avenue
Owner: 0962723 B.C. Ltd. (Director Information: B. Aujla, G. Basra, R. Bath, J. Gill, A. Kalsi, H. Nijjar, A. Sekhon, M. Sandhu, R. Takhar, M. Takhar)
Agent: David Eaton Architect Inc. (Piyush Verma)
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178"
To amend CD Bylaw No. 19668 to increase the permitted number of childcare spaces from 20 to 100 and number of school classrooms from 32 to 37.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178" pass its third reading.

REZONING BYLAW – NO PUBLIC HEARING

3. Planning Report – Application No. 7923-0303-00
13561 and 13569 Bentley Road
Owner: City of Surrey
Agent: DYS Architecture (Craig Rogers)

"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175" C-8 to CD – to develop a 6-storey modular apartment building with 60 supportive housing units and ancillary support services.

"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its first reading.
"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its second reading.
"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175" pass its third reading.

PERMITS

4. Planning Report – Application No. 7924-0010-00
9025 - 158 Street
Owner: School District No. 36 (Surrey)
Agent: The Board of Education of School District No. 36 (Surrey) (Corey Adams)
Development Variance Permit No. 7924-0010-00
To reduce the total number of require off-street parking spaces from 63 to 47
(a reduction of 16 spaces) in order to permit the addition of 16 new classrooms to the
existing Woodland Park Elementary School.

That Council authorize the issuance ofDevelopment Variance Permit No. 7924-0010-00.
5. Planning Report – Application No. 7924-0018-00
17155 - 12 Avenue
Owners: C. Russell, M. Bray-Russell
Agent: Rev. Vineyard (Michelle Bray-Russell)
Development Variance Permit No. 7924-0018-00
To vary General Provisions of the Zoning Bylaw 12000 in order to permit a shipping
container to be used as a building to be located on a lot that is zoned for agricultural
use for a liquor tasting room for a winery.

That Council authorize the issuance ofDevelopment Variance Permit No. 7924-0018-00.
6. Planning Report – Application No. 7923-0294-00
7550 King George Boulevard
Owners: Loblaw Properties West Inc. (No Director Information Recorded)
Agent: Janks Design Group (Ruth M'rav-Jankelowitz)
Temporary Use Permit No. 7923-0294-00
To vary General Provision of the Zoning Bylaw 12000 in order to permit the location
of a 6.0 metre long modified shipping container on a non-industrial zoned lot for a
Return-it Express & Go Station for beverage container recycling.

That Council authorize the issuance ofTemporary Use Permit No. 7923-0294-00.
7. Planning Report – Application Nos. 7922-0221-00 & 7922-0222-00
7790 King George Boulevard and 7850 King George Boulevard (7890 King
George Boulevard)
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)
Development Variance Permit Nos. 7922-0221-00 & 7922-0222-00
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw in
order to include the use of a Surety Bond for the servicing agreement associated with
the proposed multi-family development on the two sites.

That Council support Development Variance Permit No. 7922-0221-00 & 7922-0222-00
8. Planning Report – Application No. 7922-0259-00
2924 and 2944 - 192 Street; 2957 - 194 Street
Owners: R. Grewal, 1267882 B.C. Ltd. (Director Information: R. Grewal, K. Grewal),
1152856 B.C. Ltd. (Director Information: R. Grewal, K. Grewal)

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

Temporary Use Permit No. 7922-0259-00

To permit a temporary outdoor storage facility and truck parking for period not to exceed 3 years.

That Council support Temporary Use Permit No. 7922-0259-00

FINAL ADOPTIONS

9. "A Bylaw to Repeal The Launching Pad Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal Bylaw, 2024 No. 21172"
3900-20-21172 – Council Initiative
A Bylaw to repeal Housing Agreement Bylaw 20392 at 984 – 160 Street.

"A Bylaw to Repeal The Launching Pad Addiction Rehabilitation Society Housing Agreement Authorization Bylaw, Repeal Bylaw, 2024 No. 21172" be finally adopted

10. "A Bylaw to Repeal A Better Place Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173"
3900-20-21173 – Council Initiative
A Bylaw to repeal Housing Agreement Bylaw 20432 at 9885 – 138 Street.

"A Bylaw to Repeal A Better Place Housing Agreement, Authorization Bylaw, Repeal Bylaw, 2024 No. 21173" be finally adopted

INTRODUCTIONS

11. Earlier in the meeting, Council removed Corporate Report No. R045 from the agenda. The following Bylaws were out of order and not considered by Council:

"Surrey Public Notice Bylaw, 2024, No. 21056"

3900-20-21056

A bylaw to allow for alternative methods of Public Notice, (City website, and email subscription service) instead of newspaper publication.

"Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21134"
3900-20-21134

The purpose of the Bylaw is to remove the City of Surrey website from the definition of Public Notice Posting Place, to permit the City's website to be included as an alternative method of publication for public notice. In addition, Part Thirteen: Delegations to Council, of the Council Procedure By-law, 2004, No. 15300, will be amended for consistency with changes made to the Local Government Act regarding holding of public hearings.

"Surrey Mailing Notice for Alterations to OCP Bylaw and Zoning Bylaw, 2024, No. 21107"
3900-20-21107

A new bylaw to provide notice of an alteration to the *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as amended, and *Zoning By-law, 1993, No. 12000*, as amended, and to repeal Bylaw No. 6727 and all amendments thereto.

"Surrey Mailing Notice for Issuance of Development Variance Permits Bylaw, 2024, No. 21182"

3900-20-21182

A new bylaw to provide notice of the issuance of development variance permits and to repeal Bylaw No. 14122.

12. "Erosion and Sediment Control Bylaw, 2024, No. 21181"

3900-20-21181

A new regulatory bylaw to control erosion and sediment during construction.

"Erosion and Sediment Control Bylaw, 2024, No. 21181" pass its first reading.

"Erosion and Sediment Control Bylaw, 2024, No. 21181" pass its second reading.

"Erosion and Sediment Control Bylaw, 2024, No. 21181" pass its third reading.

13. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183"

3900-20-21183

A Bylaw to provide clarity for Community Amenity Contributions (CAC) within Secondary Plan areas of the Official Community Plan maps for Figures 4 and Figure 63.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21183" be held electronically on April 8, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184"

3900-20-21184

A Bylaw to increase the Secondary Plan and Infill Area Amenity Contribution, Affordable Housing, Capital Project, and Community Specific Capital Project Community Amenity Contributions rates by 4.3%, based on Vancouver's Annual Consumer Price Index (CPI) for inflation.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21184" be held electronically on April 8, 2024, at 7:00 p.m.

14. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21185"

3900-20-21185

A Bylaw to make changes to the Sensitive Ecosystems Development Permit (SEDP) requirements to streamline development application review timelines while maintaining environmental protection of watercourses.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21185" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21185" pass its second reading.

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187"

3900-20-21187

A Bylaw to align Secondary Plan Areas for City Centre and Fleetwood Plan with proposed plan boundary extensions for the purpose of collecting Community Amenity Contributions (CACs).

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21187" be held electronically on April 8, 2024, at 7:00 p.m.

I. CLERK'S REPORT

1. Delegation Requests

- (a) **Upkar Singh Tatlay, Engaged Communities Canada Society**
File: 0500-20-10

That Upkar Singh Tatlay, Engaged Communities Canada Society be referred back to staff.

- (b) **Doug Slater, VP Indigenous Relations & Regulatory Affairs, and Mandy Assi, Sr. Manager, Community & Indigenous Relations FortisBC**
File: 0500-20-10

That Doug Slater, VP Indigenous Relations & Regulatory Affairs, and Mandy Assi, Sr. Manager, Community & Indigenous Relations, FortisBC, be heard as a delegation at a Council-in-Committee meeting.

K. OTHER BUSINESS

1. Infrastructure Investment

That Council direct staff to:

1. Determine the investment in infrastructure that the provincial and federal governments have made in Vancouver and to other large cities across Canada;
2. Compare this investment to those made in Surrey over the last 25 years; and
3. Quantify the amount of investment that the provincial and federal governments need to make in order for residents of Surrey to receive a similar level of investment per capita.