
TO: Mayor & Council

On Table

FROM: City Clerk and Director Legislative Services

Regular Council - Public Hearing

October 21, 2024

Re: RCPH Agenda Item H.1

DATE: October 21, 2024

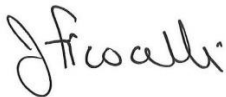
FILE: 7924-0103-00

RE: **Item H.1 Planning Report - Application No. 7924-0103-00**

After the Regular Council – Public Hearing agenda was published, it was identified that "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21425" and "Surrey Comprehensive Development Zone 254 (CD 254), Bylaw, 2024, No. 21426" had the incorrect bylaw readings.

Council Actions

Council is requested to consider first, second and third reading for "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21425" and "Surrey Comprehensive Development Zone 254 (CD 254), Bylaw, 2024, No. 21426", listed under item H.1 on the Regular Council – Public Hearing agenda.



Jennifer Ficocelli
City Clerk and Director Legislative Services

Live streamed via the City's website www.surrey.ca

A. ADOPTIONS

1. Adoption of the Agenda

Council is requested to pass a motion to adopt the agenda.

2. Adoption of the Minutes

a. Special Council – October 7, 2024

Minutes to be adopted.

b. Regular Council - Land Use – October 7, 2024

Minutes to be adopted.

c. Regular Council - Public Hearing – October 7, 2024

Minutes to be adopted.

B. DELEGATIONS - PUBLIC HEARING

This section has no items to consider.

C. COMMITTEE REPORTS

1. Parks, Recreation & Sport Tourism Committee – June 4, 2024

Minutes to be received.

2. **Livability and Social Equity Committee – June 19, 2024**

Minutes to be received.

3. **Agricultural and Food Policy Committee – September 10, 2024**

Minutes to be received.

D. BOARD/COMMISSION REPORTS

1. **Board of Variance – September 3, 2024**

Minutes to be received.

2. **Surrey Heritage Advisory Commission Recommendation: Brynjolfson Residence (12876 Crescent Road) – Application for Financial Assistance to Clean and Repair Cedar Roof**

Council is requested to consider this recommendation of the October 9, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes.

3. **Surrey Heritage Advisory Commission Recommendation: Cloverdale United Church (17575 58A Street) – Application for Financial Assistance to Replace the Existing Roof**

Council is requested to consider this recommendation of the October 9, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes.

4. **Surrey Heritage Advisory Commission Recommendation: St. Oswald’s Church (19016 96 Avenue) – Application for Financial Assistance to Repair Windows**

Council is requested to consider this recommendation of the October 9, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes.

5. **Surrey Heritage Advisory Commission Recommendation: Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting**

Council is requested to consider this recommendation of the October 9, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes.

E. MAYOR'S REPORT

This section has no items to consider.

F. COUNCILLORS' REPORT

This section has no items to consider.

G. CORPORATE REPORTS

The following Corporate Reports to be considered:

Item No. R197 Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fifth Batch

Note: See Bylaws and DVPs under H.20

Item No. R198 Proposed Houseplex Simplified Development Permit Process

Note: See Bylaw No. 21432 in the H Section.

Item No. R199 2024 Waste Drop-Off Event and Other Cleanup Initiatives Updates

Item No. R200 Award of Consultant Agreement No. 4824-031 Surrey Lowland Drainage Pump Station Improvements

Item No. R201 Climate Change Action Strategy Annual Report 2023/2024

Item No. R202 Development Approval Process Improvement Task Force Terms of Reference

Item No. R203 Our City - 2024 Campaign Summary

Item No. R204 Designated Ash Scattering Pier on the Fraser River

Item No. R205 Implementation of a Consent Agenda

Note: See Bylaw No. 21427 in the H Section.

Item No. R206 Council Initiatives Funding Request – Spooktacular Newton

Item No. R207 Proposed Amendments to Surrey Tree Protection Bylaw, 2006, No. 16100 to Enhance Clarity and Improve Administrative Efficiency and Enforcement

Note: See Bylaw No. 21448 in the H Section.

H. BYLAWS AND PERMITS

REZONING BYLAW – NO PUBLIC HEARING

1. Planning Report - Application No. 7924-0103-00
10695, 10707 and 10713 - 138 Street

Owner: 1279905 B.C. Ltd. (Director Information: T. Sandher)
Agent: Matthew Cheng Architect Inc. (M. Cheng)

To amend the Official Community Plan Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by permitting a density of up to 2.82 FAR (net density) for the site. The proposal also includes rezoning the same site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 6-storey 87-unit rental apartment building secured through a Housing Agreement.

No correspondence was received prior to the printing of the agenda.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21425"

Third Reading

"Surrey Comprehensive Development Zone 254 (CD 254), Bylaw, 2024, No. 21426"

Third Reading

**REZONING BYLAW – NO PUBLIC HEARING
Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing
Zones for In-stream Development Applications – Fourth Batch October 7, 2024.**

H.2 - H.8 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R192.

2. Planning Report - Application No. 7920-0225-00, 7920-0225-01
14634 and 14644 - 60 Avenue

Owner: Milestone Homes Ltd. (Director Information: R. Sohi)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone a portion of the from Acreage Residential Zone to Small Lot Residential Zone and another portion from Acreage Residential Zone to Compact Residential Zone, in order to permit subdivision into four single family small lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width (Type I Interior Lot) for proposed Lots 1 and 2.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21415"

First reading

Second reading

Third reading

Development Variance Permit No. 7920-0225-01

That Council support Development Variance Permit No. 7920-0225-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

3. Planning Report - Application No. 7921-0286-00, 7921-0286-01
13949 - 28 Avenue

Owner: TNS Developments Ltd (Director Information: T. Bandesha)
Agent: H.Y Engineering (F. Abrahani)

To rezone the site from Acreage Residential Zone to Suburban Residential Zone in order to allow subdivision into two lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for proposed Lots 1 and 2.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21416"

First reading

Second reading

Third reading

Development Variance Permit No. 7921-0286-01

That Council support Development Variance Permit No. 7921-0286-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

4. Planning Report - Application No. 7923-0339-00; 7923-0339-01
14718 Wellington Drive

Owner: J. Parmar, K Parmar

Agent: Mainland Engineering Design (A. Banwait)

To rezone the site from Acreage Residential Zone to Urban Residential Zone in order to subdivide into two lots including one panhandle lot. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard (east) setback for Lot 2 to the principal building face.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21417"

First reading

Second reading

Third reading

Development Variance Permit No. 7923-0339-01

That Council support Development Variance Permit No. 7923-0339-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

5. Planning Report - Application No. 7916-0287-00
11067 - 157 Street

Owner: 1386939 B.C. Ltd. (Director Information: B. Thind)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone the site from Acreage Residential Zone to Urban Residential Zone in order to subdivide into 6 lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21418"

First reading

Second reading

Third reading

6. Planning Report - Application No. 7917-0194-00
16361 - 90 Avenue

Owners: K. Hothi, B. Kothi
Agent: Citiwest Consulting Ltd. (R. Jawanda)

To rezone the site from Acreage Residential Zone to Suburban Residential Zone in order to subdivide into 2 suburban residential lots and retain the existing dwelling on proposed Lot 1.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21419"

First reading

Second reading

Third reading

7. Planning Report - Application No. 7922-0169-00
1483 King George Boulevard

Owners: A. Syed, R. Jamal
Agent: H.Y Engineering (F. Abrahani)

To rezone the site from Urban Residential Zone to Semi-Detached Residential Zone in order to subdivide the subject site into four lots.

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

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21420"

First reading

Second reading

Third reading

8. Planning Report - Application No.7922-0197-00
10635 - 160 Street, portion of unopened lane

Owner: I. Frustaci, M. Frustaci
Agent: WSP Canada Inc. (S. Pelletier)

To rezone the site from Acreage Residential Zone to Small Lot Residential Zone in order to subdivided the subject site into 3 lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21421"

First reading

Second reading

Third reading

PERMITS

9. Planning Report - Application No. 7924-0192-00
11635 and 11645 - 130 Street

Owner: Tristar Holdings Ltd. (Director Information: A. Sidhu, D. Sohi)
Agent: R. Sidhu

To reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street, and to vary Special Regulations in the Light Impact Industrial Zone to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7924-0192-00

That Council support Development Variance Permit No. 7924-0192-00 and consider issuance of the Permit once all outstanding conditions have been met.

FINAL ADOPTIONS

10. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Qualifying Places of Worship and Pre-1974 Care Homes

"Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354"
A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224(2)(f) and (h) of the *Community Charter*

Final Adoption

11. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Properties Leased for the Purpose of Public Worship

"Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355"
A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224(2)(g) of the *Community Charter*

Final Adoption

12. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities

"Section 224 Tax Exemption Bylaw, 2024, No. 21356"

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*

Final Adoption

13. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Heritage Properties

"Section 225 Tax Exemption Bylaw, 2024, No. 21357"

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*

Final Adoption

14. Permissive Tax Exemption - Strawberry Hill Library

"Strawberry Hill Library Tax Exemption Bylaw, 2024, No. 21358"

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*

Final Adoption

15. Proposed Bylaw Amendments to Enhance Fireworks Enforcement – Corporate Report R191

The proposed amendments to fine amounts for violations of the Fireworks Bylaw to better reflect the public safety risks associated with fireworks.

"Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2024, No. 21422"

Final Adoption

"Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423"

Final Adoption

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424"

Final Adoption

16. Anniedale-Tynehead Neighbourhood Concept Plan – Stage 1 Plan Update
Corporate Report No. R167

To amend Schedule G of the Surrey Zoning Bylaw to incorporate updates related to Stage 1 of the Anniedale-Tynehead Neighbourhood Concept Plan.

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2024, No. 21322"

Final Adoption

INTRODUCTIONS

17. Proposed Houseplex Simplified Development Permit Process – Corporate Report
R198

To incorporate houseplex fees and delegate consideration of development permit applications for houseplexes.

Note: These Bylaws will be in order for consideration should Council approve the recommendations of Corporate Report No. R198.

"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21432"

To incorporate houseplex fees in the Development and Application Fees bylaw.

First reading

Second reading

Third reading

"Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2024, No. 21433"

First reading

Second reading

Third reading

18. Implementation of a Consent Agenda - Corporate Report R205

To amend the Council Procedure By-law to permit the use of a consent agenda.

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R205.

"Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21427"

First reading

Second reading

Third reading

19. Proposed Amendments to *Surrey Tree Protection Bylaw, 2006, No. 16100* to Enhance Clarity and Improve Administrative Efficiency and Enforcement – Corporate Report R207

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R207.

To incorporate amendments for improved clarity and enhanced administration and enforcement of the Tree Protection Bylaw.

"Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21448"

First reading

Second reading

Third reading

CLOSE AND FILE BYLAWS AND DEVELOPMENT VARIANCE PERMITS

20. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – October 21, 2024

Note: These Bylaws and Development Variance Permits will be in order to be closed and filed should Council approve the recommendations of Corporate Report No. R197.

To facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

Planning Report – Application No. 7920-0322-00

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20912"

That Council file Bylaw No. 20912.

Development Variance Permit No. 7920-0322-00

That Council close Development Variance Permit No. 7920-0322-00.

Planning Report – Application No. 7921-0138-00

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20722"

That Council file Bylaw No. 20722.

Development Variance Permit No. 7921-0138-00

That Council close Development Variance Permit No. 7921-0138-00.

Planning Report – Application No. 7921-0177-01

Development Variance Permit No. 7921-0177-01

That Council close Development Variance Permit No. 7921-0177-01

Planning Report – Application No. 7921-0101-00

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20771"

That Council file Bylaw No. 20771.

"Surrey Comprehensive Development Zone 92 (CD 92), Bylaw, 2022, No. 20772"

That Council file Bylaw No. 20772.

I. CLERK'S REPORT

1. Delegation Requests

**(a) Valen Kayaks, President, and Lee Archand, Vice President
Newton Canadian Baseball Association**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation regarding the Newton Baseball Association's contributions to the community.

**(b) Dave Jonsson
Skate Under Cover**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on expanding the number of skate parks to provide youth with safe, year-round facilities and reduce maintenance costs.

J. NOTICE OF MOTION

This section has no items to consider.

K. OTHER BUSINESS

This section has no items to consider.

L. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.

CITY OF SURREY

ADOPTIONS



CITY OF SURREY

ADOPTION OF THE AGENDA



CITY OF SURREY

ADOPTION OF MINUTES



Present:

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

Absent:

Councillor Bose
Councillor Hepner

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director
Legislative Services
P. Huynh, City Solicitor
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks,
Recreation & Culture
J. Arason, Direction, Strategic Initiatives &
Corporate Reports
L. Blake, Legislative Services Manager

A. MOTION TO HOLD A MEETING IN A CLOSED SESSION

It was Moved by Councillor Bains
Seconded by Councillor Annis
That Council close the meeting to the public
pursuant to Section 90 (1)(a) (e) (i) (k) (m) and Section 90(2)(b) of the *Community
Charter*, which states:

- "(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interest of the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interest of the municipality if they were held in public;
 - (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party."

RES.R24-2067

Carried

B. ADJOURNMENT

It was

Moved by Councillor Bains
Seconded by Councillor Annis
That the October 7, 2024 Special Council

meeting be adjourned.

RES.R24-2068

Carried

The Special Council meeting adjourned at 2:33 p.m.

Certified Correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke

Present:

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

Absent:

Councillor Bose

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
P. Huynh, City Solicitor
S. Neuman, General Manager, Engineering
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
J. Pang, Director, Land Development
D. Todd, Planning Manager South
C. Atkins, Development Planning Manager
L. Blake, Legislative Services Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the October 7, 2024, Regular Council Land Use meeting be amended by removing Item C.3 Application No. 7923-0209-00; and
2. The agenda be adopted as amended.

RES.R24-2069

Carried

B. PLANNING REPORTS

1. **Planning Report - Application No. 7924-0192-00
11635 and 11645 - 130 Street**

Owner: Tristar Holdings Ltd.

Director Information: A. Sidhu, D. Sohi

Officer Information as at March 17, 2023: A. Sidhu (President, Secretary)

Agent: R. Sidhu

Development Variance Permit

to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building and to reduce the minimum required side yard setback for a retaining wall.

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

1. Council approve Development Variance Permit No. 7924-0192-00 varying the following, to proceed to Public Notification:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street from 7.5 metres to 0 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Development Permit to facilitate the provision of a landscape buffer; and
 - (c) submission of a Building Permit to permit the lock block retaining wall.

RES.R24-2070

Carried

2. **Planning Report - Application No. 7924-0103-00**
10695, 10707, 10713 - 138 Street
 Owner: 1279905 B.C. Ltd.
Director Information: T. Sandher
No Officer Information Filed as at December 16, 2023.
 Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
OCP Amendment to increase the maximum floor area ratio (FAR) from 2.5 to 2.82 in the Multiple Residential designation of the site.
Rezoning from R3 to CD (based on RM-70)
Development Permit
Subdivision
to permit the development of a 6-storey 87 unit rental apartment building secured through a Housing Agreement

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for an Official Community Plan (OCP) amendment Bylaw No. 21425 (Appendix V), to amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density of up to 2.82 FAR (Net density).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for Bylaw No. 21426 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft Development Permit No. 7924-0103-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant enter into a Housing Agreement with the City to ensure the provision of 87 market rental units for a period no less than 60 years;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, and Tier 1 Capital Projects Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

RES.R24-2071

Carried**C. BYLAWS AND PERMITS****BYLAWS**

1. Planning Report - Application No. 7923-0312-00
10928 - 132 Street

Owner: Camellia Residence Inc. (Director Information: C. Cantos, H. Chang, R. Dhir, M. Lee, T. Wan, X. Zhou)
Agent: DBD Construction (John Ramos)

To amend Comprehensive Development Bylaw No. 19317 by increasing the allowable commercial floor area from 279 square metres to 302 square metres and adding small-scale drug store as a permitted use on the site.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152" be finally adopted.

RES.R24-2072

Carried**BYLAWS WITH PERMITS**

2. Planning Report - Application No. 7921-0225-00
15334 - 68 Avenue

Owner: Pooni Property Group Ltd. (Director Information: R.S. Pooni, R. Pooni, P. Pooni, M. Pooni, N. Pooni)
Agent: Ram Construction (Brendon Vining)

To develop a 4,843.8 square metre multi-tenant business park building. In addition, the proposal includes a Development Variance Permit to reduce the minimum south (rear yard) setback. The proposal also includes a Development Permit for Form and Character.

- RES.R24-2073 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20965" be finally adopted.
Carried
- RES.R24-2074 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Variance Permit No. 7921-0225-00.
Carried
- RES.R24-2075 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7921-0225-00.
Carried

3. Planning Report - Application No. 7923-0209-00
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

Owner: DS 106 Developments Ltd. (Director Information: T. Dawson, S. Hooge)
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

To develop a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford. The proposal also includes a Development Permit for Form and Character.

This item was not considered.

4. Planning Report - Application No. 7924-0022-00
12666 - 72 Avenue

Owner: Kwantlen Polytechnic University (KPU)
Agent: Public Architecture & Communication Inc. (Brian Wakelin)

To develop a childcare facility inside the KPU Surrey Campus. In addition, the proposal includes a Development Variance Permit to reduce the minimum number of off-street parking spaces for the entire site by 10%; for the purposes of off-street parking, all setbacks are reduced to 3 metres; and defer the works and services for a proposed rezoning until future development.

- RES.R24-2076 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 225 (CD 225), Bylaw, 2024, No. 21295" be finally adopted.
Carried

It was
Development Variance Permit No. 7924-0022-00.
RES.R24-2077

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. Planning Report - Application No. 7918-0353-00
13026, 13028 - 15A Avenue

Owner: B. Sergo
Agent: Cedarlane Projects Inc. (Annabelle Sergo)

To subdivide the site into two single family residential lots.

* See memorandum dated September 27, 2024.

It was
Application No. 7918-0353-00.
RES.R24-2078

Moved by Councillor Stutt
Seconded by Councillor Bains
That Council file Bylaw No. 20260 and close
Carried

6. Planning Report - Application No. 7921-0326-00
7844 - 126A Street

Owners: G. Bal, S. Bal
Agent: G. Bal

To permit the development of a new single-family dwelling.

* See memorandum dated September 27, 2024.

It was
Application No. 7921-0326-00.
RES.R24-2079

Moved by Councillor Hepner
Seconded by Councillor Stutt
That Council file Bylaw No. 20581 and close
Carried

- 7. Planning Report - Application No. 7916-0487-00
11969 Tannery Road

Owner: Super Fast Trucking Ltd.
Agent: Rodney C. Lyons, Architect AIBC (Rodney Lyons)

To develop a single-storey industrial building to be used as a truck repair facility. The proposal also includes a Development Permit for Form and Character and Hazard Lands/Flood Plain.

- * See memorandum dated October 1, 2024.

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Council file Bylaw No. 19782 and close
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Application No. 7916-0487-00. RES.R24-2080	<u>Carried</u>
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D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

This section had no items to consider.

F. ADJOURNMENT

It was	Moved by Councillor Stutt Seconded by Councillor Kooner That the October 7, 2024 Regular Council –
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Land Use meeting be adjourned. RES.R24-2081	<u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and Director Legislative Services

Mayor Brenda Locke

Regular Council – Public Hearing Minutes

Present:

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

Absent:

Councillor Bose

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
L. Blake, Legislative Services Manager
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
P. Huynh, City Solicitor
J. Pang, Director Land Development
D. Todd, Development Planning Manager
C. Atkins, Development Planning Manager
L. Thomas, Fire Chief

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by Councillor Bains
Seconded by Councillor Annis
That the agenda of the October 7, 2024,

Regular Council Public Hearing meeting be adopted.

RES.R24-2082

Carried

2. Adoption of the Minutes

a. Special Council – September 23, 2024

It was

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

meeting held on September 23, 2024, be adopted.

RES.R24-2083

Carried

The Notice of the Public Hearing was read by the Legislative Services Manager.

J. Tag, City Centre: The delegation spoke in support of the proposal citing rental units, proximity to schools, new strata home and creating a complete community.

J. Sandhu, Fleetwood: The delegation spoke in support of the proposal citing affordable housing, community, green spaces, transit and a sense of community.

N. Johal, Fleetwood: The delegation spoke in support of the proposal citing rental units, retail shops, green spaces, transit, daycare, walkable neighbourhood and creation of a vibrant community.

K. Watson, Guildford: The delegation spoke in opposition to the proposal citing affordable housing and displaced residents.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, tree canopy cover, heat reduction and sidewalk tree tunnels.

Surrey Resident: The delegation spoke to affordable housing and tenant relocation.

D. Knight and J. Todd, Bosa Properties: The delegation spoke to rental replacement policy and tenant relocation process.

Written submissions were received as follows:

- D. Gregg expressing support for the proposal citing housing, density and daycare.
- S. Lee expressing support for the proposal citing location, childcare facility and transit.
- L. Wu expressing support for the proposal.
- A. Girgla & R. Girgla expressing support for the proposal citing public transit, new homes and daycare.

2. **Planning Report - Application No. 7922-0296-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21411"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21412"

CIVIC ADDRESS: 12280 - 103A Avenue; 10267 - 123A Street

APPLICANT: Owner: 1050028 B.C. Ltd.
 (Director Information: F. Chambers, Q. Zhang)
 Agent: 105008 B.C. Ltd (Qing Zhang)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Mixed Employment. The proposal also includes rezoning the same site from Urban Residential Zone to Light Impact Industrial Zone in order to develop an industrial building.

The Notice of the Public Hearing was read by the Legislative Services Manager.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, riparian area setbacks, native plantings and payment in lieu of tree replacement.

Written submissions were received as follows:

- D. Motz expressing concern for the proposal.

3. **Anniedale-Tynehead Neighbourhood Concept Plan – Stage 1 Plan Update - Corporate Report No. R167**
"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2024, No. 21322"

PURPOSE: To amend Schedule G of the Surrey Zoning Bylaw to incorporate updates related to Stage 1 of the Anniedale-Tynehead Neighbourhood Concept Plan.

The Notice of the Public Hearing was read by the Legislative Services Manager.

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

Written submissions were received as follows:

- B. Wood expressing opposition for the proposal citing ecological harm.
- J. Ogden expressing concern for the proposal citing fees.
- D. Gill expressing concern for the proposal citing fees.
- P. Sandhu expressing concern for the proposal citing fees.

C. COMMITTEE REPORTS

1. Public Safety Committee Minutes – June 26, 2024

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

Committee meeting held on June 26, 2024, be received.

RES.R24-2086

Carried

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT

Mayor Locke provided the following verbal report:

- Last week, a celebration of life was held for Assistant Fire Chief Brian Woznikoski, who passed away in July after a battle with brain cancer. His 37 years of service left a profound impact on the Surrey community, and he will be greatly missed by all who respected and admired him.
- Mayor Locke expressed gratitude for the support and generosity showcased at the recent Mayor's Evening of Giving, which raised over \$650,000. This was 20% more than the previous year. She emphasized that every dollar would go directly to the 50 programs managed by the Surrey Fire Fighters' Charitable Society, with no funds allocated to administrative costs. Mayor Locke thanked everyone involved in the event's success, particularly acknowledging the corporate sponsors whose contributions made the fundraiser possible.
- The generosity and community spirit of Surrey were evident at the Building Hope Gala for Options Community Services, which raised funds for a second affordable housing initiative aimed at women fleeing violence, refugees, seniors, and at-risk youth. The event featured a performance by the talented Jann Arden, whom Mayor Locke admires for her commitment to giving back to the community.
- The 2024 Darpan Extraordinary Achievement Awards was an unforgettable evening that celebrated 20 years of Darpan Magazine. The event honored the remarkable achievements and contributions of inspiring South Asians from around the world.
- City Hall hosted the annual International South Asian Film Festival, showcasing talented South Asian artists who explored the connections between their stories and other cultures. Mayor Locke extended her gratitude to Mannu Sandhu and the entire team for bringing this remarkable festival to the community.
- This past weekend, the City of Surrey partnered with the City of White Rock to co-host the Culture Crawl, a two-day celebration promoting local artists and showcasing cultural offerings in South Surrey and White Rock. It marked the first collaboration between the two cities for this event, and Mayor Locke expressed her anticipation for continuing the partnership for next year's Culture Crawl.
- Mayor Locke was honored to join the Surrey Urban Indigenous Leadership Committee and Skookum Surrey for Orange Shirt Day at Holland Park. She expressed gratitude to Chief Harley Chappell and Kevin Kelly for leading the event which served as a powerful reminder of the resilience of Indigenous communities, and she was heartened to see many people coming together to honor residential school survivors, their families, and communities in observance of the National Day for Truth and Reconciliation.

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

1. Receive Corporate Report R185 for information; and
2. Authorize the Surrey Canadian Baseball Association to proceed with the implementation of the "50 Years of Minor Baseball at Lionel Courchene Park" mural at Lionel Courchene Park as generally described in the report and attached as Appendix "I".

RES.R24-2088

Carried

**Item No. R186 Proposed Permissive Property Tax Exemptions for the
 2025 Tax Year for Qualifying Places of Worship and Pre-1974
 Care Homes**

Note: See Bylaw No. 21354 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for places of worship and pre-1974 care homes pursuant to Section 224(2)(f) and (h) of the *Community Charter*, S.B.C. 2003, c. 26, in accordance with the City's Tax Exemption Policy, as documented in Appendix "II", and in conjunction with a statutory exemption, pursuant to Section 220 of the *Community Charter*, determined by and administered by the BC Assessment Authority.

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

1. Receive Corporate Report R186 for information; and
2. Authorize the City Clerk to bring forward *Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2089

Carried

**Item No. R187 Proposed Permissive Property Tax Exemptions for the
 2025 Tax Year for Properties Leased for the Purpose of Public
 Worship**

Note: See Bylaw No. 21355 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for properties leased for public worship pursuant to Section 224(2)(g) of the *Community Charter*, S.B.C. 2003, c. 26 and in accordance with the City's Tax Exemption Policy.

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

1. Receive Corporate Report R187 for information; and
2. Authorize the City Clerk to bring forward *Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2090 Carried

Item No. R188 Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities

Note: See Bylaw No. 21356 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select not-for-profit societies and licensed community care facilities pursuant to Sections 224(2)(a), (d), (i), and (j) of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.

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

1. Receive Corporate Report R188 for information; and
2. Authorize the City Clerk to bring forward *Section 224 Tax Exemption Bylaw, 2024, No. 21356*, which includes the list of properties attached to the report as Appendix "I," as amended with item 62 removed, Appendix "II," and Appendix "III," as amended with revised PIDS for items 4 and 15, for the required readings.

RES.R24-2091 Carried

Item No. R189 Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Heritage Properties

Note: See Bylaw No. 21357 in the H Section.

Councillor Stutt declared a conflict of interest and recused himself from the meeting at 8:02 p.m.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select heritage properties pursuant to Section 225 of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.

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

1. Receive Corporate Report R189 for information; and
2. Authorize the City Clerk to bring forward *Section 225 Tax Exemption Bylaw, 2024, No. 21357*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2092 Carried by members remaining

Councillor Stutt rejoined the meeting at 8:03 p.m.

Item No. R190 Permissive Tax Exemption - Strawberry Hill Library

Note: See Bylaw No. 21358 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider a permissive tax exemption for Strawberry Hill Library pursuant to Section 224(2)(b) of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.

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

1. Receive Corporate Report R190 for information; and
2. Authorize the City Clerk to bring forward *Strawberry Hill Library Tax Exemption Bylaw, 2024, No. 21358*, which will provide tax exemption under Section 224(2)(b) of the *Community Charter* for a two-year period beginning with the 2025 taxation year, for the required readings.

RES.R24-2093 Carried

Item No. R191 Proposed Bylaw Amendments to Enhance Fireworks Enforcement

The General Manager, Corporate Services and Fire Chief, Fire Services submitted a report to bring forward amendments to the Fireworks Bylaw, Municipal Ticket Information Bylaw and Bylaw Enforcement Notice Bylaw for Council’s approval to enhance enforcement in relation to fireworks.

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

1. Receive Corporate Report R191 for information;

2. Authorize the City Clerk to bring forward the amendments to the *Surrey Fireworks Regulation By-law, 1974, No. 4200* as summarized and reflected in Appendix "I";
3. Authorize the City Clerk to bring forward the amendments to the *Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508* as summarized and reflected in Appendix "II"; and
4. Authorize the City Clerk to bring forward the amendments to the *Surrey Bylaw Enforcement Notice Bylaw, 2016, No. 18691* as summarized and reflected in Appendix "III".

RES.R24-2094

Carried

Item No. R192 Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch

Note: See Bylaws and DVPs under H.25.

The Acting General Manager, Planning & Development submitted a report to Council to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

It was

Moved by Councillor Annis
 Seconded by Councillor Hepner
 That Council:

1. Receive Corporate Report R192 for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and any associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "I"; and
3. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 21, 2024, and approval as to form for associated development variance permits after final adoption.

RES.R24-2095

Carried

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

1. Receive Corporate Report R195 for information; and
2. Establish the Development Approval Process Improvement Task Force by:
 - a. Appointing the Acting General Manager, Planning & Development and the General Manager, Engineering; and
 - b. Authorizing the Acting General Manager, Planning & Development to appoint three members of the development community, representing a variety of built forms in Surrey.
3. Authorize the Development Approval Process Improvement Task Force to develop a Terms of Reference and Work Plan and to report back to Council with these established frameworks at the October 21, 2024 Regular Council Public Hearing Meeting.

RES.R24-2098 Carried

It was Moved by Mayor Locke
Seconded by Councillor Stutt
That Council appoint Councillor Kooner to
serve as Chair and Councillor Hepner to serve as Co-Chair on the Development Approval
Process Improvement Task Force.

RES.R24-2099 Carried

Item No. R196 Award of Contract No. 1220-040-2024-068 Supply and Delivery of Traffic Signal Cabinets

The General Manager, Engineering submitted a report to seek Council approval for staff to purchase 30 traffic signal cabinets and supporting appurtenances, as identified in the report.

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

1. Award Contract No. 1220-040-2024-068 to Innovative Traffic Solutions, Inc. in the amount of \$832,036.80 (including applicable taxes and levies) for the supply and delivery of 30 traffic signal cabinets and supporting appurtenances;
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-068 at \$832,036.80 (including applicable taxes and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2024-068.

RES.R24-2100 Carried

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

1. Planning Report - Application No. 7920-0304-00
13301 - 104 Avenue (13301 to 13355 - 104 Avenue; 13280 to 13362 - 105 Avenue)

Owner: Bristol Estates 13301 Holdings Ltd. (Director Information: C. Bosa, D. Bosa)
Agent: Bristol Estates 13301 Holdings Ltd. (Asad Siddiqui)

To amend the Official Community Plan Figure 16: Downtown Densities for the site from 3.5 FAR to 5.5 FAR. The proposal also includes rezoning the same site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to develop five high-rise residential buildings (three buildings are mixed use) as part of a multi-phased development with approximately 2,686 dwelling units (including 491 rental units) and 1,440 square meters of commercial space (including a childcare centre) in City Centre.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408" pass its third reading.

RES.R24-2101

Carried

"Surrey Comprehensive Development Zone 251 (CD 251), Bylaw, 2024, No. 21409"

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 251 (CD 251), Bylaw, 2024, No. 21409" pass its third reading.

RES.R24-2102

Carried

2. Planning Report - Application No. 7922-0296-00
12280 - 103A Avenue; 10267 - 123A Street

Owner: 1050028 B.C. Ltd. (Director Information: F. Chambers, Q. Zhang)
Agent: 105008 B.C. Ltd (Qing Zhang)

To amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Mixed Employment. The proposal also includes rezoning the same site from Urban Residential Zone to Light Impact Industrial Zone in order to develop an industrial building.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21405"

RES.R24-2106 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21405" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2107 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21405" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2108 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21405" pass its third reading.
Carried

Development Variance Permit No. 7923-0320-00

RES.R24-2109 It was Moved by Councillor Annis
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-0320-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Carried

5. Planning Report - Application No. 7924-0228-00
8122, 8136, and 8148 - 168 Street; 8127, 8128, 8139 and 8145 - 168A Street;
16832, 16852, 16856, 16860 and 16864 - 81A Avenue

Owner: 1243100 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)
Agent: T. Gill

To rezone a portion of the site from Small Lot Residential Zone to
Comprehensive Development Zone and to rezone a portion of the site from
Urban Residential Zone to Comprehensive Development Zone in order to
construct Small-Scale, Multi-Unit Housing related housing options on existing
residential lots located within a Transit Oriented Area.

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

"Surrey Comprehensive Development Zone 252 (CD 252), Bylaw, 2024, No. 21406"

RES.R24-2110 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2111 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2112 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 253 (CD 253), Bylaw, 2024, No. 21407"

RES.R24-2113 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2114 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2115 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its third reading.
Carried

6. Planning Report - Application No. 7923-0093-00
18757 - 74 Avenue

Owner: Speedway Homes Ltd. (Director Information: S. Taggar)
Agent: Common Ground Consulting Ltd. (Manveer Taggar)

To rezone a portion of the site from Acreage Residential Zone to Multiple Residential 30 Zone and to rezone a portion of the site from Acreage Residential Zone to Multiple Residential 30 Zone in order to subdivide from one to two lots and to develop 19 townhouses with a remnant parcel for future townhouse development. In addition, the proposal includes a Development Variance Permit to vary Zoning By-law No. 12000 to increase the maximum number of risers permitted within the frontages of Buildings 2, 3 and 4 and to reduce the west side yard setback for Buildings 3 and 4.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21413"

RES.R24-2116 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21413" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2117 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21413" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2118 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21413" pass its third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21414"

RES.R24-2119 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21414" pass its first reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21397"

RES.R24-2123 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21397" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2124 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21397" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2125 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21397" pass its third reading.
Carried

Development Variance Permit No. 7918-0345-01

RES.R24-2126 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7918-0345-01 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Carried

8. Planning Report - Application No. 7921-0333-00, 7921-0333-01
2451 - 141 Street

Owners: P. Mahil, S. Sangha
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

To rezone the site from Acreage Residential Zone to Suburban Residential Zone
in order to subdivide into two residential lots. In addition, the proposal includes
a Development Variance Permit to reduce the minimum lot width for proposed
Lots 1 and 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21398"

RES.R24-2127 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21398" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2128 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21398" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2129 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21398" pass its third reading.
Carried

Development Variance Permit No. 7921-0333-01

RES.R24-2130 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7921-0333-01 and consider issuance of the Permit upon final adoption of
the associated rezoning bylaw.
Carried

9. Planning Report - Application No. 7923-0314-00, 7923-0314-01
9936 - 179 Street

Owner: Fraser Heights 99A Developments Ltd. (Director Information: S. Bains,
B. Nahal)
Agent: Common Ground Consulting (M. Taggar)

To rezone the site from Acreage Residential Zone to Urban Residential Zone in
order to subdivide into six urban residential lots. In addition, the proposal
includes a Development Variance Permit to reduce the minimum required lot
width for proposed Lots 1 - 6.

No correspondence was received for this proposal.

13. Planning Report - Application No. 7923-0252-00
6358 - 138 Street

Owners: S. Brar, P. Brar
Agent: Ceres Properties Inc. (Preet Brar)

To rezone the site from Acreage Residential Zone to Compact Residential Zone in order to subdivide into two lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21403"

RES.R24-2144 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21403" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2145 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21403" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2146 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21403" pass its third reading.
Carried

14. Planning Report - Application No. 7924-0032-00
16611, 16651 and 16681 - 20 Avenue

Owner: Marathon Homes Sunnyside Ltd. (Director Information: G. Gill, J. Gill)
Agent: Marathon Homes Sunnyside Ltd.

To rezone a portion of the site from Acreage Residential Zone and Small Lot Residential Zone to Multiple Residential Zone and a portion of the site from Acreage Residential Zone to Compact Residential Zone in order to develop 194 townhouse units and two compact residential lots.

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

PERMITS

- 16. Planning Report - Application No. 7922-0231-02
17077 and 17121 - 92 Avenue

Owner: Anniedale Bothwell (GP) Inc. (Director Information: G. Gill)
Agent: Hub Engineering Inc. (Mike Kompter)

To reduce the minimum lot width (Type II Interior Lot) Zone for proposed Lots 1, 13, and 16; to reduce the minimum lot width (Type II Corner Lot) Zone for proposed Lots 2, 14, and 15; and to permit a front access, side-by-side double garage for proposed Lots 1, 3-13, and 16-27 to allow subdivision into 29 residential lots and 1 lot for park and riparian protection purposes.

No correspondence was received for this proposal.

Development Variance Permit No. 7922-0231-02

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7922-0231-02 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R24-2151

Carried

- 17. Planning Report - Application No. 7923-0124-00
3081 Hillview Court

Owners: G. Sangha, K. Sangha
Agent: JM Architecture Inc. (Joe Minten)

To vary the height of a single family dwelling to 13.65 metres as measured from existing grade, so that the average level of a sloped roof is no higher than 30.77 metres geodetic and that the roof ridge or peak is no higher than 32.42 metres geodetic to permit construction of a new single family dwelling.

No correspondence was received for this proposal.

Development Variance Permit No. 7923-0124-00

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7923-0124-00 and consider issuance of the Permit upon final approval
of the associated Development Permit.

RES.R24-2152

Carried

- 18. Planning Report - Application No. 7924-0183-00
5641 - 176A Street

Owner: Aamika Properties Ltd. (Director Information: B. Patel)
Agent: 0999458 B.C. Ltd. (Viral Trivedi)

To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries in order to permit a small-scale drug store at 5641 - 176A Street; and to vary the minimum on-site parking requirement.

* See memorandum dated October 1, 2024.

Councillor Bains declared a conflict of interest and recused himself from the meeting at 8:47 p.m.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0183-00

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

Development Variance Permit No. 7924-0183-00.

RES.R24-2153

Carried by members remaining

Councillor Bains rejoined the meeting at 8:48 p.m.

INTRODUCTIONS

- 19. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Qualifying Places of Worship and Pre-1974 Care Homes

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R186. Bylaw No. 21354 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224(2)(f) and (h) of the *Community Charter*

"Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Section 220 and 224(2)(f) and (h)

Tax Exemption Bylaw, 2024, No. 21354" pass its first reading.

RES.R24-2154

Carried

21. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R188. Bylaw No. 21356 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

"Section 224 Tax Exemption Bylaw, 2024, No. 21356"

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Section 224 Tax Exemption Bylaw,
2024, No. 21356" pass its first reading.

RES.R24-2160

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Section 224 Tax Exemption Bylaw,
2024, No. 21356" pass its second reading.

RES.R24-2161

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Section 224 Tax Exemption Bylaw,
2024, No. 21356" pass its third reading.

RES.R24-2162

Carried

22. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Heritage Properties

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R189. Bylaw No. 21357 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

"Section 225 Tax Exemption Bylaw, 2024, No. 21357"

Councillor Stutt declared a conflict of interest and recused himself from the meeting at 8:51 p.m.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Section 225 Tax Exemption Bylaw,
2024, No. 21357" pass its first reading.
RES.R24-2163 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Section 225 Tax Exemption Bylaw,
2024, No. 21357" pass its second reading.
RES.R24-2164 Carried by members remaining

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Section 225 Tax Exemption Bylaw,
2024, No. 21357" pass its third reading.
RES.R24-2165 Carried by members remaining

Councillor Stutt rejoined the meeting at 8:52 p.m.

23. Permissive Tax Exemption - Strawberry Hill Library

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R190. Bylaw No. 21358 is therefore in order for consideration.

"Strawberry Hill Library Tax Exemption Bylaw, 2024, No. 21358"
A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Strawberry Hill Library Tax Exemption
Bylaw, 2024, No. 21358" pass its first reading.
RES.R24-2166 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Strawberry Hill Library Tax Exemption
Bylaw, 2024, No. 21358" pass its second reading.
RES.R24-2167 Carried

The said Bylaw was then read for the third time.

RES.R24-2168	<p>It was</p> <p>Bylaw, 2024, No. 21358" pass its third reading.</p>	<p>Moved by Councillor Hepner Seconded by Councillor Kooner That "Strawberry Hill Library Tax Exemption <u>Carried</u></p>
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24. Proposed Bylaw Amendments to Enhance Fireworks Enforcement.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R191. Bylaw No. 21422, 21423 and 21424 are therefore in order for consideration.

The proposed amendments to fine amounts for violations of the Fireworks Bylaw to better reflect the public safety risks associated with fireworks.

"Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2024, No. 21422"

RES.R24-2169	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its first reading.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Fireworks Regulation Bylaw, <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R24-2170	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its second reading.</p>	<p>Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Fireworks Regulation Bylaw, <u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-2171	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its third reading.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Fireworks Regulation Bylaw, <u>Carried</u></p>
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"Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its first reading.

RES.R24-2172 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its second reading.

RES.R24-2173 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its third reading.

RES.R24-2174 Carried

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424"

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its first reading.

RES.R24-2175 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its second reading.

RES.R24-2176 Carried

The said Bylaw was then read for the third time.

RES.R24-2177	<p>It was</p> <p>Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its third reading.</p>	<p>Moved by Councillor Stutt</p> <p>Seconded by Councillor Kooner</p> <p>That "Surrey Bylaw Notice Enforcement</p> <p><u>Carried</u></p>
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CLOSE AND FILE BYLAWS AND DEVELOPMENT VARIANCE PERMITS

- 25. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch October 7, 2024

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R192. The following bylaws are therefore in order for consideration.

To facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

Planning Report – Application No. 7920-0225-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20761".

RES.R24-2178	<p>It was</p> <p>Amendment Bylaw, 2022, No. 20761" be filed.</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Bains</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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Development Variance Permit No. 7920-0225-00

RES.R24-2179	<p>It was</p> <p>Permit No. 7920-0225-00.</p>	<p>Moved by Councillor Stutt</p> <p>Seconded by Councillor Kooner</p> <p>That Council close Development Variance</p> <p><u>Carried</u></p>
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Planning Report – Application No. 7921-0286-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20792"

RES.R24-2180	<p>It was</p> <p>Amendment Bylaw, 2022, No. 20792" be filed.</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Stutt</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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Development Variance Permit No. 7921-0286-00

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council close Development Variance

Permit No. 7921-0286-00.
RES.R24-2181 Carried

Planning Report – Application No. 7923-0339-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296"

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21296" be filed.

RES.R24-2182 Carried

Development Variance Permit No. 7923-0339-00

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council close Development Variance

Permit No. 7923-0339-00.
RES.R24-2183 Carried

Planning Report – Application No. 7916-0287-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19314"

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19314" be filed.

RES.R24-2184 Carried

Planning Report – Application No. 7917-0194-00
Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19791"

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19791" be filed.

RES.R24-2185 Carried

Planning Report – Application No. 7922-0169-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20921"

RES.R24-2186 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20921" be filed.
Carried

Planning Report – Application No.7922-0197-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20904"

RES.R24-2187 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20904" be filed.
Carried

I. CLERK’S REPORT

1. Council Conference Attendance

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

- 1. Authorize all members of Council to attend:
 - a. Lower Mainland Local Government Association – 2025 Annual Conference and AGM;
 - b. Federation of Canadian Municipalities – 2025 Annual Conference and Trade Show; and
 - c. Union of British Columbia Municipalities – 2025 Convention; and
- 2. Authorize the payment of expenses in accordance with Council Policy.

RES.R24-2188 Carried

2. 2025 Council Meeting Schedule

Note: See Memo dated October 2, 2024

RES.R24-2189 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council approve the 2025 Council
Meeting Schedule.
Carried

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

1. Reconsideration of Proposed Amendments to Streamside Protection Bylaws and Policy - Corporate Report No. R155

At the September 23, 2024 Regular Council – Public Hearing meeting Mayor Locke requested this item be reconsidered at the next Council meeting.

* See memorandum dated September 19, 2024.

The purpose is to amend Streamside Protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit requirements to streamline development application review timelines.

Councillor Bains declared a conflict of interest and recused himself from the meeting at 8:59 p.m.

The following bylaws were not reconsidered:

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341"

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21186"

Mayor Locke put forth the following motion:

It was Moved by Mayor Locke
Seconded by Councillor Stutt
That Council:

1. Refer Corporate Report No. R155 back to staff to bring a fulsome report to Council as soon as possible;
2. Refer the proposed amendments to streamside protection bylaws and policy to the Development Approval Process Improvement Task Force to consider best practices; and
3. Set a new public hearing date once additional information is received.

RES.R24-2190

Carried by members remaining

Councillor Bains rejoined the meeting at 9:19 p.m.

2. **Consent Agenda for Council Meetings**

At the September 23, 2024 Regular Council – Public Hearing meeting
Councillor Elford put forward the following notice of motion:

"That Council direct staff to bring forward a report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item."

It was
report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item.

Moved by Councillor Elford
Seconded by Councillor Nagra
That Council direct staff to bring forward a report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item.

RES.R24-2191

Carried

L. **ADJOURNMENT**

It was
Public Hearing meeting be adjourned.

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the October 7, 2024 Regular Council -

RES.R24-2192

Carried

The Regular Council - Public Hearing meeting adjourned at 9:23 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke

CITY OF SURREY

DELEGATIONS

CITY OF SURREY

COMMITTEE REPORTS



Present:

Councillor Kooner, Vice Chair
T. Allen, School Trustee
B. Burnside
D. Baird
G. Bhurji
G. Rai
K. Sidhu
N. Sangha

Absent:

Councillor Hepner, Chairperson

Staff Present:

L. Cavan, General Manager, Parks, Recreation & Culture
N. Aven, Director, Parks
L. White, Director, Recreation Services
C. Colquhoun, Fleetwood Recreation Services Manager
C. Elliot, North Surrey Recreation Services Manager
R. Landucci, Urban Forestry Manager
S. Macdonell, Community Service Coordinator
S. Chand, Legislative Services Coordinator

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

It was Moved by T. Allen
Seconded by B. Burnside
That the agenda of the Parks, Recreation and
Sport Tourism Committee meeting of June 4, 2024, be adopted.
Carried

2. Adoption of the Minutes – May 7, 2024

It was Moved by B. Burnside
Seconded by T. Allen
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting of May 7, 2024, be adopted.
Carried

B. STAFF PRESENTATIONS**1. Tree Planting**

Urban Forestry Manager, City of Surrey

The Urban Forestry Manager provided an overview of the plans and strategies involved in the City's Tree Planting Program. Highlights included:

- Tree planting in the City of Surrey is guided by three prominent plans/strategies:
 1. The Climate Change Action Strategy (CCAS) envisions a zero-carbon climate-resilient city by 2050. It outlines a roadmap to reach this vision that includes climate positive resilient ecosystems.

2. Biodiversity Conservation Strategy (BCS) identifies and measures current biodiversity and habitat resources.

3. Urban Forest Management Strategy (UFMS) completed in 2023 identifies a tree canopy cover target for the City of 30% and actions to achieve this goal.

- Tree inventory: City currently manages over 112,000 shade trees, 84,000 street trees, 27,000 park trees, and 1,750 ha of natural area, 1,500 of which is forested. The Parks Division's Urban Forestry Section is responsible for the majority of tree planting on public land.
- Annual Planting Program has been implemented by the City for over 40 years. Shade tree planting takes place throughout the year during new and existing park renovations, new road development along arterial, collector and local roads. Staff identifies appropriate shade tree planting in older residential areas and subdivisions. Over 7,400 potted trees and 7,000 seedlings are planted annually in nature areas.
- Annual planting maintenance includes regular pruning for street and parks trees, tree base maintenance, and watering to ensure the trees' health.
- The Urban Forestry Stewardship team started delivering the Releaf Community Planting Program 33 years ago. Every year over 2,500 members of the community plant approximately 150 shade trees, 1,500 native trees, and 4,000 shrubs.
- Green City Program is funded through a combination of operating and capital funds that enables tree planting initiatives. Capital and operational funds are used for both shade trees and natural area plantings. Funds collected through servicing agreements in new developments fund shade tree plantings. The Parks Division applies for grants annually to support the City's Tree Planting Program, in 2024 the following grants were received:
 - TD Friends of the Environment Foundation \$10,000 – Community planting with volunteers from TD;
 - Tree Canada – (\$17,000 from various partners) – supports Arbor Day and small community plantings;
 - BC Hydro - \$10,000 – National Tree Day;
 - In 2022, the City was awarded \$207,000 through the 2 Billion Trees Program. This funding will help us plant 35,000 new trees in our parks and natural areas by the end of 2024;
 - Received sponsorships from local companies to deliver community plantings through our Releaf planting program.

- The Parks Division has been running an annual tree sale event since 2012. The tree sale is held online and tree pick-up takes place at the City's Operations Centre. Beginning in 2021, four tree sales took place where 4,000 high-quality shade and fruit trees were sold to residents to plant on their properties. Four tree sales continue to take place each year.
- Over the past 30 years, the City has partnered with a number of local stewardship groups to remove invasives and plant native trees and shrubs. These groups are typically focused on a specific park or area, like Sunnyside Acres Urban Forest, one of our three dedicated urban forests, or areas like Semiahmoo Bay. This year the City will be celebrating World Sikh environment day for the second time with a local gurdwara by planting 250 native trees and shrubs as part of a natural area restoration project. And hosting our second invasive plant removal and native tree and shrub planting with members from the Khalsa Credit Union.

In response to questions from the Committee, the following information was provided:

- The City is working in collaboration with the provincial government to obtain funding for the trees that were removed during the construction of the SkyTrain on Fraser Highway.
- Tree Sale Program information listed on the City's webpage: <https://www.surrey.ca/renovating-building-development/trees-yard-garden/tree-sale-program>
- The City has a set goal to plant over 100,000 trees as part of the "Trees In Cities Challenge" and funding is allocated for this initiative through the City's Tree Planting Program.
- The Ministry of Forest provides guidance on tree species and sourcing. Numerous planting events are held throughout the year to explore various genetic tree stocks. Climate change has distinct impacts on trees, leading to significant stresses. Seasonal watering varies from month to month to align with climate change.
- Urban Forestry staff identify areas requiring trees during their service calls in the respective areas.
- The Green City Program is financed through development fees and compensation for tree removal. This sustainable funding source prioritizes planting new trees in the same area where trees were removed.

2. Child Care and Middle Years Recreation Services

Fleetwood Recreation Services Manager, City of Surrey

Staff provided a presentation on the City's early learning and child care expansion. Highlights on recreation services child care and 0-12 programs included:

- Surrey has 14,337 licensed child care spaces for 80,000 children. Surrey needs over 7,000 spaces to meet the Canadian national average 27.2 licensed child care spaces per 100 children.
- Child care sites coming soon: Strawberry Hill Hall, Bridgeview Community Centre, Surrey Sport & Leisure Arena, O'Sienn Village, Don Christian Modular 2, Chuck Bailey Recreation Centre, and Newton Community Centre.
- The City utilizes the following provincial funding programs: affordable child care benefit – subsidy directly to families, universal child care sites \$10 per day, ChildCareBC new space fund and child care operating funding.
- The City offers a combination of three, four, and five-hour year long licensed preschool programs that align with the BC Ministry of Education Curriculum and strive to set a foundation of success for the child, both in school and in life. There are 16 locations and six that are within the school district.
- Licensed before and after school care program that is designed to keep children safe and engaged in a variety of activities in the hours before school starts and at the end of the day. There are 10 locations and nine within the school district. Over 415 children are already registered for 2024-2025.
- Summer day camps ages 3-12 are offered weekly for 1.5-hour, half-day or full day. Camps are led by qualified instructors while participating in sports, nature, science, cooking or arts. Currently 8,112 children have registered.
- MyZone is an affordable drop-in program that is designed for ages 8-12 with afterschool programming that is open to everyone. There are eight locations and it runs 3-5 days per week, 3:00-5:00 pm.
- Staff training: All City of Surrey Early Childhood Educators are certified and trained in the City's policies and procedures. The City provides 1.5 days of "Magical Child" training at the beginning of the school year that includes hands on workshops, policy/procedure refreshers, keynote and guest speakers.

In response to questions from the Committee, the following information was provided:

- Apart from space constraints, the most significant challenge is staff recruitment as currently there is not enough staff to accommodate the program. Attracting and retaining staff has been a challenge. Additionally, there is a growing demand for child care services across all areas.

C. REPORTS

1. Service Delivery Plan 2024

The General Manager of Parks, Recreation and Culture informed that the Service Delivery Plan of 2024 in an internal document created through staff collaboration. It provides an overview of department responsibilities, values, vision, team structure, and strategies to meet community needs.

It was
Tourism Committee receive the Service Delivery Plan 2024 for information.

Moved by B. Burnside
Seconded by G. Bhurji
That the Parks, Recreation and Sport
Carried

D. OTHER BUSINESS

E. INFORMATION ITEMS

1. Verbal Updates

The General Manager, Parks, Recreation and Culture provided the following updates:

- National Indigenous Peoples Day in Cloverdale on June 21
<https://www.surrey.ca/news-events/news/surreys-national-indigenous-peoples-day-celebration-returns-june-21-new-location>
- Surrey Rides – competition for skateboard, scooters and BMX
<https://www.surrey.ca/about-surrey/youth-engagement/youth-events#:~:text=Surrey%20Rides%20is%20an%20exciting,skateboard%2C%20scootering%2C%20and%20BMX.>
- Arenas – ice programs and dry floor activities for summer
[Arena Programs | City of Surrey](#)
- International Picnic Day at Evershine Park on June 15
[Placemaking Meetups | City of Surrey](#)

- Summer camp programs offers support for children with disabilities
<https://www.surrey.ca/activities-parks-recreation/recreation-programs/adapted-programs>
- Newton Community Centre plan update will be provided at the next meeting.

F. NEXT MEETING

The next meeting of the Parks, Recreation and Sport Tourism Committee is scheduled for Wednesday, October 2, 2024.

G. MOTION TO HOLD A MEETING IN A CLOSED SESSION

It is in order for the Parks, Recreation and Sport Tourism Committee to pass a resolution to close the meeting to the public pursuant to Section 90 (1) (b) of the Community Charter, which states:(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity

It was
Tourism Committee convene a closed meeting session to pass a resolution on a matter governed by the Community Charter Section 90 (1) (b).
Moved by B. Burnside
Seconded by G. Bhurji
That the Parks, Recreation and Sport
Carried

H. ADJOURNMENT

It was
Tourism meeting be adjourned.
Moved by D. Baird
Seconded by B. Burnside
That the Parks, Recreation and Sport
Carried

The Parks, Recreation and Sport Tourism Committee adjourned at 6:47 p.m.

Jennifer Ficocelli, City Clerk and
Director Legislative Services

Councillor Kooner, Vice Chair

Present:

Councillor Kooner, Chair
Councillor Stutt, Vice Chair
A. Krilow
J. Cuenca
J. Gosal
M. Mubanda
N. Atwal

Absent:

C. Izsak
M. Rooney

Staff Present:

A. Murphy, Manager, Housing and Social Development
S. Lee, Legislative Services Coordinator

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by J. Gosal
Seconded by Councillor Stutt
That:

1. The agenda of the June 19, 2024, Livability and Social Equity Committee meeting be amended by removing Section B: Staff Presentations; and
2. The agenda be adopted as amended.

Carried

2. Adoption of the Minutes – April 17, 2024

It was

Moved by Councillor Stutt
Seconded by J. Gosal
That the minutes of the Livability and Social

Equity Committee meeting held on April 17, 2024, be adopted.

Carried

B. STAFF PRESENTATIONS

This section has been removed from the agenda.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next meeting of the Livability and Social Equity Committee is scheduled for Tuesday, September 24, 2024.

E. MOTION TO HOLD A MEETING IN A CLOSED SESSION

It was
Moved by J. Gosal
Seconded by N. Atwal
That the Livability and Social Equity
Committee close the meeting to the public pursuant to Section 90 (1) (b) of the
Community Charter, which states:

- “(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.”

Carried

F. ADJOURNMENT

It was
Moved by J. Cuenca
Seconded by A. Krilow
That the Livability and Social Equity
Committee meeting be adjourned.

Carried

The Livability and Social Equity Committee adjourned at 6.02 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

Councillor Kooner, Chairperson

Present:

Councillor Bose, Chair
Councillor Bains, Vice Chair
B. Favaro
P. Harrison
S. Keulen
R. Sihota
R. Tamis

Absent:

D. Bondar
R. Brar
H. Dhillon
W. Kim
S. Rai
M. Schutzbank
R. Vanderende

Staff Present:

A. Barn, Planner
P. Heer, Director Community Planning & Sustainability
V. Jhingan, Director Project Delivery
M. Kischnick, Senior Planner
S. Meng, Legislative Services Coordinator

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

It was Moved by Councillor Bains
Seconded by P. Harrison
That the agenda of the Agricultural and Food
Policy Committee meeting of September 10, 2024, be adopted.
Carried

2. Adoption of the Minutes – June 11, 2024

It was Moved by R. Sihota
Seconded by P. Harrison
That the minutes of the Agricultural and
Food Policy Committee meeting held June 11, 2024, be adopted.
Carried

B. DELEGATIONS

This section had no items to consider.

C. STAFF PRESENTATIONS**1. 64 Avenue Road Widening Project Between 152 Street to 164 Street**
Victor Jhingan, Director Project Delivery

The Director Project Delivery provided a presentation regarding 64 Avenue Road Widening Project Between 152 Street to 164 Street. The following information was highlighted:

- The widening of 64th Avenue aims to ease traffic congestion and support the city's growth. The corridor currently handles about 27,000 vehicles daily. The project involves expanding the road from 2 to 4 lanes and adding a multi-use pathway on the south side.
- The road is already designed to accommodate future widening, with only minor adjustments needed west of 156th Street. The design will avoid raised medians or curbs to ensure easy access for farm vehicles and maintain flexibility. A two-way left turn lane will be included on the hill section to provide safe access for farm vehicles.
- In September, local residents will provide feedback on access points to farms, ensuring new driveways are accommodated. A contractor will be hired in October, with construction starting in January and finishing by fall, pending minor regulatory approvals.
- Major roadwork will occur west of 156th Street, including intersection upgrades at 152nd Street, while east of 156th Street will involve mostly pavement marking.

In response to questions from the Committee, the following information was provided:

- The plan involves painting a wider, double yellow line on the road to ensure a buffer for oncoming vehicles, avoiding raised medians to allow flexible access for farming activities.
- The design features widely spaced traffic signals, allowing for significant breaks in traffic outside of rush hour, providing opportunities for easier turns.
- The plan is to maintain the left turn bay at 156th Street and 64th Avenue for safe and comfortable turns without blocking traffic. Although the intersection will remain unsignalized due to low traffic volume, a signal could be added if needed in the future.
- The signal at 152nd Street is automated and adjusts the left turn signal based on traffic volume. In contrast, 156th Street will have no signal.
- The signal timing at 152nd Street and 64th Avenue changes based on usage, typically providing breaks every two minutes, even during rush hour. High demand for right and left turns during rush hour may sometimes cause congestion, but the signal timing can be adjusted as needed to ensure smoother traffic flow. Adjustments can be made upon request if issues arise.
- The road currently handles 27,000 vehicles per day, with an estimated increase to 40,000 vehicles per day by 2050.

The Committee provided the following comments:

- Chair mentioned that 156th Street is part of the Agricultural Land Reserve, with only a few properties along it. Residents beyond 60th Avenue are encouraged to use Highway 10 or 152nd Street for quicker access, rather than 64th Avenue. The area will not be signalized to avoid promoting traffic towards less efficient routes.
- Chair expressed that trespassing and access are major concerns on the south side between 160th and 156th Street, as there is no ditch or fence due to a lack of funds when the road was widened.

2. **Development Application 7924-0156-00**
Allison Barn, Planner

The Planner summarized the report dated August 30, 2024, regarding Development Application No. 7924-0156-00 and the following information was highlighted:

- The applicant is proposing the retention of the farm accessory structures, which are primarily used for temporary storage of produce and the retention of the greenhouse which is used for growing vegetables.

In response to questions from the Committee, the Planner and Senior Planner provided the following information:

- The applicant requires a DVP to reduce the minimum front yard setbacks for 2 agricultural structures and one building from: 30 metres to 2.54 metres for Structure 1, 2.46 metres for Structure 2 and 24.92 for Building 1.
- The setback variance is required for an existing non-conforming building, not due to the Comprehensive Development Zone. The building was constructed closer to the front than bylaws allow, and it may not have had proper permits originally. The current process aims to rectify the non-compliance with setback regulations.

The Committee provided the following comments:

- A committee member expressed support of this application.
- A committee member mentioned owners been operating for over 25 years.

It was

Moved by S. Keulen

Seconded by P. Harrison

That the Agricultural and Food Policy

Committee recommend that the Acting General Manager of Planning and Development support Development Application 7924-0156-00.

Carried

D. OTHER BUSINESS

1. **Surrey Agricultural Plan**

Markus Kischnick, Senior Planner

Preet Heer, Director Community Planning & Sustainability

The Senior Planner and Director Community Planning & Sustainability discussed the Surrey Agricultural Plan and annual work plan. The following information was highlighted:

- The committee has discussed in the past on updating the agricultural plan. To address this, staff propose adding the agricultural plan to the 2025 work plan for the committee. This would then be presented to council along with the Official Community Plan (OCP).

In response to questions from the Committee, the following information was provided:

- The coach house, a small-scale multi-unit house, would be subject to agricultural development permits allowing for design control. Therefore, it could be incorporated into the OCP review and development permit (DP) guidelines to maintain appropriate setbacks and protect agricultural land.
- Staff can bring forward a presentation regarding Bill 44.
- The zoning for frequent bus stop areas allows for up to 6 units, while other areas allow for up to 4 units. This means that a single-family lot can now potentially have 4 units adjacent to the Agricultural Land Reserve (ALR) through a building permit.
- The DP requirement remains in place for duplexes with coach houses in farm adjacency areas. This means that setbacks and other factors related to the ALR will still need to be reviewed to ensure appropriate development.
- Outside of residential zones on smaller than one-acre lots, more units can now be permitted through zoning changes. This does not affect agricultural lands themselves, as they are exempt.
- The zoning names for some areas have been changed, but the actual development requirements remain the same. For example, if a property was previously zoned RF and is now zoned R3, the development requirements, including setbacks from ALR land, will still apply.
- For lots of one acre or larger (4050 square meters), only one house can be built. Smaller lots may have different regulations allowing for more units. The long-term goal may be to develop these larger lots into townhouses or smaller lots.
- Staff mentioned bringing forward a presentation on frequent bus stop areas, their impact on development, and relevant legislation.
- The new policy allows for 4-6 units per lot without rezoning. However, construction costs, infrastructure servicing, and other factors may still hinder development.
- Converting a single-family dwelling with a suite to a duplex with suites or a coach house may not be cost-effective due to the need for additional services. However, servicing capacity may be sufficient for service lots.
- Small-scale multi-unit developments will likely require financing strategies, including development costs and upgrades. These costs will be incorporated into the project and will be reported to council in the future.

The Committee provided the following comments:

- A committee member expressed concerns regarding Bill 44 which allows denser development near agricultural land, which could harm buffer zones and negatively impact agriculture.
- Vice Chair mentioned the finalized corporate report with maps of areas where 6 units could be built is resourceful to reference.

- Chair mentioned that the committee will play a significant role in shaping the city's development and protecting food production in the upcoming year.
- A committee member mentioned that the population is expected to increase, which will likely lead to more development.
- A committee member expressed concerns regarding the Metro Vancouver sewer line running down Highway 10 is at capacity and can affect agricultural land when it overflows during storms.

B. Favaro left the meeting at 6:45 p.m.

2. 2025 Meeting Schedule

It was Moved by Councillor Bains
Seconded by P. Harrison
That the Agricultural and Food Policy
Committee receive the 2025 meeting schedule as presented.
Carried

E. INTEGRITY OF THE AGRICULTURAL LAND

- A committee member mentioned there is a new business called Pallet World and questioned its legality, whether the owners obtained a City of Surrey business license and mentioned the business can be hazardous being on a bog.
- Chair mentioned that the neighborhood has several non-agricultural businesses, including a trucking company operating illegally on farmland. One case involved a property at 176 Street and 88 Avenue, where illegal truck parking was removed by court order but has since returned, with the gravel pad expanding.
- Chair expressed that the committee should provide input on non-permitted, non-farm uses in ALR and find solutions to address truck parking on farmland in addition to adding these topics to the work plan.

F. NEXT MEETING

The next meeting of the Agricultural and Food Policy Committee is looking to be rescheduled for Tuesday, October 15, 2024.

G. ADJOURNMENT

The Agricultural and Food Policy Committee adjourned at 7:11 p.m.

Jennifer Ficocelli,
City Clerk and Director of Legislative Services

Councillor Bose, Chairperson

CITY OF SURREY

BOARD/ COMMISSION
REPORTS





Surrey Board of Variance Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, SEPTEMBER 3, 2024
Time: 9:12 a.m.

Present:

J. Dharampal
P. Sran
B. Sidhu, Vice-Chair

Absent:

I. Dhillon, Chair
J. Vinepal

Staff Present:

E. MacGregor, Planner, Planning & Development
R. Ordelleide, Planner, Planning & Development
J. Wonfor, Plan Checker, Planning & Development
J. Sung, Legislative Services Coordinator

B. Sidhu assumed the role of the chair.

A. ADOPTIONS

1. Adoption of the Minutes

It was

Moved by P. Sran
Seconded by J. Dharampal
That the minutes of the Board of Variance

meeting of July 9, 2024 be approved as circulated.

Carried

B. NEW APPEALS

1. Appeal No. 24-07 – Bhatti

The Board acknowledged M. Bhatti, Applicant, in attendance to speak to the application.

There were two pieces of correspondence received in support of the proposal.

The Chair then called on the Applicant to present their appeal.

The Applicant advised that they have two sheds in the back of the main building. The first shed was a permanent construction, built in 2018 on solid foundation. The Applicant’s lot is at an angle, which made them believe that the minimum required setback was maintained when it was in fact over the permitted setback. The second shed is a temporary construction on blocks, which is also over the permitted setback, as the Applicant believed that temporary structures do not follow the same setback requirement. Both sheds are used for woodworking equipment and are operating as a not-for-profit hobby.

The Applicant spoke to six neighbours and none of them expressed concern to the proposal. Prior to this meeting, the Applicant had already reached out to City staff to obtain permits for the two sheds, and they were advised to obtain a setback variance before the building permit can be granted. Both sheds are built to code as they are designed by an engineer. The first shed was built on foundation and would be difficult to move. The shed would have to be demolished if appeal was denied, resulting in financial hardship for the Applicant.

In response to a question from the Board, the Applicant stated that they had already assessed the possibility of moving the second shed, which will cost approximately \$4,500. The Applicant lives with their spouse, and they are both over the age of 70, so moving the second shed is not only costly but a disruption to their lives.

The Board noted that the Applicant had explored different options to bring both sheds into compliance. The Board recognized that there is financial hardship for the Applicant to demolish and move the sheds.

It was Moved by P. Sran
Seconded by B. Sidhu
That Appeal 24-07, for permission to vary the rear (east) yard and side (north) yard setbacks of the "Single Family Residential (RF) Zone" to permit the retention of two existing, unpermitted accessory structures located at 6174 - 187A Street, be allowed.

Carried

2. **Appeal No. 24-08 – Sim**

The Board acknowledged S. Sim, the Agent of Applicant, to speak to the application.

There was one piece of correspondence received in support of the proposal.

The Chair then called on the Agent to present their appeal.

The Agent stated that her mother got a stop work order on the covered deck approximately a year ago. In the process of obtaining building permit after the stop work order, the owner discovered that the deck was built without a building permit and over the permitted setback. The house was purchased in 2004 with the unpermitted deck already built. The Applicant built a roof over the deck in 2004 due to her slipping and falling on the wet deck floor. The deck was enclosed in 2016 due to raccoons trespassing. The Agent has already hired engineer to design the structural work necessary to bring the deck to building code. The Applicant would like to sell the property once she passes and would like the property to be legal for the sale.

City staff informed the Applicant that there were two greenhouses and two shelves on the property that are considered accessory buildings. The property covenant only permits one accessory structure on the lot. The accessory structures were built by the owner's late husband and hold significant sentimental value. The Agent proposed to remove one of the greenhouses and both shelves in order to keep the one greenhouse with the most sentimental value.

The Board recognized that the Applicant is actively trying to meet building code requirements, and that building permit had been submitted prior to attending the appeal. The Board found that there is financial hardship in the removal of the covered deck for the Applicant.

It was Moved by J. Dharampal
Seconded by P. Sran
That Appeal 24-08, for permission to vary the west rear yard setback of the "Comprehensive Development Zone (CD)" (By-law No. 12973) to permit the retention of an existing, unpermitted 7.5 sq. m. covered deck and a 5.3 sq. m. accessory greenhouse structure at 18483 - 66A Avenue, be allowed.

Carried

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next meeting of the Board of Variance is scheduled for October 8, 2024.

E. ADJOURNMENT

It was Moved by P. Sran
Seconded by J. Dharampal
That the Board of Variance meeting be adjourned.

Carried

The Board of Variance meeting adjourned at 9:33 a.m.



Jimmy Sung, Secretary



~~Inderjit Dhillon - Chairperson~~

Beerinder Sidhu - Vice-Chair

**SURREY HERITAGE ADVISORY COMMISSION
RECOMMENDATION INDEX
Wednesday, October 9, 2024**

1. Brynjolfson Residence (12876 Crescent Road) – Application for Financial Assistance to Clean and Repair Cedar Roof

That Council:

1. Receive the report dated September 25, 2024, regarding an application from the Brynjolfson Residence (12876 Crescent Road) for financial assistance to clean and repair the cedar roof (Appendix I);
2. Approve financial assistance in the amount of \$3,039.75 which represents 50 percent of the value of the works as per the quote provided by South-West Roof Restoration; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.



Surrey Heritage Advisory Commission – Minute Extract

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 9, 2024
Time: 5:00 p.m.

Present:

Councillor Stutt, Chair
M. Hilmer
F. Lou
P. Priddy

Absent:

J. Ring

Staff Present:

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
P. Heer, Director Community Planning & Sustainability
V. Ng, Legislative Services Coordinator
S. Meng, Legislative Services Coordinator

C. NEW BUSINESS

1. PLANNING AND DEVELOPMENT

(b) Brynjolfson Residence (12876 Crescent Road) – Application for Financial Assistance to Clean and Repair Cedar Roof

The Heritage Planner presented a report dated September 25, 2024, regarding an application from the Brynjolfson Residence (12876 Crescent Road) for financial assistance to clean and repair the cedar roof. With the maintenance, it is expected that the roof's lifespan will be extended by 10 to 15 years

It was Moved by Commissioner Lou
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory

Commission (SHAC):

1. Receive this report dated September 25, 2024, as information;
2. Recommend that Council approve financial assistance in the amount of \$3,039.75 which represents 50% of the value of the works as per the quote provided by South-West Roof Restoration, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried

INTER-OFFICE MEMO

TO: **Chair, Heritage Advisory Commission**

FROM: **Heritage Planner, Community Planning**

DATE: **September 25, 2024**

FILE: **6800-14**

RE: **Brynjolfson Residence (12876 Crescent Road) – Application for Financial Assistance to Clean and Repair Cedar Roof.**

RECOMMENDATIONS

It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of **\$3,039.75** which represents 50% of the value of the works as per the quote provided by **South-West Roof Restoration**, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

PURPOSE

The purpose of this memo is to inform the SHAC that an application for financial assistance was submitted for the Brynjolfson Residence (12876 Crescent Road) to clean and repair the cedar roof.

BACKGROUND

Historic Value

The Brynjolfson Residence (12876 Crescent Road) is listed on Surrey's Community Heritage Register and is protected by Heritage Revitalization Agreement By-law, 2018, No. 19479. The Brynjolfson Residence features a side gabled roof with exposed purlins and raftertails, a variety of siding types, and granite foundation (Appendix I).

Building Preservation Program

The Building Preservation Program provides grants to owners of privately-owned protected heritage properties for stabilization, maintenance, or restoration of the heritage building. The grant is limited to 50% of the cost of the work, for up to \$5,000 in a calendar year. An owner may also apply for any unclaimed amounts from the previous two years, to a maximum of \$15,000 in three years. Applications are to include three quotations for the work based on similar criteria. Fewer than three quotations may be considered at the discretion of the Surrey Heritage Advisory

Commission. The owner of a protected heritage building may apply for three years' financial assistance (\$15,000) in the first year, and in advance of conducting repairs or restoration, for costs associated with the relocation of a heritage building to a protected heritage site. Upon receiving a \$15,000 grant for relocation, owners will not be eligible to apply for further financial assistance for three years. Completed work is not eligible for the grant.

DISCUSSION

The owner of the Brynjolfson Residence has submitted an application to clean and repair the cedar roof, in accordance with the HRA By-law 2018, No. 19479 (Appendix II). The three quotations are as follows:

- | | |
|--------------------------------|------------|
| 1. South-West Roof Restoration | \$6,079.50 |
| 2. West Coast Moss Removal | \$7,350.00 |
| 3. Samra Bros. | \$8,400.00 |

The applicant is requesting \$3,039.75, which represents 50% of the value of the work as per the quote provided by South-West Roofing Restoration. The applicant has indicated that their preferred supplier is Steeve's Roofing and Solar. There is currently \$15,000 available in the Reserve for Heritage Site Improvements for Brynjolfson Residence.

CONCLUSION AND RECOMMENDATIONS

The owner of the Brynjolfson Residence has submitted an application for financial assistance through the Building Preservation Program to clean and repair the cedar roof. It is recommended that the SHAC approve the application for financial assistance.



Kelsey Baglo, Heritage Planner
Community Planning

APPENDIX I Photos of the Brynjolfson Residence

APPENDIX II Brynjolfson Residence - Application for Financial Assistance to Clean and Repair Cedar Roof

APPENDIX I
Photo of Brynjolfson Residence



APPENDIX II

Brynjolfson Residence - Application for Financial Assistance to Repair Fir Floors



SURREY HERITAGE ADVISORY COMMISSION

BUILDING PRESERVATION PROGRAM

Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

PLEASE PRINT CLEARLY

Name of Applicant(s): TIM PAINTER & SARA MCCORMACK

Mailing Address: [REDACTED]

City: SURREY Postal Code: V4P 1J8

Contact Person(s): TIM PAINTER

Telephone: [REDACTED] Email: [REDACTED]

Name of Heritage Building: Brynjolfson (H.C. MATTA) Residence site # 181

HRA and/or Designation By-law Number: (2017) 19479

Date of Commencement: As soon as approved (within six months)

Date of Anticipated Completion: One week

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: _____

2. Provide a clear, brief statement of the purpose of the project.

To restore, clean and fix cedar shake roof. Will extend the life 10-15 years. Replacement of the entire roof would be a major project with a large cost. This will be in the budget in 10 year's time.

Currently there are potential for leaks in the roof as in the past.

3. Provide an itemized list of all work to be undertaken by this project.

→ light wash roof area (lentine) → replace ridge caps & re nail caps. as needed.
 Replace badly cracked shakes. Metal shims where required.
 Re-camille roof, Apply Roof treatment
 Provide a 5 year leak proof warranty.

4. Please attach three quotations to undertake the list of work itemized in #3. Ensure that all quotations are based on identical requirements. Applications that include fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. Applications for material costs only may be submitted for consideration.

Quotation #1 from: South-West Roof Restoration Cost: \$ 5790 + tax 5% = \$ 6079.50

Quotation #2 from: West Coast Moss Removal Cost: \$ 7,000 + tax = \$ 7,350

Quotation #3 from: Sambra bns. Cost: \$ 8,000 + tax = \$ 8,400

Please indicate your preferred supplier: South-West Roof Restoration = \$ 6,100.00

5. Project Cost Summary

		<u>Approved</u>	<u>Pending</u>
Applicant's contribution	\$ 3,039.75 (50 %)	_____	_____
Heritage Legacy Fund of BC	\$ - (- %)	_____	_____
Request from City of Surrey	\$ 3,039.75 (50 %)	_____	_____
Total Cost of the Project	\$ 6,079.50 (100 %)	_____	_____

The applicant is advised not to begin the project prior to confirmation of funding. **Work already completed or in progress may not qualify for assistance.** Please note that no payment shall be made more than one year after the date of approval of the financial assistance application by Council. Applicants will be responsible for the payment of all project costs to the approved supplier(s). The applicant will provide detailed, legible, and verifiable receipts confirming supplier payments when requesting reimbursement of costs from the City. Change of preferred supplier(s) is not permitted without prior written approval of the City. Failure to provide adequate proof of payment or use of non-authorized suppliers may result in non-reimbursement of costs incurred.

If funds are granted, the City of Surrey reserves the right to inspect the work and to promote the project through photographic documentation and through media announcements.

Authorized Signing Officer

Tim

Signature

Sara

Date

Sept 23, 2024

Return to:

Surrey Heritage Advisory Commission
 c/o Legislative Services, 13450-104 Avenue V3T 1V8

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SURREY HERITAGE ADVISORY COMMISSION
RECOMMENDATION INDEX
Wednesday, October 9, 2024

2. Cloverdale United Church (17575 58A Street) – Application for Financial Assistance to Replace the Existing Roof

That Council:

1. Receive the report dated September 26, 2024, regarding an application from the Cloverdale United Church (17575 58A Street) for financial assistance to replace the existing roof (Appendix I);
2. Approve financial assistance in the amount of \$15,000 which represents 50 percent of the value of the works as per the quote provided by Steeves Roofing and Solar; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.



Surrey Heritage Advisory Commission – Minute Extract

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 9, 2024
Time: 5:00 p.m.

Present:

Councillor Stutt, Chair
M. Hilmer
F. Lou
P. Priddy

Absent:

J. Ring

Staff Present:

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
P. Heer, Director Community Planning & Sustainability
V. Ng, Legislative Services Coordinator
S. Meng, Legislative Services Coordinator

C. NEW BUSINESS

1. PLANNING AND DEVELOPMENT

(c) Cloverdale United Church (17575 58A Street) – Application for Financial Assistance to Replace the Existing Roof

The Heritage Planner presented a report dated September 26, 2024, regarding an application from the Cloverdale United Church (17575 58A Street) for financial assistance to replace the existing roof. The church is looking to replace the roof with a new fibre glass shingle roof in the color grey. Under the Heritage Revitalizing Agreement, only an asphalt roof is allowed as replacement, however, the city architect has approved the alternative material and color chosen.

It was Moved by Commissioner Hilmer
Seconded by Commissioner Lou
That the Surrey Heritage Advisory
Commission (SHAC):

1. Receive this report dated September 26, 2024, as information;
2. Recommend that Council approve financial assistance in the amount of \$15,000 which represents less than 50% of the value of the works as per the quote provided by Steeves Roofing and Solar, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried



INTER-OFFICE MEMO

TO: **Chair, Heritage Advisory Commission**

FROM: **Heritage Planner, Community Planning**

DATE: **September 26, 2024** FILE: **6800-14**

RE: **Cloverdale United Church (17575 58A Street) – Application for Financial Assistance to Replace the Roof of the Church.**

RECOMMENDATIONS

It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of **\$15,000** which represents less than 50% of the value of the works as per the quote provided by **Steeves Roofing and Solar**, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

PURPOSE

The purpose of this memo is to inform the HAC that an application for financial assistance was submitted for the Cloverdale United Church (17575 58A Street) to replace the roof of the Church.

BACKGROUND

Historic Value

The Cloverdale United Church, built in 1949-1950, is a stucco-clad Gothic Revival-inspired church with a later bell tower and spire at the southwest corner (Appendix I). The Cloverdale United Church is significant as a demonstration of community spirit in Cloverdale, at a time when Cloverdale was the administrative and commercial centre of Surrey. As the local United Church congregation grew, a larger church was required. The Church was constructed using volunteer labour.

Building Preservation Program

The Building Preservation Program provides grants to owners of privately-owned protected heritage properties for stabilization, maintenance, or restoration of the heritage building.

The grant is limited to 50% of the cost of the work, for up to \$5,000 in a calendar year. An owner may also apply for any unclaimed amounts from the previous two years, to a maximum of \$15,000 in three years. Applications are to include three quotations for the work based on similar criteria. Fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. The owner of a protected heritage building may apply for three years' financial assistance (\$15,000) in the first year, and in advance of conducting repairs or restoration, for costs associated with the relocation of a heritage building to a protected heritage site. Upon receiving a \$15,000 grant for relocation, owners will not be eligible to apply for further financial assistance for three years. Completed work is not eligible for the grant.

DISCUSSION

The Cloverdale United Church has submitted an application to replace the roof with gray fiberglass shingles, in accordance with HRA By-law 2008, No. 16475 (Appendix II). The City Architect has reviewed and approved of the proposed roofing material and colour. The three quotations are as follows:

- | | |
|---------------------------------------|-------------|
| 1. Great West Enterprises | \$78,606.24 |
| 2. iRoof and Repair/ iReno Properties | \$58,716.00 |
| 3. Steeves Roofing and Solar | \$36,703.39 |

The applicant is requesting \$15,000, which represents less than 50% of the value of the work as per the quote provided by Steeves Roofing and Solar. The applicant has indicated that their preferred supplier is Steeve's Roofing and Solar. There is currently \$15,000 available in the Reserve for Heritage Site Improvements for Cloverdale United Church.

CONCLUSION AND RECOMMENDATIONS

The Cloverdale United Church has submitted an application for financial assistance through the Building Preservation Program to replace the roof. It is recommended that the SHAC approve the application for financial assistance.



Kelsey Baglo, Heritage Planner
Community Planning

APPENDIX I Photo of Cloverdale United Church

APPENDIX II Cloverdale United Church - Application for Financial Assistance for Roof Replacement

APPENDIX I
Photos of Cloverdale United Church



APPENDIX II

Cloverdale United Church - Application for Financial Assistance for Roof Replacement



BUILDING PRESERVATION PROGRAM

Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

PLEASE PRINT CLEARLY

Name of Applicant(s): Lewis Corkum

Mailing Address: 17575 58A Avenue

City: Surrey Postal Code: V3S 1N1

Contact Person(s): Lewis Corkum

Telephone: [REDACTED] Email: [REDACTED]

Name of Heritage Building: Cloverdale United Church

HRA and/or Designation By-law Number: Heritage Revitalization Agreement Bylaw, 2008, No. 16475

Date of Commencement: May 10, 2025

Date of Anticipated Completion: June 2025

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: _____

2. Provide a clear, brief statement of the purpose of the project.

Remove existing roofing and replace

3. Provide an itemized list of all work to be undertaken by this project.

Removal and disposal of existing roofing material, repairs to underlay wood as required,
prep for new roofing, install underlayment, metal valleys, Fiberglass laminate shingles,
ridge caps, flashings for plumbing stacks, vents and goosenecks.
supply and install roof vents. Reseal and waterproof all metal and seams on steeple

4. Please attach three quotations to undertake the list of work itemized in #3. Ensure that all quotations are based on identical requirements. Applications that include fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. Applications for material costs only may be submitted for consideration.

Quotation #1 from: Great West Enterprises Ltd Cost: \$78,606.24

Quotation #2 from: iRoof and Repair/iReno Properties Cost: \$58,716.00

Quotation #3 from: Steeves Roofing and Solar Cost: \$36,703.49

Please indicate your preferred supplier: Steeves Roofing and Solar

5. Project Cost Summary		<u>Approved</u>	<u>Pending</u>
Applicant's contribution	<u>\$ \$21,703.49 (59.13 %)</u>	<u> </u>	<u> </u>
Heritage Legacy Fund of BC	<u>\$ (%)</u>	<u> </u>	<u> </u>
Request from City of Surrey	<u>\$ \$15,000.00 (40.87 %)</u>	<u> </u>	<u> </u>
Total Cost of the Project	<u>\$ \$36,703.49 (100 %)</u>	<u> </u>	<u> </u>

The applicant is advised not to begin the project prior to confirmation of funding. **Work already completed or in progress may not qualify for assistance.** Please note that no payment shall be made more than one year after the date of approval of the financial assistance application by Council. Applicants will be responsible for the payment of all project costs to the approved supplier(s). The applicant will provide detailed, legible, and verifiable receipts confirming supplier payments when requesting reimbursement of costs from the City. Change of preferred supplier(s) is not permitted without prior written approval of the City. Failure to provide adequate proof of payment or use of non-authorized suppliers may result in non-reimbursement of costs incurred.

If funds are granted, the City of Surrey reserves the right to inspect the work and to promote the project through photographic documentation and through media announcements.

Lewis Corkum
CUC Property and Maintenance Chair
Authorized Signing Officer


Signature

Sept 23, 2024
Date

Return to:
Surrey Heritage Advisory Commission
c/o Legislative Services, 13450-104 Avenue V3T 1V8

SURREY HERITAGE ADVISORY COMMISSION
RECOMMENDATION INDEX
Wednesday, October 9, 2024

3. St. Oswald's Church (19016 96 Avenue) – Application for Financial Assistance to Repair Windows

That Council:

1. Receive the report dated October 4, 2024, regarding an application from the St. Oswald's Church (19016 96 Avenue) for financial assistance to repair windows (Appendix I);
2. Approve financial assistance in the amount of \$7,650 which represents 50 percent of the value of the works as per the quote provided by Niki Design and Glass Studio; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.



Surrey Heritage Advisory Commission – Minute Extract

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 9, 2024
Time: 5:00 p.m.

Present:

Councillor Stutt, Chair
M. Hilmer
F. Lou
P. Priddy

Absent:

J. Ring

Staff Present:

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
P. Heer, Director Community Planning & Sustainability
V. Ng, Legislative Services Coordinator
S. Meng, Legislative Services Coordinator

C. NEW BUSINESS

1. PLANNING AND DEVELOPMENT

(d) St. Oswald’s Church (19016 96 Avenue) – Application for Financial Assistance to Repair Windows

The Heritage Planner presented a report dated October 4, 2024, regarding an application from St. Oswald’s Church (19016 96 Avenue) for financial assistance to repair windows. The following information was highlighted

- The Church windows and cemetery were damaged by vandalism.
- The Church was unable to get 3 quotes to repair the windows as there are limited suppliers who offer repair services with heritage buildings. Two quotes were obtained by the Church
- During the site visit by the Heritage Planner, the Church representative mentioned that some suppliers are now charging for quotes.

In response to questions from the Commission, staff provided the following information:

- The Heritage Planner will provide the requirements for reimbursement that are in place on the website to the Commission.
- As it is new information that suppliers are now charging for quotes, there is an uncertainty that the quote will be deducted off the total should an applicant choose to proceed with the supplier.
- There was no history of prior vandalism. The vandalizer has been identified.

It was

Moved by Commissioner Lou
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory

Commission (SHAC):

1. Receive this report dated October 4, 2024, as information;
2. Recommend that Council approve financial assistance in the amount of \$7,650 which represents 50% of the value of the works as per the quote provided by Niki Design and Glass Studio, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried

INTER-OFFICE MEMO

TO: **Chair, Heritage Advisory Commission**

FROM: **Heritage Planner, Community Planning**

DATE: **October 4, 2024**

FILE: **6800-14**

RE: **St. Oswald's Church (19016 96 Avenue) – Application for Financial Assistance to Repair Windows.**

RECOMMENDATIONS

It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of \$7650.00 which represents 50% of the value of the works as per the quote provided by Niki Design and Glass Studio, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

PURPOSE

The purpose of this memo is to inform the SHAC that an application for financial assistance was submitted for St. Oswald's Church (17575 58A Street) to repair damaged windows.

BACKGROUND

Historic Value

St. Oswald's Church is significant for its association with the early development of Port Kells as well as for its architectural significance for its British Arts and Crafts design. The Church, designed by architect Frank William Macey, was constructed in 1911. It features wood drop siding and leaded glass windows.

Building Preservation Program

The Building Preservation Program provides grants to owners of privately-owned protected heritage properties for stabilization, maintenance, or restoration of the heritage building. The grant is limited to 50% of the cost of the work, for up to \$5,000 in a calendar year. An owner may also apply for any unclaimed amounts from the previous two years, to a maximum of \$15,000 in three years. Applications are to include three quotations for the work based on similar criteria. Fewer than three quotations may be considered at the discretion of the Heritage Advisory

Commission. The owner of a protected heritage building may apply for three years' financial assistance (\$15,000) in the first year, and in advance of conducting repairs or restoration, for costs associated with the relocation of a heritage building to a protected heritage site. Upon receiving a \$15,000 grant for relocation, owners will not be eligible to apply for further financial assistance for three years. Completed work is not eligible for the grant.

DISCUSSION

The St. Oswald's Church has submitted an application to repair windows that were damaged by vandalism, in accordance with HRA By-law 2002, No. 14749 (Appendix II). The applicant was unable to obtain three quotations for the work due to the specialized nature of repairing leaded glass windows. The two quotations are as follows:

- | | |
|---------------------------------|-------------|
| 1. Niki Design and Glass Studio | \$15,300.00 |
| 2. Wesco Glass Restoration | \$27,930.00 |

The applicant is requesting \$7650.00, which represents 50% of the value of the work as per the quote provided by Niki Design and Glass Studio. The applicant has indicated that their preferred supplier is Niki Design and Glass Studio. There is currently \$15,000 available in the Reserve for Heritage Site Improvements for St. Oswald's Church.

CONCLUSION AND RECOMMENDATIONS

St. Oswald's Church has submitted an application for financial assistance through the Building Preservation Program to repair damaged windows. It is recommended that the SHAC approve the application for financial assistance.



Kelsey Baglo, Heritage Planner
Community Planning

APPENDIX I Photo of St. Oswald's Church

APPENDIX II St. Oswald's Church - Application for Financial Assistance for Window Repair

APPENDIX I
Photos of St. Oswald's Church





APPENDIX II

St. Oswald's Church - Application for Financial Assistance for Window Repair



BUILDING PRESERVATION PROGRAM

Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

PLEASE PRINT CLEARLY

Name of Applicant(s): Eileen Knight

Mailing Address: _____

City: Surrey Postal Code: V3S 4J7

Contact Person(s): Eileen Knight

Telephone: _____ Email: _____

Name of Heritage Building: St.Osswald's Anglican church Port Kells

HRA and/or Designation By-law Number: HRA 2002 No 14749 H D 1983 No 7498

Date of Commencement: To commence October 2024

Date of Anticipated Completion: November 2024

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: _____

2. Provide a clear, brief statement of the purpose of the project.

To replace six windows with clear glass and leaded zinc encasement to their original design.

3. Provide an itemized list of all work to be undertaken by this project.

Removal of damaged windows and disposal of broken glass. Repair and painting of wood moulding.

Please be advised it was very difficult to obtain quotes for the damaged windows as most contractors do not want to work on Heritage sites. The damage was caused by vandalism with police involved. We have proceeded with paying a deposit for the work to commence as soon as possible.

4. Please attach three quotations to undertake the list of work itemized in #3. Ensure that all quotations are based on identical requirements. Applications that include fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. Applications for material costs only may be submitted for consideration.

Quotation #1 from: Niki Design & Glass Studio Inc. Cost: \$15,300

Quotation #2 from: Wesco Glass Restorations Ltd Cost: 27,930

Quotation #3 from: _____ Cost: _____

Please indicate your preferred supplier: Niki Design & Glass Studio Inc.

5. Project Cost Summary	<u>Approved</u>	<u>Pending</u>
Applicant's contribution	<u>\$⁷650.00 (50 %)</u>	_____
Heritage Legacy Fund of BC	<u>\$ (%)</u>	_____
Request from City of Surrey	<u>\$⁷650.00 (50 %)</u>	_____
Total Cost of the Project	<u>\$ (100 %)</u>	_____

The applicant is advised not to begin the project prior to confirmation of funding. **Work already completed or in progress may not qualify for assistance.** Please note that no payment shall be made more than one year after the date of approval of the financial assistance application by Council. Applicants will be responsible for the payment of all project costs to the approved supplier(s). The applicant will provide detailed, legible, and verifiable receipts confirming supplier payments when requesting reimbursement of costs from the City. Change of preferred supplier(s) is not permitted without prior written approval of the City. Failure to provide adequate proof of payment or use of non-authorized suppliers may result in non-reimbursement of costs incurred.

If funds are granted, the City of Surrey reserves the right to inspect the work and to promote the project through photographic documentation and through media announcements.

Eileen Knight _____ October 3,2024
 Authorized Signing Officer Signature Date

Return to:
 Surrey Heritage Advisory Commission
 c/o Legislative Services, 13450-104 Avenue V3T 1V8

**SURREY HERITAGE ADVISORY COMMISSION
RECOMMENDATION INDEX
Wednesday, October 9, 2024**

4. Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting

That Council:

1. Receive the report dated October 8, 2024, regarding an application from the Collishaw House (16520 40 Avenue) for financial assistance for painting (Appendix I);
2. Approve financial assistance in the amount of \$1,833.59 which represents 50 percent of the value of the works as per the invoice provided by Rob Ireland Studios; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.



Surrey Heritage Advisory Commission – Minute Extract

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 9, 2024
Time: 5:00 p.m.

Present:

Councillor Stutt, Chair
M. Hilmer
F. Lou
P. Priddy

Absent:

J. Ring

Staff Present:

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
P. Heer, Director Community Planning & Sustainability
V. Ng, Legislative Services Coordinator
S. Meng, Legislative Services Coordinator

C. NEW BUSINESS

1. PLANNING AND DEVELOPMENT

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

The Heritage Planner presented a report dated October 8, 2024, regarding an application from Collishaw House (16520 40 Avenue) for financial assistance for painting of the house. The first phase of painting of the house was in 2023. There was only one supplier quote in the initial phase as they were the only ones who provided hand washing services. The applicant would like to continue to use the supplier who completed the first phase to finish the work.

It was Moved by Commissioner Hilmer
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory
Commission (SHAC):

1. Receive this report dated October 8, 2024, as information;
2. Recommend that Council approve financial assistance in the amount of \$1,833.59 which represents 50% of the value of the works as per the invoice provided by Rob Ireland Studios, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried

INTER-OFFICE MEMO

TO: **Chair, Heritage Advisory Commission**

FROM: **Heritage Planner, Community Planning**

DATE: **October 8, 2024**

FILE: **6800-14**

RE: **Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting.**

RECOMMENDATIONS

It is recommended that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report as information;
2. Recommend that Council approve financial assistance in the amount of **\$1,833.59** which represents 50% of the value of the works as per the invoice provided by **Rob Ireland Studios**, and;
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

PURPOSE

The purpose of this memo is to inform the SHAC that an application for financial assistance was submitted for the Collishaw House (16520 40th Avenue) for painting.

BACKGROUND

Historic Value

The Collishaw House (16520 40th Ave) is listed on Surrey's Community Heritage Register and is protected by Heritage Designation By-law, 1999, No. 13888. The Collishaw House is the third oldest residence in the City, built in 1889 in Queen Anne Revival style. It is the homestead of William and Elizabeth Collishaw who settled this property in 1887 on what was then known as Mud Bay Road. Ownership of the farm remained in the family until 1966. The House features many prominent details, including a two-storey turret at the front with fishscale shingles and a finial at the peak. Brightly coloured stained-glass windows frame both sides of the front door. (Appendix I).

Building Preservation Program

The Building Preservation Program provides grants to owners of privately-owned protected heritage properties for stabilization, maintenance, or restoration of the heritage building.

The grant is limited to 50% of the cost of the work, for up to \$5,000 in a calendar year. An owner may also apply for any unclaimed amounts from the previous two years, to a maximum of \$15,000 in three years. Applications are to include three quotations for the work based on similar criteria. Fewer than three quotations may be considered at the discretion of the Surrey Heritage Advisory Commission. The owner of a protected heritage building may apply for three years' financial assistance (\$15,000) in the first year, and in advance of conducting repairs or restoration, for costs associated with the relocation of a heritage building to a protected heritage site. Upon receiving this grant, owners will not be eligible to apply for further financial assistance for three years. Completed work is not eligible for the grant.

DISCUSSION

The owner of the Collishaw House has submitted an application for painting, in accordance with Heritage Designation By-law 1999, No. 13888 (Appendix II). This is the second phase of painting proposed by the applicant. The applicant contacted multiple vendors for quotations during phase one of the project. The applicant selected Rob Ireland Studios as the applicant's preferred supplier as they were the only supplier offering hand washing of the building. Hand washing is the preferred method of cleaning heritage buildings. The applicant prefers to use the same vendor for phase two of the painting as was used in phase one, therefore only one quotation for the work was provided

The quotation is as follows:

1. Rob Ireland Studios \$ \$3,667.17

The applicant is requesting \$1833.59, which represents 50% of the value of the work as per the quote provided by Rob Ireland Studios. The applicant has indicated that their preferred supplier is Rob Ireland Studios. There is currently \$15,000 available in the Reserve for Heritage Site Improvements for Collishaw House.

CONCLUSION AND RECOMMENDATIONS

The owner of the Collishaw House has submitted an application for financial assistance through the Building Preservation Program to paint the building. It is recommended that application be forwarded to council for consideration.

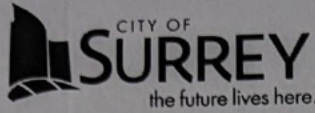
Kelsey Baglo, Heritage Planner
Community Planning

APPENDIX I Photo of the Collishaw House
APPENDIX II Collishaw House - Application for Financial Assistance for painting

APPENDIX I
Photo of the Collishaw House



APPENDIX II
Collishaw House – Application for Financial Assistance for Painting



SURREY HERITAGE ADVISORY COMMISSION
BUILDING PRESERVATION PROGRAM
Application for Financial Assistance

This grant program assists with exterior stabilization, maintenance, restoration and relocation of designated heritage buildings and buildings that are subject to heritage revitalization agreements (HRA). There is no limit to the number of applications that may be submitted in any given year. If successful, funding per project is limited to 50% of the eligible project costs, not to exceed eligibility requirements as outlined in By-Law No. 15099, Sections 10 and 10.1.

PLEASE PRINT CLEARLY

Name of Applicant(s): Re Patrick Harrison

Mailing Address: 16520 40th Avenue

City: Surrey Postal Code: V3Z 1E5

Contact Person(s): Pat Harrison @outlook.com

Telephone: [REDACTED] Email: [REDACTED]

Name of Heritage Building: Collishaw House

HRA and/or Designation By-law Number: 13888

Date of Commencement: 2000/06-19

Date of Anticipated Completion: End of October 2024

1. This project is for:

- Structural work, seismic upgrading, foundations, perimeter and storm drains, chimneys and masonry work, fascias, gutters and downspouts, roofs
- Exterior rehabilitation and repairs of the building's historic character (exterior cladding, woodwork and trim, doors and windows, including storm windows)
- Exterior preparation and painting
- Reconstruction of missing significant architectural elements
- Designated interior features
- Other: _____

2. Provide a clear, brief statement of the purpose of the project.

To paint the exterior trim of the Collishaw House using the existing trim colours of cream & tan

3. Provide an itemized list of all work to be undertaken by this project.

Exterior hand-washed, sanded, primed
as needed, scraped as needed, caulked
where needed, and painted with exterior
paint.

4. Please attach three quotations to undertake the list of work itemized in #3. Ensure that all quotations are based on identical requirements. Applications that include fewer than three quotations may be considered at the discretion of the Heritage Advisory Commission. Applications for material costs only may be submitted for consideration.

Quotation #1 from: Utilized the Cost: \$3,669.17
same painter (labour & paint)
Quotation #2 from: _____ Cost: _____
Quotation #3 from: approved for use Cost: _____
in 2023.

Please indicate your preferred supplier: _____

5. Project Cost Summary		<u>Approved</u>	<u>Pending</u>
Applicant's contribution	<u>\$ 1834.59 (50%)</u>	_____	_____
Heritage Legacy Fund of BC	<u>\$ () (%)</u>	_____	_____
Request from City of Surrey	<u>\$ 1834.59 (50%)</u>	_____	_____
Total Cost of the Project	<u>\$ 3,669.17 (100%)</u>	_____	_____

The applicant is advised not to begin the project prior to confirmation of funding. **Work already completed or in progress may not qualify for assistance.** Please note that no payment shall be made more than one year after the date of approval of the financial assistance application by Council. Applicants will be responsible for the payment of all project costs to the approved supplier(s). The applicant will provide detailed, legible, and verifiable receipts confirming supplier payments when requesting reimbursement of costs from the City. Change of preferred supplier(s) is not permitted without prior written approval of the City. Failure to provide adequate proof of payment or use of non-authorized suppliers may result in non-reimbursement of costs incurred.

If funds are granted, the City of Surrey reserves the right to inspect the work and to promote the project through photographic documentation and through media announcements.

Authorized Signing Officer

Signature

Date

Return to:
Surrey Heritage Advisory Commission
c/o Legislative Services, 13450-104 Avenue V3T 1V8
h:\shac\corresp\2011\dct 2011 shac application for financial assistance.doc
TM 9/21/21 10:46 AM

CITY OF SURREY

MAYOR'S REPORT



CITY OF SURREY

COUNCILLORS' REPORTS



CITY OF SURREY

CORPORATE REPORTS



NO: R197

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 16, 2024**

FROM: Acting General Manager, Planning & Development **FILE: 6745-20 (SSMUH)**

SUBJECT: Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fifth Batch

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”;
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “II”;
4. Authorize staff to close and file in-stream Comprehensive Development bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “III”; and
5. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for November 4, 2024, and approval as to form for associated development variance permits after final adoption.

INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone, are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the fifth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning, and Appendix “III” lists the current batch of in-stream Comprehensive Development (“CD”) bylaw amendment applications, including any associated development variance permits.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

Legal Services Review

Legal Services has reviewed this report.

CONCLUSION

This report provides for a fifth batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by

Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

- Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs
- Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning Bylaw Amendments
- Appendix "III" Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

APPENDIX “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw Amendments, with any associated DVPs

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
20-0322	20912	RF	RF-13	Yes	21428	R3	R4	7920-0322-00	7920-0322-01 (See Attachment A)
21-0138	20722	RF	RF-13	Yes	21429	R3	R4	7921-0138-00	7921-0138-01 (See Attachment B)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0322-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-941-033
Lot 84 Section 12 Township 1 New Westminster District Plan 28277
16380 14A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) In Section C. of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width of Type I Corner lots is reduced from 14 metres to 12.71 metres for proposed Lot 3;
 - b) In Section H. 4. (a) of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width requirement for a side-by-side garage or carport in the R4 Zone is reduced from 13.4 metres to 12.71 metres for proposed Lot 3;
 - c) In Section H. 4. (a) of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width requirement for a side-by-side garage or carport in the R4 Zone is reduced from 13.4 metres to 12.00 metres for proposed Lot 2 and 4;
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

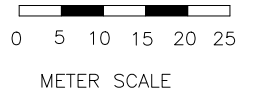
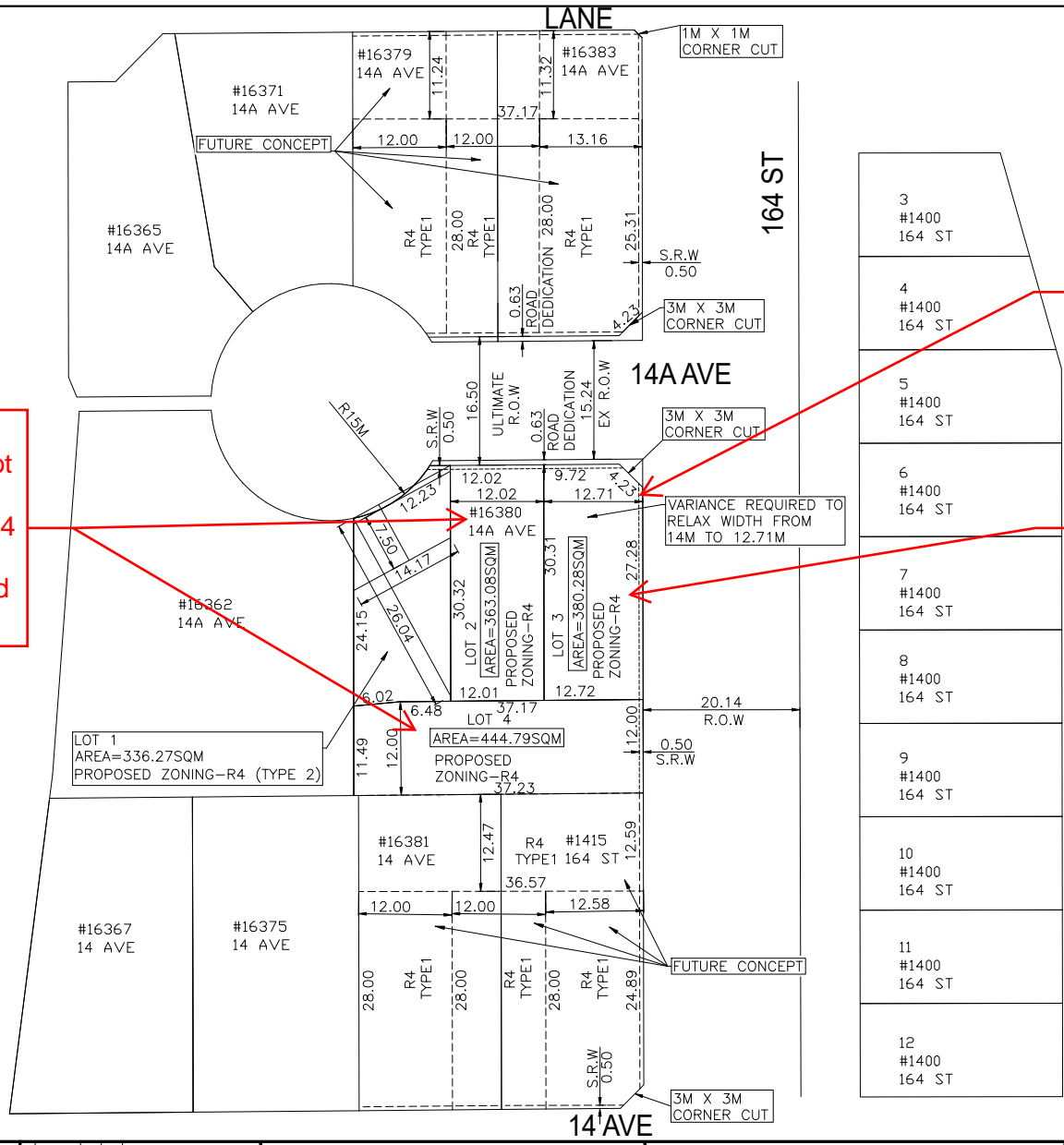
Schedule A



DVP 20-0322-01:
To reduce the minimum lot width for a side-by-side garage or carport in the R4 Zone from 13.4 metres to 12.00 metres for proposed Lot 2 and 4.

DVP 20-0322-01:
To reduce the minimum lot width of Type I Corner lots from 14 metres to 12.71 metres for proposed Lot 3.

DVP 20-0322-01:
To reduce the minimum lot width for a side-by-side garage or carport in the R4 Zone from 13.4 metres to 12.71 metres for proposed Lot 3.



NOTE:
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.

ZONING:
EXISTING ZONING: R3
PROPOSED ZONING: R4
EXISTING HOUSE TO BE REMOVED
SITE AREA
GROSS SITE AREA: 1547sqm.

NO.	DATE	BY	REVISION
1	24/09/27	AS	RM
2	22/12/04	SS	RM
3	11/01/04	SS	RM
4	11/01/04	SS	RM
5	11/01/04	SS	RM
6	11/01/04	SS	RM
7	11/01/04	SS	RM
8	11/01/04	SS	RM
9	11/01/04	SS	RM
10	11/01/04	SS	RM
11	11/01/04	SS	RM
12	11/01/04	SS	RM
13	11/01/04	SS	RM
14	11/01/04	SS	RM
15	11/01/04	SS	RM
16	11/01/04	SS	RM
17	11/01/04	SS	RM
18	11/01/04	SS	RM
19	11/01/04	SS	RM
20	11/01/04	SS	RM
21	11/01/04	SS	RM
22	11/01/04	SS	RM
23	11/01/04	SS	RM
24	11/01/04	SS	RM
25	11/01/04	SS	RM
26	11/01/04	SS	RM
27	11/01/04	SS	RM
28	11/01/04	SS	RM
29	11/01/04	SS	RM
30	11/01/04	SS	RM
31	11/01/04	SS	RM
32	11/01/04	SS	RM
33	11/01/04	SS	RM
34	11/01/04	SS	RM
35	11/01/04	SS	RM
36	11/01/04	SS	RM
37	11/01/04	SS	RM
38	11/01/04	SS	RM
39	11/01/04	SS	RM
40	11/01/04	SS	RM
41	11/01/04	SS	RM
42	11/01/04	SS	RM
43	11/01/04	SS	RM
44	11/01/04	SS	RM
45	11/01/04	SS	RM
46	11/01/04	SS	RM
47	11/01/04	SS	RM
48	11/01/04	SS	RM
49	11/01/04	SS	RM
50	11/01/04	SS	RM

MAINLAND ENGINEERING DESIGN CORPORATION
UNIT 206 8363 128TH STREET
SURREY, B.C. V3W 4G1
TEL: (604) 543 8044 FAX: (604) 543 8104
EMAIL: CIVIL@MAINLANDENG.CO.BA
PRACTICE PERMIT NUMBER: 1003021

DEVELOPMENT/SITE LOCATION #16380 14A AVENUE, SURREY, B.C.
4 LOT SUBDIVISION
DWG. NAME PRELIMINARY LAYOUT PLAN

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2308	OF 1
APPROVED	AB	DATE 24/09/27	REV. 1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0138-01

Issued To:

("the Owner")

Address of Owner:

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-975-359
 Lot 19 Section 25 Block 5 North Range 3 West New Westminster District Plan 51868

10025 - 120 Street
 10027 - 120 Street

(the "Land")

- 3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

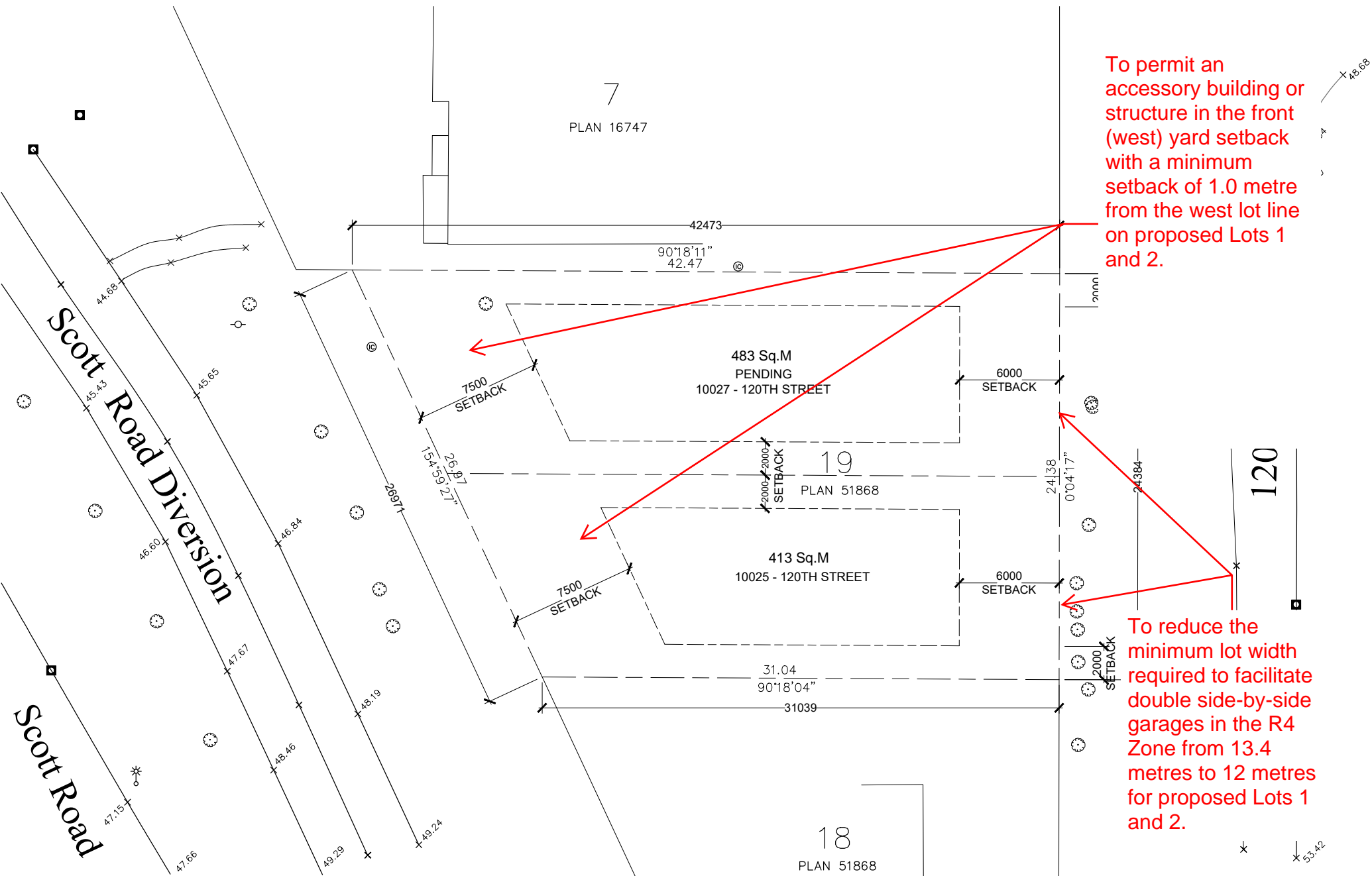
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F.1 Yards and Setbacks in Part 16 “Small Lot Residential Zone (R4)” is varied to permit an accessory building or structure within the front (west) yard setback with a minimum building setback of 1.0 metres from the west lot line on proposed Lots 1 and 2; and
 - (b) In Section H.4 Off-Street Parking and Loading/Unloading in Part 16 “Small Lot Residential Zone (R4)”, the minimum lot width required to facilitate double side-by-side garages is reduced from 13.4 metres to 12 metres for proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



To permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2.

To reduce the minimum lot width required to facilitate double side-by-side garages in the R4 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.

UNIT#1709-438 SEYMOUR STREET VANCOUVER, BC, V6B 6H4	ZHENGBO/EASTWOOD HOUSE REZONING PERMIT		No. 01	DESCRIPTION REZONING	DATE: 29/06/21	10025 - 120TH STREET SURREY, BRITISH COLUMBIA	SUBDIVISION PLAN		
							DATE: JUNE 29, 2021	ASD	
							DRAWN BY: CHRIS KISKA		
							CHECKED BY: BILL KUMLIN		
						PROJECT: 10025 -120TH STREET	A3 SCALE: 1:75		

APPENDIX "II"

Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning By-law Amendments

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL DVP ZONE	ORIGINAL DVP	CURRENT DVP ZONE	Close DVP	REPLACEMENT DVP (NEW SSMUH ZONE)
21-0177-01	RA	7921-0177-01	RA	7921-0177-01	7921-0177-02 (See Attachment C)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-02

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-625-267
Lot 3 Section 17 Township 7 New Westminster District Plan 2977
1985 182 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) Part 12 *Acreeage Residential Zone (RA)*, Section C. 2. is varied to reduce the minimum lot width from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5;

5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

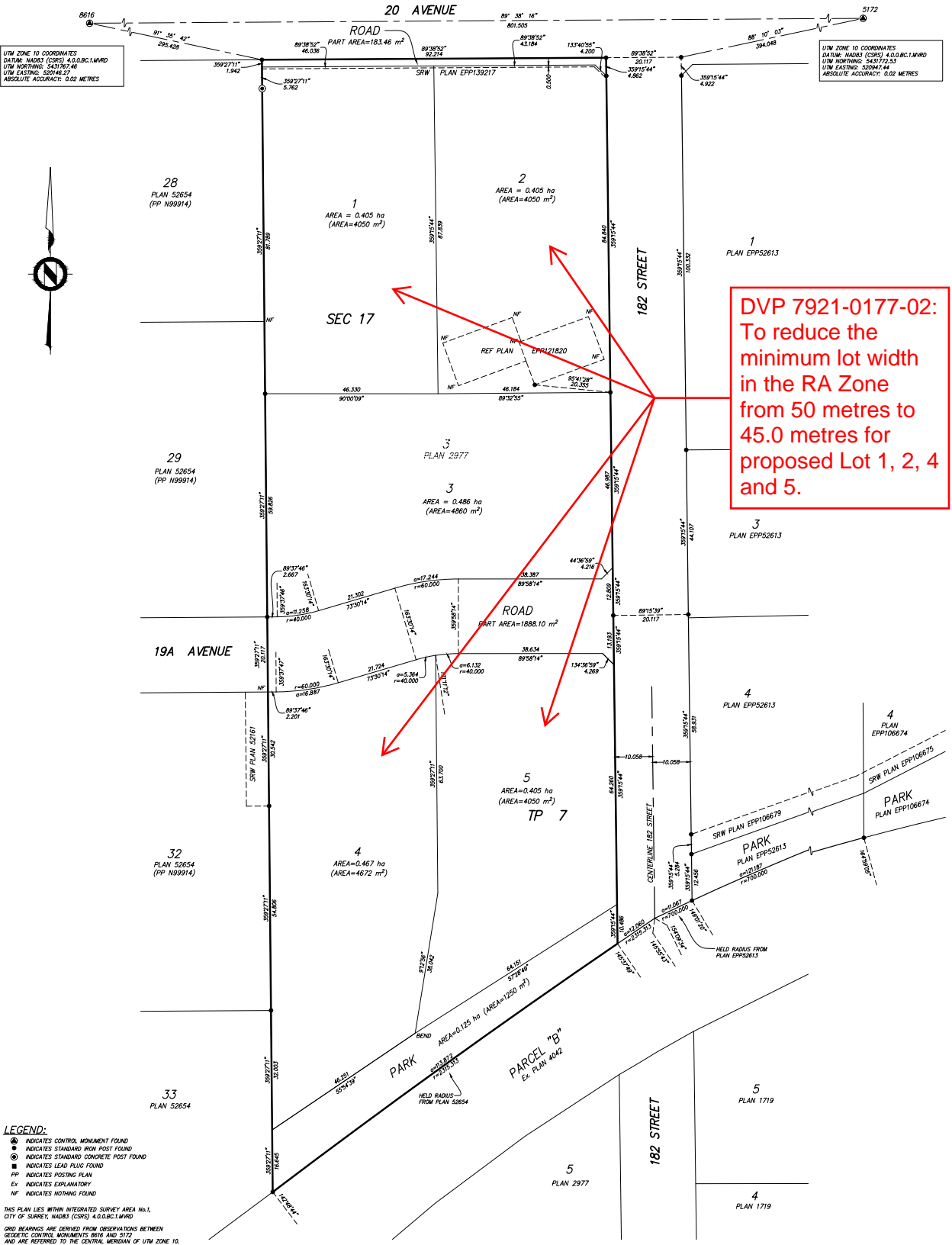
SUBDIVISION PLAN OF
LOT 3 SECTION 17 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 2977

PLAN EPP139356

Schedule A

BCGS 92G.007

5 0 5 10 20 30
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500



DVP 7921-0177-02:
To reduce the minimum lot width in the RA Zone from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5.

- LEGEND:**
- ⊙ INDICATES CONTROL MONUMENT FOUND
 - ⊙ INDICATES STANDARD IRON POST FOUND
 - ⊙ INDICATES STANDARD CONCRETE POST FOUND
 - ⊙ INDICATES LEAD PLUG FOUND
 - PP INDICATES POSTING PLAIN
 - Ex INDICATES EXPLANATORY
 - NF INDICATES NOTHING FOUND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1, CITY OF SURREY, NAD83 (CSRS) 4.0.BC.LMWRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8616 AND 5172 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASSY PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8616 AND 5172.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999998. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENT 8616.

APL & MARTIN
GEOMETRICS LAND SURVEYING LTD.
201 12448 BONG AVENUE
SURREY, BC V3W8S9 604-997-9189

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT (CITY OF SURREY)

PRELIMINARY
NOTE: DRAFT VERSION - 2024 09 24

THIS PLAN LIES WITHIN JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 20TH DAY OF 3000000, 2024
G.A. BERT HOL, BCLS 646
FILE 21-1014-04 SUB

APPENDIX “III”

Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
21-0101	20771 20772	RA	RH CD (based on R1)	No	21430 21431	RA	R1 and CD (based on R1)	N/A	N/A

CITY OF SURREY

BYLAW NO. 21428

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R₃)
TO: SMALL LOT RESIDENTIAL ZONE (R₄)

PID: 008-941-033
Lot 84 Section 12 Township 1 NWD Plan 28277

(16380 – 14A Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21428".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21429

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R3)
TO: SMALL LOT RESIDENTIAL ZONE (R4)

PID: 004-975-359
Lot 19 Section 25 Block 5 North Range 3 West NWD Plan 51868

(10025 and 10027 – 120 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21429".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21430

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)

TO: SUBURBAN RESIDENTIAL ZONE (R1)

Portion of PID: 002-136-856

Lot 66 Section 21 Township 1 New Westminster District Plan 66900

(Portion of 2513 – 140 Street)

Shown on the Survey Plan labeled Block A, containing 2,032.6 square metres,
attached as Schedule A, certified correct by Finny George Philip, B.C.L.S.
on the 25th day of September, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21430".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

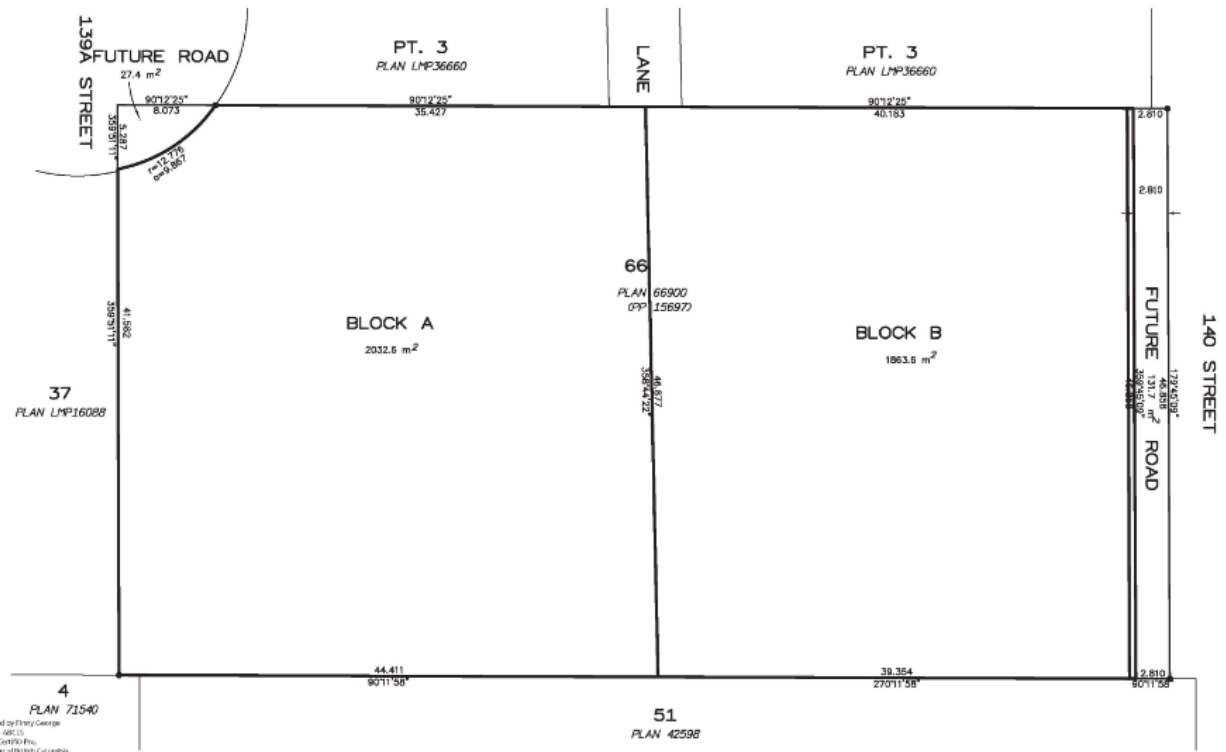
_____CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21430/21431 OF LOT 66 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66900

DIAC ADDRESS:
2513 140 Street, Surrey, BC
P.L.S. 000-136-056

LEGEND:
m² DENOTES SQUARE METRES
BLOCK A RE ZONING
BLOCK B CD ZONING



Fenny George
Philip -- BCLS
- ABCLS

Digitally signed by Fenny George
Philip - BCLS - ABCLS
DN: cn=Philip George, o=BCS
- ABCLS, ou=BCS - ABCLS, email=PhilipGeorge@bcsls.com, c=CA



Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT
DATED THIS 25th DAY OF SEPTEMBER, 2024

Fenny Philip BCLS

SCALE 1 : 250
25 0 5 10
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and 430mm in height (A size) when plotted at a scale of 1:250.



CITY OF SURREY

BYLAW NO. 21431

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 258 (CD 258), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 258" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 258"	Portion of 2513 - 140 Street	Lot 66, Plan 66900	21431	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 258 (CD 258), Bylaw, 2024, No. 21431".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 258 (CD 258)

This Comprehensive Development Zone 258 (CD 258), **Part 13, Suburban Residential (R1) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
2513 - 140 Street (portion of)	That portion of Lot 66 Section 21 Township 1 NWD Plan 66900 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Finny George Philip, B.C.L.S. on the 25 th day of September, 2024, containing 1,863.6 square metres.	002-136-856 (portion of)

(collectively the "*Lands*")

except as follows:

1. Subdivision

Delete Sub-section "C.2 Permitted Lot Size Reductions" and replace it with a new Sub-section "C.2 Permitted Lot Size Reductions" as follows:

"2. Permitted Lot Size Reductions:

In accordance with the permitted *unit density* increases in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:

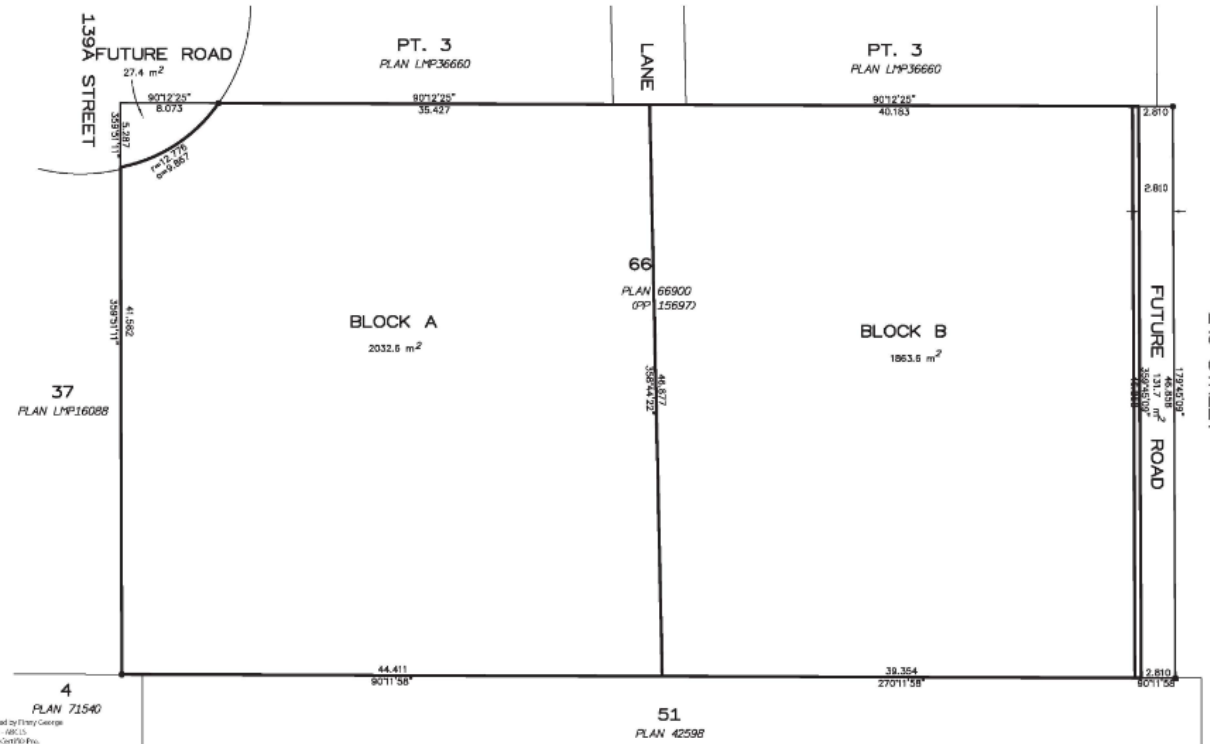
- (a) *Lot Area:* Minimum 1,600 sq. m;
- (b) *Lot Width:* Minimum 30 m; and
- (c) *Lot Depth:* Minimum 24 m."

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21430/21431 OF LOT 66 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66900

CHAC ADDRESS:
2513 140 Street, Surrey, BC
P.O. 002-136-856

LEGEND:
m² DENOTES SQUARE METRES
BLOCK A R1 ZONING
BLOCK B C2 ZONING



Finny George
Philip -- BCLS
- ABCLS



Lot dimensions are derived from FIELD SURVEY
CERTIFIED CORRECT
DATED THIS 25th DAY OF SEPTEMBER 2024
Finny PMP BCLS

SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 580mm in width and 420mm in height (A3 size) when plotted at a scale of 1:250.

NO: R198

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 16, 2024**
FROM: **Acting General Manager, Planning & Development** FILE: **3900-02**
SUBJECT: **Proposed Houseplex Simplified Development Permit Process**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Approve the proposed amendments to *Development Permit Procedures and Delegation Bylaw, 2016, No. 18642*, as amended, as outlined in “Appendix I”;
3. Approve the proposed amendments to *Development Application Fees By-law, 2016, No. 18641*, for Houseplex Form and Character Development Permit applications, as outlined in “Appendix II”;
4. Endorse a one-year pilot program to delegate approval for simplified Development Permit applications for houseplexes to staff; and
5. Authorize the City Clerk to bring forward the amending bylaws for the required readings and to set a date for any related public hearing.

INTENT

The intent of this report is to seek Council’s approval to introduce a simplified development permit process for houseplex applications.

BACKGROUND

On November 30, 2023, the Provincial Government enacted a series of legislative changes aimed at enhancing the supply and affordability of housing throughout British Columbia. One of these was to allow Small-Scale Multi-Unit Housing. Subsequently, as part of recommendations from Corporate Report No. R109; 2024, Council approved bylaw amendments to introduce Small-Scale Multi-Unit Housing (“SSMUH”) zoning within Surrey to comply with these provincial legislative changes.

DISCUSSION

To speed up the supply of housing, recent SSMUH zoning updates have provided “as of right” zoning permissions for duplexes, coach houses, garden suites, and, in some cases, houseplexes. While duplexes and coach houses were already being constructed in Surrey, houseplexes were built in very limited areas using site-specific comprehensive development zones. With the SSMUH changes, the City is starting to experience a growing interest in these housing options, including the newer form of housing for Surrey, houseplexes.

Houseplexes are multi-unit residential buildings that, if designed appropriately, can blend with traditional single-family and duplex neighborhoods. To ensure these new houseplexes fit in with the existing neighbourhood context, a Form and Character Development Permit (“DP”) requirement is currently in place to guide building design and massing.

Simplified DP Process

In order to streamline the DP process for houseplexes, it is proposed that a simplified delegated DP process be used to review these applications and authority to approve these DPs be delegated to staff on a one-year pilot program. This will allow for an efficient review process and faster approval timelines. The simplified DP process would allow the delegated official to review the application for general compliance with Official Community Plan Form and Character design guidelines and issue the DP.

In addition to quick review times, it is proposed that the simplified delegated DP application fee for houseplexes be nominal, compared to a standard DP. Instead of charging the standard Form and Character DP fee of \$5,014, it is proposed that a fee of \$389 be charged for the simplified DP, as reviews will be straightforward and uncomplicated.

As noted above, the simplified DP process is proposed as a one-year pilot program. Over the course of the year, staff will evaluate the process and, within six months, provide Council with a status update. If quality design submissions are received, staff will bring forward a request to remove the houseplex simplified DP requirement altogether.

Proposed Bylaw Amendments

To implement the simplified DP process, amendments to *Development Permit Procedures and Delegation Bylaw, 2016, No. 18642* and *Development Application Fees By-law, 2016, No. 18641* are proposed. These amendments are outlined in Appendices “I” and “II”.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

Introducing a simplified DP process for houseplexes will streamline and clarify the approval process for these housing forms. These proposed changes will help the City manage resources and streamline development processes to support housing goals. The proposed changes are

intended to streamline the approval process, reduce wait times for applicants, and allow for quicker project initiation.

Original signed by

Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

Appendix "I" Proposed Amendments to *Surrey Development Permit Procedures and Delegation Bylaw, 2016, No. 18642*

Appendix "II" Proposed Amendments to *Surrey Development Application Fees By-law, 2016, No. 18641*

CITY OF SURREY

BYLAW NO. XXXXX

A bylaw to amend the provisions of Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642" is hereby amended as follows:
 - a. Delete the word "and" immediately following "packages;" in section 10(d).
 - b. Insert the word "; and" immediately following "facilities)" in section 10(e).
 - c. Insert new subsection 10(f) immediately following subsection 10(e) as follows:
 "f) houseplex".

2. This Bylaw shall be cited for all purposes as "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2024, No. XXXXX".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. ~~XXXXX~~

A bylaw to amend the provisions of Development Application Fees
Bylaw, 2016, No. 18641 as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Development Application Fees Bylaw, 2016, No. 18641" is hereby amended as follows:
 - a. Insert a new row immediately following "sign design package" in section 23.1 as follows:

"

<i>Houseplex</i>	\$389.00
------------------	-----------------

"

- 2. This Bylaw shall be cited for all purposes as "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. ~~XXXXX~~".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

NO: R199

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 16, 2024**

FROM: **General Manager, Engineering** FILE: **5360-00**

SUBJECT: **2024 Waste Drop-Off Event and Other Cleanup Initiatives Updates**

RECOMMENDATION

The Engineering Department recommends that Council receive this report for information.

INTENT

The purpose of this report is to update Council on the residential waste drop-off event and other clean-up activities undertaken by the Engineering Department in 2024.

BACKGROUND

The Central Surrey Recycling and Waste Centre, located at 6711 – 154 Street, opened in September 2022, and provides residents and businesses a convenient, centralized location to drop-off recycling and garbage. The City also transitioned to utilizing the Central Surrey and North Surrey Waste Centres to provide free public waste and recycling drop-off, replacing the former Pop-Up Junk Drop events held at the Operations Centre. Holding this event at these facilities provides residents with a convenient means of disposing of unwanted materials at no cost to the resident and with improved efficiency and convenience. Additionally, these events are essential for community enhancement and civic pride, as they promote proper, cost-effective waste disposal options and help ensure a cleaner, safer, healthier, more vibrant environment.

DISCUSSION

From 2016 – 2019, the Engineering Department hosted an annual pop-up junk event to allow residents to bring unwanted items and large items to the Operations Centre over a two-day event.

The event was halted in 2020 and 2021 due to COVID, and with the opening of Metro Vancouver's Central Surrey Waste Centre in 2022, staff converted the Pop-Up Junk event to a two-week long Disposal Days event, where residents would bring unwanted material to both Metro Vancouver's North and Central Waste Centres. The Disposal Days event was very successful, at times the demand from residents exceeded Metro Vancouver's on-site circulation and administrative processing capacity.

In 2024, the Engineering Department piloted a five-month free waste drop-off event from May 1 to September 25, 2024 at the Central Surrey and North Surrey Recycling and Waste Centres. The event was expanded from the 2023 Disposal Days event in response to feedback received from residents and allowed more time to drop off unwanted items, similar to the Pop-Up Junk events. The event included free drop-off of up to 100 kg of material at both Centres for various waste such as mattresses, green waste, drywall and furniture, in addition to the always-free appliances, electronics, paint, textiles, oil, and books.

The results of the 2024 waste drop-off pilot and comparison statistics to the previous events are provided in Table 1 below:

Table 1 – Result of 2024 Waste Drop-off Event

Measure	2024 Pilot Waste Drop-Off Event	2023 Disposal Days Event	2019 Pop Up Junk Drop Events	% Change from 2019 to 2024 Event
No. of Loads	21,000	8,637	7,150	195% Increase
Tonnage Delivered	3,304	1,151	1,200	175% Increase
Event Cost	\$395,000	\$225,000	\$625,000	37% Decrease

The pilot drop-off event with expanded dates was very successful, resulting in higher participation, an increase in tonnage delivered and lower costs than the previous similar events. The event received very positive feedback from participating residents, many of whom expressed their appreciation to the City for providing a convenient and cost-effective outlet to dispose of materials. Most participating residents advised that they would attend the event again, found the 100kg limit satisfactory, and noted that all items that they needed to dispose of were accepted. A detailed breakdown of attendance by Surrey community is provided in Appendix “I” attached to this report.

The event was promoted through various sources including social media, transit shelter advertisements, digital boards, direct mailouts and radio and television media. Additionally, in 2024, staff utilized multicultural outlets, primarily in the Punjabi language, to engage and educate the Punjabi and South Asian community. These outlets included REDFM, Sher-E-Punjab, Connect FM radio stations and Channel Punjabi, Prime Asia TV television stations. This resulted in great feedback and dialogue with the community.

The event costs were also within the 2024 budget allocation.

Impacts on Illegal Dumping

The Engineering Department established a goal of reducing City-wide illegal dumping incidents by 20% by 2026. While recognizing that eliminating illegal dumping is challenging, it is essential to continuously review City policies aimed at reducing it, to ensure that effective operational strategies are in place to minimize its impact on our community. Accordingly, the change to the waste drop-off event format seems to be making a positive difference. To date, illegal dumping has decreased by 13% from the same period in 2021.

Additional 2024 Engineering Cleanup Program Results

In 2024, the Engineering Department hosted a series of successful cleanup initiatives to improve City cleanliness and raise awareness of the various programs offered to residents by the City. These initiatives included cleanup blitzes and large item pick-ups. The results of these initiatives are provided in Appendix “II” attached to this report.

CONCLUSION

The Engineering Department piloted a five-month-long free waste drop-off event from May 1 to September 25, 2024, at the Central Surrey and North Surrey Recycling and Waste Centres. The pilot event with the expanded dates was very successful, resulting in higher participation, increase in tonnage delivered, lower costs than the previous similar events, and positive feedback from participating residents. Therefore, it is anticipated that future expanded waste drop-off events will continue to benefit the City and its residents.

Scott Neuman, P.Eng.
General Manager, Engineering

YY/bn

Appendix “I” – Waste Drop-Off Event Participation Summary by Community
Appendix “II” - Results of Additional 2024 Engineering Cleanup Programs

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/oct 21/2024 surrey cleanup and waste reduction initiatives updates/2024 waste drop-off event and other cleanup initiatives results \(10162024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/oct%2021/2024%20surrey%20cleanup%20and%20waste%20reduction%20initiatives%20updates/2024%20waste%20drop-off%20event%20and%20other%20cleanup%20initiatives%20results%20(10162024)%20final.docx)

APPENDIX "I"

Waste Drop-Off Event Participation Summary by Community

The table below provides breakdown of the use by Surrey communities. The drop-event was utilized by residents across the city, with Newton area residents making most use of the event with highest total loads delivered.

Community	Participation %
Newton	23%
Cloverdale	20%
Fleetwood	19%
Whalley	14%
Guildford	13%
South Surrey	11%

Results of Additional 2024 Engineering Cleanup Programs

Cleanup Blitzes

The Cleanup Blitz initiative was launched in 2023, aimed to build community pride by keeping the city clean and beautiful. In May and August 2024, City staff were mobilized to complete two-week-long clean-up blitzes in Surrey neighborhoods. The key focus was on removing litter, illegally dumped items and graffiti in each community. The cleanup blitzes were successful and yielded good cleanup results. The highlights of the work completed during the two blitzes include:

- May 2024 Blitz: 1,833 illegal dumped items collected, 1,598 bags of litter collected and removed graffiti at 211 locations
- August 2024 Blitz: 1,217 illegally dumped items collected, 682 bags of litter collected and removed graffiti at 85 locations

Large Item Pickup

The City provides the Large Item Pickup (“LIPU”) service to single-family households and apartment buildings. The LIPU service is a convenient and free disposal option for residents to get rid of their unwanted items throughout the year. Single-family households can schedule pick-up of up to six items per year, while those with a secondary suite can request eight items per year.

- City receives an average of 40,000 LIPU requests and collects over 60,000 items annually.
- In 2024, participation has increased by 10% from previous years, indicating residents are utilizing this option to dispose of unwanted items and public awareness is resonating well

The table below illustrates the distribution of LIPU requests throughout the City.

Community	Participation
Newton	25%
South Surrey	18%
Cloverdale	16%
Whalley	15%
Fleetwood	14%
Guildford	11%

Enforcement and Fines

In addition, staff continues to utilize surveillance camera technology in hotspot locations to catch illegal dumping offenders, who are then issued fines for the violation. Since the City has been using surveillance cameras, 40 tickets in the amount of \$1,000 have been issued with 45% being paid, 33% sent to collections, 17% cancelled and 5% in progress. The cameras have been successful in catching illegal dumping offenders and deterring illegal dumping in these locations.

NO: R200

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 16, 2024**
 FROM: **General Manager, Engineering** FILE: **4824-031/01**
 SUBJECT: **Award of Consultant Agreement No. 4824-031**
Surrey Lowland Drainage Pump Station Improvements

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Award Consultant Agreement No. 4824-031 to AECOM Canada Ltd. in the amount of \$1,160,094.72 (including GST) for engineering services related to the Surrey Lowland Drainage Pump Stations Improvements at two locations;
2. Set the expenditure authorization limit for Consultant Agreement No. 4824-031 at \$1,300,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 4824-031.

INTENT

The intent of this report is to seek Council’s approval to award Consultant Agreement No. 4824-031 for engineering services for improvements to the Lowland Drainage Pump Stations, the locations of which are illustrated on the map attached to this report as Appendix “I”, and as detailed below in the following table:

Map Reference Number	Project Description	Location
1	Coast Meridian Drainage Pump Station Improvements & Relocation	Near 72 Avenue and Serpentine River
2	New Drainage Pump Station	60 Avenue and 160 Street

BACKGROUND

Improvements to the Coast Meridian drainage pump station involves the replacement of the existing drainage pump station located on the south side of the Serpentine River between 168 Street and Highway 15. The pump station replacement will increase the drainage conveyance capacity for its service area, will be seismically resistant and will include fish friendly pumps allowing for the safe passage of fish through the pump station.

The project will also relocate the pump station location to outside of the 72 Avenue road corridor which is necessary to accommodate the 72 Avenue extension between 152 Street and Highway 15.

The new 60 Avenue drainage pump station is located at 160 Street and 60 Avenue. This catchment area is currently reliant on flood boxes for drainage which operate when water levels in the Serpentine River are low. The new drainage pump station will improve drainage service levels allowing for drainage during times when the Serpentine River water levels are high, will achieve agricultural drainage criteria to support farming, and will reduce flood vulnerability of the catchment area it services.

DISCUSSION

Scope of Work

Work within this consultant agreement involves engineering services for the detailed design of two lowland drainage pump stations, specifically the Coast Meridian Drainage Pump Station and a new 60 Avenue Drainage Pump Station. The consultant agreement includes the detailed design services along with construction administration and inspection services required during construction of drainage pump station improvements, subject to Council approval of a construction contract award in the future.

The total capital value of this project is estimated to be \$10 million.

Evaluation

The City invited three engineering consultants to respond to a Request for Proposals (“RFP”):

- Kerr Wood Leidal Associates Ltd.;
- AECOM Canada Ltd.; and
- WSP Canada Inc.

The proposals were evaluated using the following criteria:

- Understanding of assignment;
- Experience relative to assignment;
- Strength of project team
- Work plan and schedule; and
- Financial considerations.

The three submissions were carefully reviewed for accuracy and completeness by a panel of three staff members, following a structured and standard evaluation process.

AECOM Canada Ltd. proposal demonstrated a thorough understanding of the scope of work and a strong proposed work plan. Furthermore, AECOM Canada Ltd. have put forth a team with considerable experience related to similar work. Their total engineering fee is competitive, is considered reasonable for this type of engineering assignment and represents best value for the City. Staff therefore recommend Agreement No. 4824-031 be awarded to AECOM Canada Ltd.

Project Schedule

The design work is expected to start in November 2024 and be completed by Fall 2025. The Construction of this project is anticipated to begin in the fall 2025, subject to Council approval of the funding and securing necessary property acquisitions and regulatory approvals. Staff anticipate that the project could be completed by the end of 2026.

FUNDING

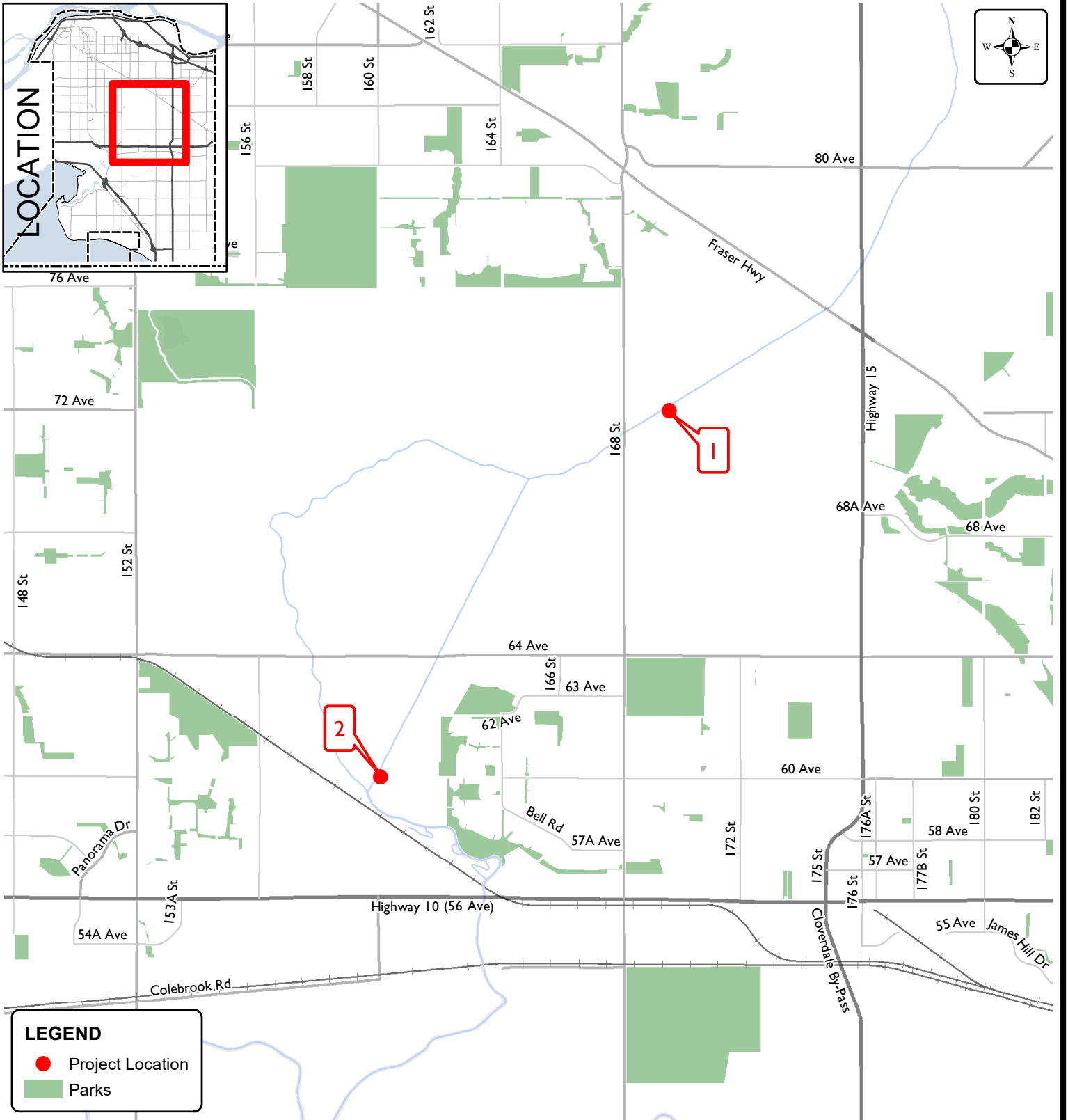
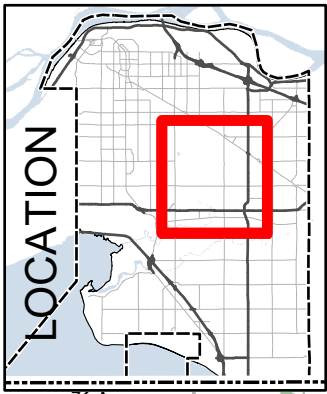
Funding for this contract is available in the approved 2024 Drainage Budget, with the 60th Ave Pump Station design portion of the contract funded by a UBCM Grant.

Scott Neuman, P.Eng.
General Manager, Engineering

VJ/SB/bn

Appendix "I" – Map of Locations – Contract No. 4824-031

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/oct 21/award of contract no. 4824-031 lowland drainage pump station improvements/award of contract 4824-031 - lowland drainage pump station \(10162024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/oct%2021/award%20of%20contract%20no.%204824-031%20lowland%20drainage%20pump%20station%20improvements/award%20of%20contract%204824-031%20-%20lowland%20drainage%20pump%20station%20(10162024)%20final.docx)



LEGEND

- Project Location
- Parks

Produced by GIS Section: 16-Sep-2024

Scale: 1:35,000 0 300 M



CONTRACT NO.4824-031
2024 Lowland Drainage
Pump Stations

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

NO: R201

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 16, 2024**

FROM: **Acting General Manager, Planning & Development**

FILE: **0512-20
(Climate Change
Action Strategy)**

SUBJECT: **Climate Change Action Strategy Annual Report 2023/2024**

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report for information.

INTENT

The intent of this report is to provide Council the first annual progress report on the Climate Change Action Strategy, one year after its adoption.

BACKGROUND

The Climate Change Action Strategy (“CCAS”) is the City’s roadmap to achieving the City’s adopted science-based greenhouse gas (“GHG”) reduction targets and increasing resilience to climate change impacts. The CCAS was adopted by Council on July 24, 2023 through Corporate Report No. R134; 2023, attached as Appendix “I”.

The CCAS outlines the actions the City will take, together with other levels of government and partners, to meet the City’s climate commitments to:

- Reduce community GHG emissions by 45% below 2010 levels by 2030;
- Reduce City of Surrey corporate GHG emissions to absolute zero before 2050; and
- Reduce community GHG emissions to net zero before 2050.

The vision for the CCAS is a zero-carbon climate-resilient city by 2050, supported by a framework of six components with associated visions, goals, shifts, and actions. The CCAS takes an integrated approach to reduce GHG emissions while reducing risks and adapting to climate impacts. While the CCAS focuses primarily on actions under the City’s control or influence, achieving the CCAS’s objectives requires commitment and investment from all orders of government, partner agencies, industry, and the community.

The CCAS includes 38 Quick-Start actions, representing key catalysts to make progress toward the strategy goals to be initiated within two years of strategy adoption.

DISCUSSION

The CCAS Annual Report 2023/2024 outlines the progress made in implementing the CCAS in the first year since its adoption. CCAS annual reports are intended to advance the City's commitment to accountability, a guiding principle of the CCAS, and to increase awareness and understanding of CCAS priorities to enable meaningful climate action.

Significant progress has been made in implementing the CCAS. To date, 77 (63%) of the 123 CCAS actions have been initiated and are in various phases of implementation, and 70 (57%) of the actions are on time according to their established timelines. Continued efforts are required to stay on track to meet the City's climate commitments; 21 (17%) actions are currently behind schedule, including 14 (37%) of Quick-Start actions. Ensuring that all Quick-Start actions are initiated and on-time within the next year will be critical to meeting the City's 2030 climate target.

The CCAS Annual Report 2023/2024 includes highlights of projects advancing CCAS actions for each of the CCAS components. Project highlights include:

- The creation of Surrey's Climate Action Tracker platform to communicate updates and additional information about CCAS actions;
- The launch of a two-year electric bike share pilot program to increase the use of cycling as a primary mode of transportation in North Surrey;
- The introduction of requirements for cooling in new homes to minimize risks to health and safety due to overheating;
- A regenerative agriculture and habitat enhancement pilot project at Mound Farm Park to improve carbon sequestration, agricultural productivity, and biodiversity; and
- The design of a 15-megawatt sewer heat recovery facility to supply up to 70% of Surrey City Energy's total heating demand with renewable energy.

Financial Implications

Implementation of some CCAS actions require City investment but can yield lifecycle cost savings and other benefits, like improved health. Investment in climate action now can lead to reduced costs associated with lessened climate impacts in the future and avoided costs from damage through adaptation measures. Staff are assessing resourcing and investment needs to implement CCAS actions, and will bring forward financial implications of projects and programs for Council review on a case-by-case basis.

CONCLUSION

The CCAS Annual Report 2023/2024 provides an overview of the first year of strategy implementation, including updates on actions and projects that support progress towards becoming a zero-carbon, climate-resilient city by 2050. Continued progress and accelerated action are needed to meet the City's 2030 and 2050 targets.

CCAS annual reports will continue to report progress on action implementation and towards CCAS targets.

Original signed by

Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

Appendix "I" Corporate Report No. R134; 2023

Appendix "II" Climate Change Action Strategy Annual Report 2023/2024

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/corporate reports/future/ccas update/update on the climate change action strategy.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/corporate%20reports/future/ccas%20update/update%20on%20the%20climate%20change%20action%20strategy.docx)



CORPORATE REPORT

NO: R134

COUNCIL DATE: July 24, 2023

REGULAR COUNCIL

TO: Mayor & Council DATE: July 18, 2023

FROM: General Manager, Engineering FILE: 0512-20 (CCAS)
 General Manager, Planning & Development
 General Manager, Parks, Recreation & Culture
 General Manager, Finance

SUBJECT: Surrey Climate Change Action Strategy

RECOMMENDATION

The Engineering, Planning & Development, Parks, Recreation & Culture and Finance Departments recommend that Council:

1. Approve the Surrey Climate Change Action Strategy, presented as Appendix "I";
2. Approve the 2030 interim target to reduce community greenhouse gas emissions by 45%, as outlined in the Climate Change Action Strategy (Appendix "I"), and include this target in the City's pending update to the Official Community Plan;
3. Direct staff to initiate all 2030 interim target Quick-Start Actions as listed in Appendix "II" within two years; and
4. Direct staff to report back to Council with financing options to implement key Climate Change Action Strategy actions to meet the 2030 target.

INTENT

This report seeks Council's approval of the Climate Change Action Strategy ("CCAS"), including a 2030 interim target initiation of Quick-Start actions, and preparation of a financing strategy for Council's consideration at a later date.

BACKGROUND

The CCAS outlines the actions that the City can take, in collaboration with its partners, to achieve net zero community greenhouse gas ("GHG") emissions and absolute zero corporate GHG emissions before 2050, alongside improved resilience to climate change impacts.

The CCAS report and framework presented in Appendix "I" was informed by community feedback that demonstrated support for decisive climate action, as well as input from stakeholders and staff across multiple departments. An overview of the targets, goals and shifts included in the CCAS are outlined in the attached Appendix "III".

DISCUSSION

The CCAS targets for 2030 and 2050 represent science-based GHG reduction targets, aligned with those of Metro Vancouver, the Province, and the Federal Government, to limit global warming to under 2.0°C. The CCAS also incorporates climate adaptation and updates the City's 2013 Climate Adaptation Strategy. Meeting these targets and adapting to climate impacts requires the collaboration of all levels of government, the private industry, and the public.

The vision for CCAS is a zero-carbon climate-resilient city by 2050, based on a framework of six components with associated Visions, Goals, Shifts and Actions. The CCAS focuses primarily on actions under the City's control or influence; however, achieving this vision also requires commitment and investment from senior governments, partner agencies, and industry, as well as community participation.


The CCAS includes 38 Quick-Start actions to commence within two years, as listed in Appendix "II". Examples include updating building and construction standards for GHG limits and integrating climate goals into the Official Community Plan ("OCP") and Zoning Bylaw updates, critical actions given Surrey's rapid growth. Acting now to cut emissions and enhance climate resilience is an investment in Surrey's future, enhancing livability, health, and economic prosperity.

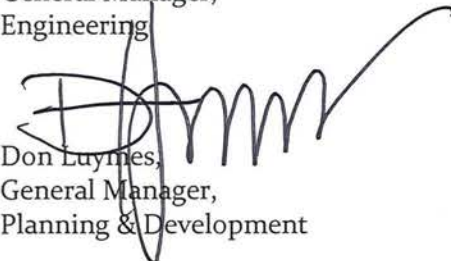
Financial Implications


The CCAS is a long-term plan involving multiple actions, City departments and industry sectors, including rapidly evolving clean technology. Some actions necessitate City investment but can yield lifecycle cost savings and other benefits like improved health. Strategies to offset costs can include budget reallocation, securing external grants, and forming partnerships. While a comprehensive financial strategy for the entire plan is unknown at this time, staff will complete further analysis of costs to implement CCAS actions. CCAS projects and programs and the financial implications will be presented for Council review on a case-by-case basis.


CONCLUSION

The CCAS represents the City's roadmap to achieve the 2030 and 2050 GHG reduction targets and improve resilience to climate change impacts. Its adoption and implementation, together with resourcing and partnerships, support the City of Surrey's vision of a thriving, green, inclusive city.


Scott Neuman, P.Eng.
General Manager,
Engineering


Don Luymes,
General Manager,
Planning & Development


Laurie Cavan,
General Manager,
Parks, Recreation & Culture


Kam Grewal, CPA, CMA
General Manager,
Finance

JO/cc

Appendix "I" – Climate Change Action Strategy
Appendix "II" – CCAS Quick-Start Actions
Appendix "III" - CCAS Targets, Goals and Shifts

***Appendices available upon request.**

Climate Change Action Strategy

Annual Report 2023/2024





Recognition of Indigenous Peoples and Lands

We recognize that Surrey is situated on the unceded traditional territories of the Coast Salish peoples, including the ǰícǰǰ (Katzie), ǰʷǰ:ǰǰǰ (Kwantlen) and Semiahma (Semiahmoo) First Nations. We also respectfully acknowledge the many other Indigenous nations that are represented among Surrey's population.

The City of Surrey is committed to reconciliation, engagement, and collaboration with local First Nations and Métis governments, and the Urban Indigenous communities in Surrey, in implementing the Climate Change Action Strategy. This includes working with and learning from Indigenous communities to develop actions, policies and programs.

Climate action offers an opportunity to address shared priorities of Indigenous communities and the City, and to build and deepen relationships in a way that honours Indigenous knowledge and perspectives.

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Climate Change Action Strategy Annual Report 2023/2024

Climate change is one of the major challenges of our time, with impacts being experienced both globally and locally in the form of extreme heat, wildfires and flooding. To prevent the worst impacts and prepare for the future, we must drastically reduce our carbon pollution and put measures in place to increase our resiliency. The City cannot act alone, but has an important role to play in ensuring a sustainable and resilient future for Surrey. Recognizing the need for urgent and effective action, the City developed the Climate Change Action Strategy (CCAS), the City's roadmap to a zero-carbon climate-resilient city by 2050 which was adopted by Surrey City Council on July 24, 2023.

The Climate Change Action Strategy Annual Report 2023/2024 is intended to advance the City's commitment to accountability, a guiding principle of the strategy and report the progress made in implementing the CCAS in the first year since its adoption. For each of the CCAS components, the Report provides the current status of each CCAS action and highlights projects that have been advancing CCAS actions in the last year. The Report supports the City's objectives to increase awareness and understanding of CCAS priorities so that Surrey residents are supported to take meaningful climate action.

Climate Change Action Strategy

CCAS Framework

The CCAS is organized around a long-term vision of a zero-carbon climate-resilient city in 2050, supported by six components or critical areas of action (Figure 1).



Figure 1. The Climate Change Action Strategy's framework.

Surrey's Climate Commitments

City of Surrey's GHG Targets

Baseline year: 2010

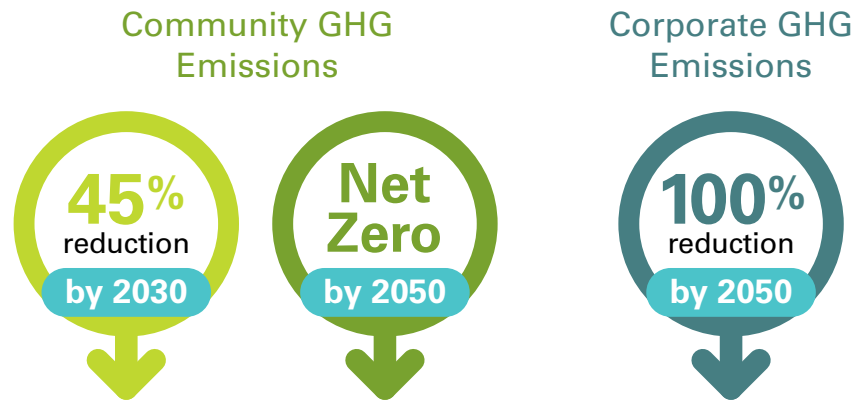


Figure 2. The City of Surrey's climate commitments.

The CCAS outlines the actions that the City of Surrey will take, together with other levels of government and partners, to reach the following targets adopted by Surrey City Council to:

- Reduce Surrey's community greenhouse gas (GHG) emissions from non-agricultural and non-industrial activities 45% by 2030 compared with 2010 levels, and to net zero¹ before 2050.
- Show corporate leadership by demonstrating best practices in climate change mitigation by reducing City of Surrey corporate GHG emissions to absolute zero² before 2050.

The CCAS takes an integrated approach to both reduce carbon pollution (also called "climate change mitigation"), while reducing risks and adapting to impacts such as extreme heat and flooding (also called "climate change adaptation"). This zero-carbon resilience approach pursues actions that combine the goals of reducing emissions and enhancing resilience to climate change impacts simultaneously. Adaptation and resilience actions included in the CCAS build upon the work of the 2013 Climate Adaptation Strategy and are identified with a resilience icon.

1 "Net zero" means that GHG emissions are reduced as much as possible and any remaining human-caused emissions of GHGs to the atmosphere are balanced by the withdrawal of GHGs from the atmosphere through deliberate human activities (e.g. tree planting).

2 "Absolute zero" means that GHG emissions are entirely eliminated without relying on activities to withdraw GHGs from the atmosphere, or on offsets. This target is feasible for assets within the City's direct control, principally buildings and fleet vehicles which have known pathways to decarbonization.

Pathway to 2050

To achieve the City’s climate commitments and avoid the worst impacts of climate change, Surrey must take decisive action to reduce emissions across all sectors. The City’s modeled net zero pathway (Figure 3) shows the scale of emissions reductions from each sector required to achieve the interim and net zero targets, and informs the actions of CCAS.

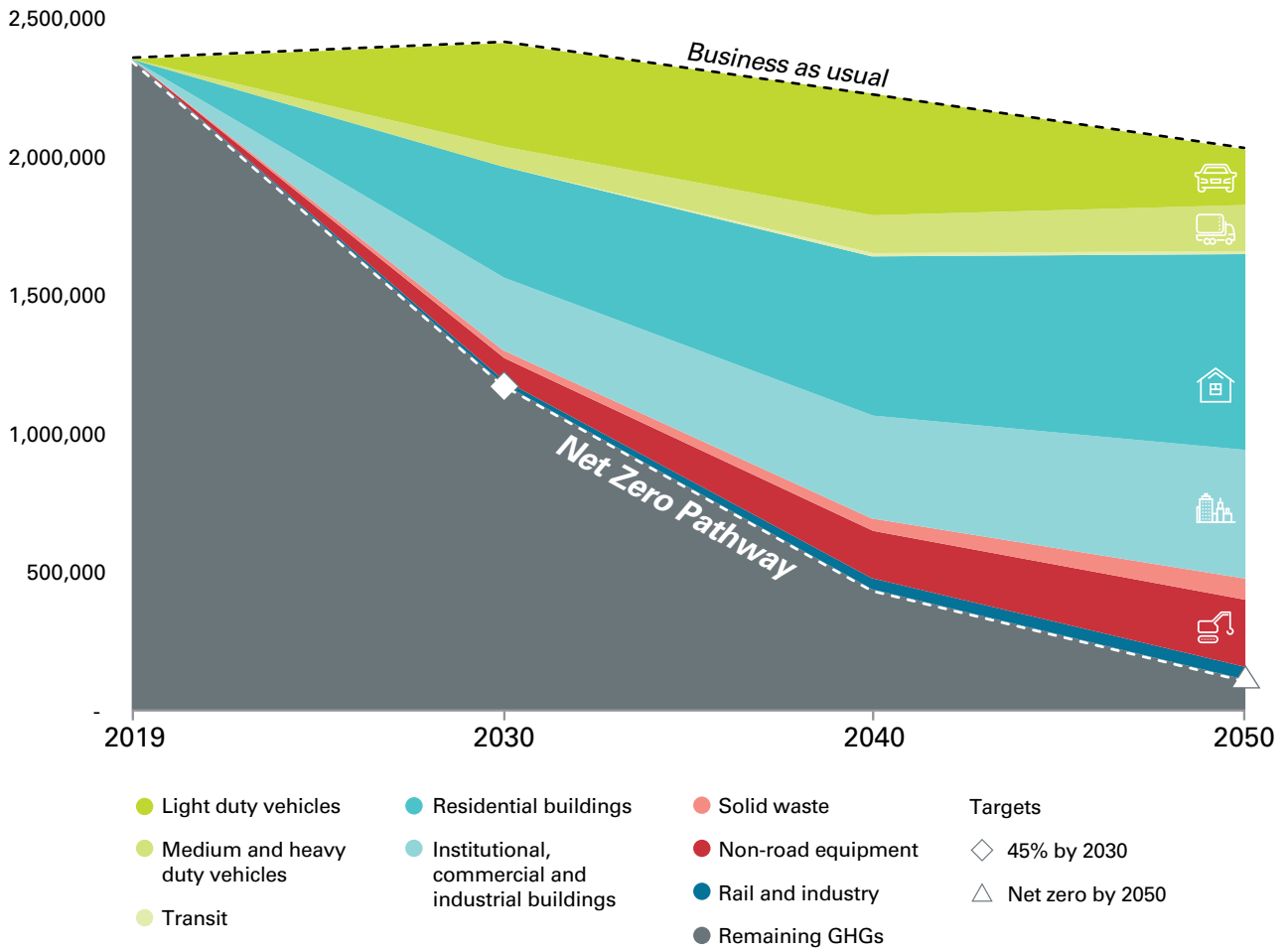


Figure 3. Comparison of projected community emissions: business-as-usual scenario vs. pathway to net zero.

Community Emissions

The City has completed annual emissions inventories from 2010 to 2021, capturing emissions from buildings, transportation and waste in alignment with the standards set out in the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories. The City’s inventories incorporate the highest quality data available from a range of sources, including the Province’s Community Energy and Emissions Inventory which released 2021 data in 2023. The City intends to complete annual emissions inventories as the data becomes available.

Surrey’s community emissions have increased by 6% between 2010 and 2021 (Figure 4), as the population grew by 24%. This increase was primarily driven by an increase in emissions from buildings as a result of development and the continued use of fossil fuels for space and water heating. Emissions from transportation remained relatively stable despite a growing number of vehicles due to improvements in vehicle fuel efficiency and uptake of zero emission vehicles. Emissions dipped in 2015 due to reduced heating demand as a result of a warmer winter, and in 2020 due to COVID-19.

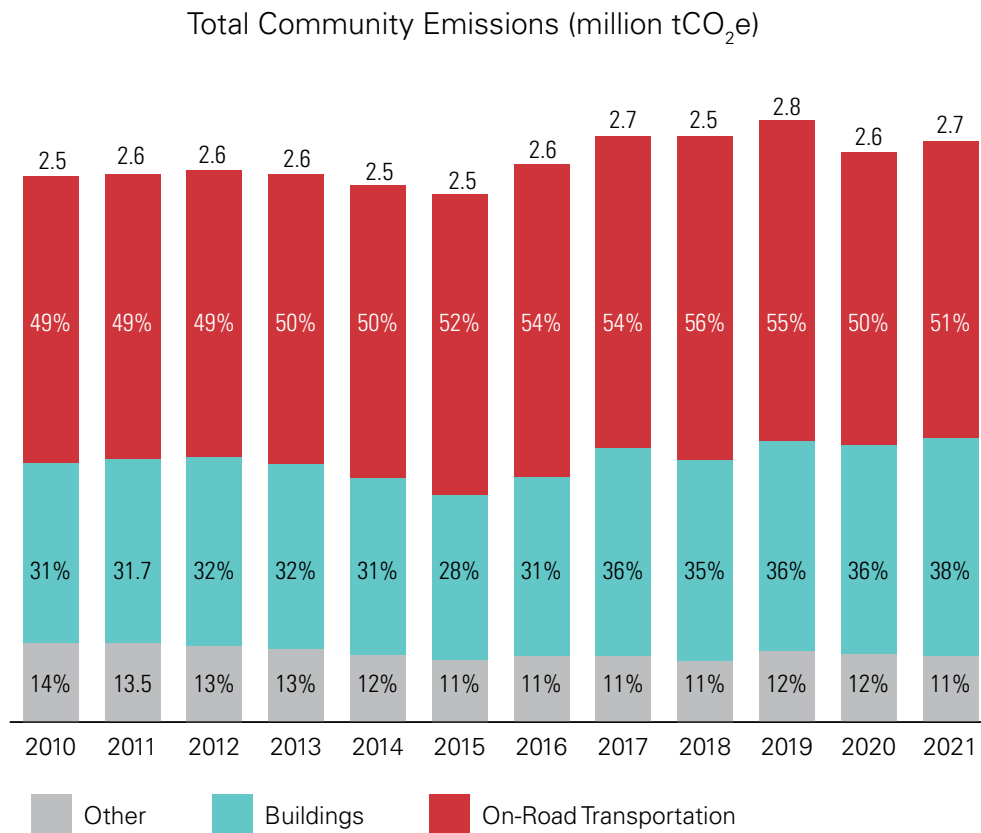


Figure 4. Community-wide emissions in Surrey from 2010 to 2021.

As of 2021, Surrey’s total carbon emissions were approximately 2.7 million tonnes (tCO₂e) per year. Vehicles are the biggest source of Surrey’s carbon emissions, accounting for 51% of total emissions (Figure 5). These emissions come from trips made within and through Surrey by passenger vehicles (28%) and commercial vehicles like freight trucks (23%). Buildings are the second-largest source of Surrey’s community emissions, accounting for 38% of total emissions, mainly due to burning gas for space and water heating. Other notable sources of community carbon emissions include:

- Non-road equipment, like construction and agricultural machinery, contributes 6.7% of total community emissions.
- Waste contributes 2.5% of Surrey’s total community emissions, mainly from methane released by decaying organic matter in landfills.
- Industry represents emissions from industrial processes and equipment, which contribute 1.4% of community emissions.

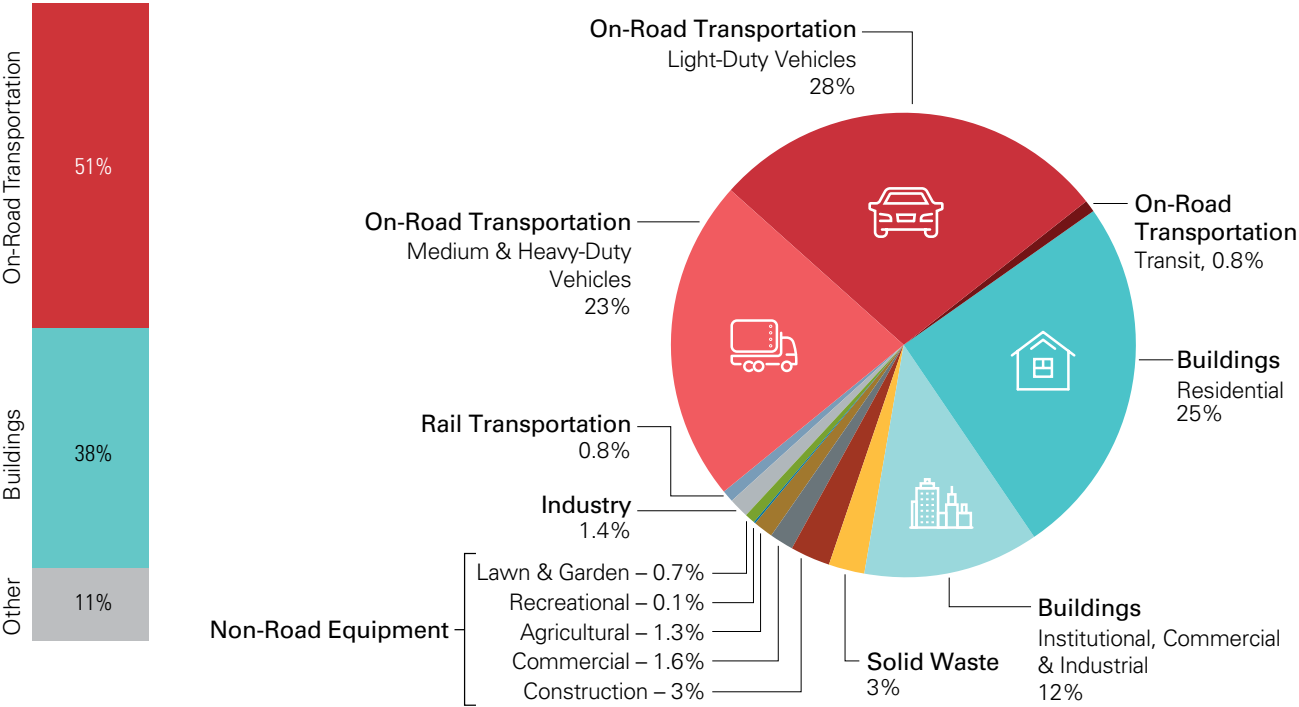


Figure 5. Breakdown of Surrey’s community carbon pollution in 2021. Data and methodology have been updated from the inventory included in CCAS to reflect best practices and improved data sources.

Corporate Emissions

The City completes inventories of corporate emissions from its own operations, which amount to less than 1% of overall community emissions. The data sources for the corporate inventory are owned by the City, which means inventories can be completed annually with the previous year’s data and monitored closely to see the impact of operational changes.

The City’s corporate emissions have remained relatively stable since 2010, despite increasing activities due to the city’s growing population. In 2023, Surrey generated approximately 17,400 tonnes of carbon pollution (tCO₂e). City-owned facilities are the largest source of corporate emissions (Figure 6), mainly from burning gas for heating the City’s pools, arenas, community centres, fire halls, libraries, and administrative buildings. City-owned vehicle fleets and contracted work, such as road building, account for the next largest sources of emissions. The remaining emissions are attributed to solid waste collection and infrastructure, such as pump stations.

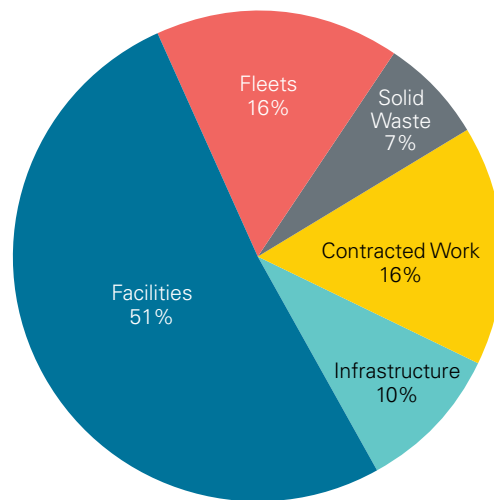


Figure 6. Breakdown of Surrey’s corporate carbon pollution in 2023.

Measuring our Progress

The CCAS Annual Report provides a summary of the current implementation phase and status for the CCAS actions. In addition, the Report includes the implementation phase for each CCAS action as an indicator of implementation progress alongside highlights of projects advancing actions of the six key components.

Surrey’s Climate Action Tracker³ provides additional information about each of the CCAS actions including the implementation phase and status, project updates and staff leads. The Tracker is a dynamic platform that is updated bi-annually and shares detailed information about CCAS implementation progress with the public.

The CCAS also defines measures and targets for some components, and others will be developed following further analysis. The measures and targets enable progress towards the City’s climate commitments. The CCAS Annual Report provides updates on these measures and targets when data is available. Measures will be refined and added as data becomes available.

3 <https://climateactiontracker.surrey.ca/>



Summary of Progress

Progress in implementing the CCAS is measured by the phase and status of actions. The action phase reflects the current point in the implementation process and the status indicates whether or not the implementation process is on time. Together, the phase and status of actions indicate how CCAS implementation is progressing and whether the City is on track to meet its climate commitments. Over time, progress in implementing the CCAS will be reflected in the community and corporate GHG emissions inventories.

Implementation Phase of CCAS Actions

In the first year since CCAS adoption, 77 CCAS actions (63%) have been initiated and are at various stages of implementation (Figure 7). The remaining 46 actions (37%) have yet to be started. The majority (87%) of initiated actions are in the planning or implementation phases. Two actions (2%) have been completed and 8 actions (7%) require ongoing implementation and are marked as 'continuous'.

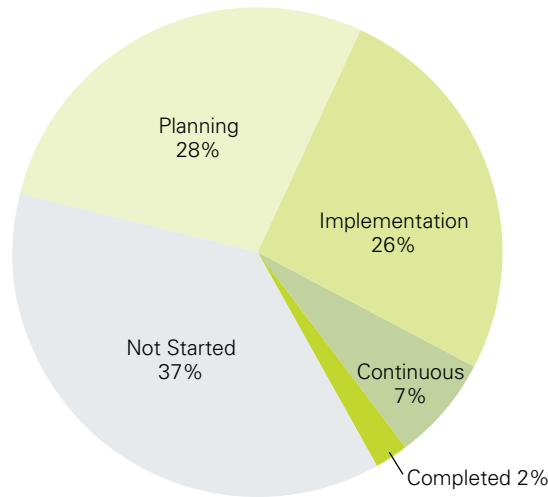


Figure 7. Implementation phase of CCAS actions as of September 2024.

Status of CCAS Actions

To date, 70 CCAS actions (57%) are being implemented on time and 21 actions (17%) are behind schedule according to their implementation timelines. Three actions (2%) have been postponed and the remaining 29 actions (24%) do not yet have implementation timelines identified (marked as 'not applicable').

Quick-Start Actions

When the CCAS was adopted, Council directed that all 38 Quick-Start actions be initiated within two years, as priority actions which act as catalysts to other actions. The implementation phase and action status of the Quick-Start actions indicate CCAS progress in the near-term. To date, 71% of Quick-Start actions have been initiated and 61% are on time

Detailed Progress by CCAS Component

The following pages include detailed information on the progress of implementing actions in each CCAS component. Each action references the lead and supporting divisions, and the action progress and status. Abbreviations and icons used in the tables are shown below and in Table 1. Projects are highlighted in each component representing examples of progress made in each CCAS component in the first year since CCAS adoption.

Departments and Divisions Abbreviations

- **CS** – Corporate Services
 - » CF – Civic Facilities
 - » HR – Human Resources
 - » IT – Information Technology
 - » M&WT – Marketing & Web Team
- **Eng.** – Engineering
 - » D&C – Design & Construction
 - » Realty
 - » Ops. – Operations
 - » Trans. – Transportation
 - » U&DE – Utilities & District Energy
- **Finance**
- **PRC** – Parks, Recreation & Culture
 - » Parks
- **P&D** – Planning & Development
 - » Building
 - » CP&S – Community Planning & Sustainability
 - » DP – Development Planning
- **PESWG** – Public Engagement Strategy Working Group
- **SI&CI** – Social Infrastructure & Community Investments
 - » EIS – Economic Investment Services
 - » I&GR – Indigenous & Government Relations
- **SFS** – Surrey Fire Services
- **SPLB** – Surrey Public Library Board






Type of Icon	Icon	Description
Quick-Start Action		A priority action to be initiated within two years of CCAS adoption.
Co-Benefits		
Equity		Shift has strong potential to improve equity as defined in Section F of the CCAS.
Resilience		Shift has strong potential to improve resilience to climate impacts as defined in Section E of the CCAS.
Health		Shift has strong potential to improve human health, including personal safety, physical health, and mental health.
Prosperity		Shift has strong potential for economic benefits, including by reducing costs, generating economic activity, and efficiently using resources.

Table 1. Description of icons used in implementation tables beginning on the following page.

Component Structure

Each component includes the following hierarchy:

- **Vision:** A narrative description of the desired future state for that component in 2050.
- **Goals:** The outcomes needed to reach the vision.
- **Shifts:** The changes needed to achieve each goal.
- **Actions:** The specific policy or program interventions needed to achieve a Shift.



Bold City Leadership

Vision for 2050

The City of Surrey stands among this region's leaders in placing equitable climate action at the heart of decision-making. The City's own vehicles, buildings, and infrastructure are free of carbon pollution and well-prepared for climate change impacts well before 2050. With support from the City and other partners, residents are empowered and engaged in tackling the climate crisis. Surrey's actions set a path for many others to follow, and support a thriving, local green economy.

2023/2024 Implementation Phase

Completed	0
Continuous	4
Implementation	2
Planning	11
Not Started	12



Goal 1: Align the City's decision making and financial planning with climate commitments

Shift L1. Advocate for senior government regulations and funding, to accelerate ambition and action to meet local, provincial, national, and global climate commitments.



Shift L2. Assess staff capacity and financial resources to meet climate commitments and seek to fill gaps.



Action	Lead Division Supporting Division	Quick Start	Action Phase
L2.1. (QS) Explore options to develop a financing strategy to meet 2030 climate commitments, including capital and operating budgets.	Finance P&D – CP&S		Planning
L2.2. (QS) Undertake periodic budget reviews for opportunities to improve alignment with climate commitments.	Finance P&D – CP&S		Not started
L2.3. Pending findings of resourcing review, explore new revenue sources to support climate action, such as external funding, partnerships, potential increased taxation, etc.	Co-led: Finance; P&D – CP&S		Not started
L2.4. Develop strategies and seek council approval to address resource and capacity gaps needed to deliver on CCAS commitments.	P&D – CP&S CS – HR		Planning
L2.5. Provide staff education and training opportunities in climate action and CCAS priorities for staff involved in CCAS actions.	P&D – CP&S CS – HR		Continuous
Shift L3. Develop tools and programs to embed climate action in the City's financial decision-making and reporting.			
L3.1. (QS) Develop and implement a "climate test" to evaluate and document the climate implications of significant capital projects and policy decisions.	P&D – CP&S Finance		Planning
L3.2. (QS) Develop and implement a system to efficiently track and report progress toward CCAS targets and actions across departments.	P&D – CP&S CS – IT		Continuous
L3.3. (QS) Explore reporting options on climate risks and actions, based on Climate Related Financial Disclosure (TCFD) guidelines.	Co-led: Finance; P&D – CP&S		Planning
L3.4. (QS) Develop criteria and procedures for the management, allocation, and spending of climate-related funds on high-priority initiatives.	Co-led: Finance; P&D – CP&S		Implementation

Goal 2: Transition to zero-carbon and resilient City assets

Shift L4. Ensure new civic facilities, vehicles, and other assets are zero-carbon and designed for climate resilience.



Action	Lead Division Supporting Division	Quick Start	Action Phase
L4.1. (QS) Explore climate and sustainability standards and design guidelines for new civic facilities.	CS – CF P&D – CP&S		Planning
L4.2. (QS) Initiate a review of the City's procurement policies to identify potential options to encourage zero-carbon and climate-adaptive technologies and practices.	Finance P&D – CP&S		Not started
L4.3. Explore opportunities for social procurement criteria (e.g. community benefits) for climate-related projects.	Finance Eng. – U&DE		Not started
L4.4. Identify opportunities for leading low-carbon construction practices in City design and construction standards, purchasing guidelines and contracts.	Eng. – D&C P&D – CP&S		Not started

Shift L5. Develop strategic plans to phase out carbon pollution from existing City facilities, vehicle fleets and waste collection.



L5.1. (QS) Complete a climate and energy transition plan to identify, prioritize and implement opportunities to improve energy efficiency and phase out fossil fuel combustion across all City facilities, aligned with meeting corporate GHG reduction targets.	CS – CF P&D – CP&S		Planning
L5.2. (QS) Complete the second phase of the green fleet transition plan to meet corporate GHG reduction targets.	Eng. – Ops. P&D – CP&S		Implementation
L5.3. Account for GHG emissions reduction and climate resilience in day-to-day facilities operating and management practices and procedures, and in Facility Condition Assessments.	CS – CF		Planning

Shift L6. Design and manage City infrastructure and assets to reduce climate risk and improve resilience, prioritizing nature-based solutions.



L6.1. (QS) Explore options for funding climate adaptation in capital projects.	P&D – CP&S Finance		Not started
L6.2. (QS) Update the City's hazard, risk, and vulnerability assessment to incorporate current climate projections, best practices, and provincial regulations and guidelines.	P&D – CP&S Eng. – U&DE		Not started
L6.3. Continue to plan for and implement climate resilient infrastructure and ecological management.	Eng. – U&DE PRC – Parks		Continuous

Goal 3: Collaborate with and empower the community and businesses in climate action

Shift L7. Continue to update emergency management programs and resources to enhance community resilience to climate-related extreme weather events.



Action	Lead Division Supporting Division	Quick Start	Action Phase
L7.1. In partnership with other agencies, build capacity in the community for managing climate-related emergencies, prioritizing equity-seeking groups and vulnerable individuals.	SFS Eng. – U&DE		Continuous
L7.2. Partner with academic and training institutions, health authorities and others to undertake, share, and apply research and best practices to assess and reduce risk and vulnerability to climate-related hazards such as extreme heat and flooding.	SFS		Not started

Shift L8. Continue to update emergency management programs and resources to enhance community resilience to climate-related extreme weather events.



L8.1. Update economic development strategies using an equitable climate lens, to encourage innovative companies that are working to address risks and opportunities of the zero-carbon transition in Surrey.	SI&CI – EIS		Not started
L8.2. Explore opportunities to promote economic development in the green building industry.	SI&CI – EIS		Not started


Shift L9. Support and enable Surrey residents, employees, and groups to take meaningful climate action in their work and daily activities.



L9.1. Develop education campaigns to increase public awareness and understanding of CCAS key priorities and individual actions that can make the biggest impact.	P&D – CP&S CS – M&WT SPLB		Planning
L9.2. Complete a consumption-based GHG inventory to support residents and businesses in reducing lifecycle emissions from products and materials.	P&D – CP&S		Not started
L9.3. Explore opportunities for community grant program to incorporate climate action, prioritizing equity-seeking groups and vulnerable individuals.	Finance P&D – CP&S SI&CI		Not started

Shift L10. Embed equity in climate action policies and implementation.



L10.1. Work across City departments toward the development of shared understanding and definition of equity that fits Surrey's context to support and guide staff in incorporating equity considerations in plans and policies.	SI&CI		Planning
L10.2. (QS) Leverage data to develop climate equity mapping tools, consistent with strategic corporate equity policy.	P&D – CP&S SI&CI		Planning
L10.3. Engage communities, especially impacted equity-seeking populations, in the development and implementation of climate change-related policies and programs.	P&D – CP&S PESWG		Planning

2023/2024 Project Highlights

Climate Action Tracker

Launched on December 5, 2023, Surrey's Climate Action (Tracker)⁴ communicates the City's progress towards achieving the targets, goals and actions established in the CCAS. The Tracker was developed to communicate updates on CCAS implementation, provide analytics for reporting CCAS data and act as a project management tool for staff working on CCAS actions. By communicating regularly and transparently on progress, the Tracker will build critical public support and participation in climate action in Surrey to realize the emissions reductions and improved climate resiliency targeted by the CCAS. The Tracker is the product of deep collaboration and leadership demonstrated by City staff, City Council and community members to pursue an innovative platform designed to coordinate work across divisions and departments and promote a high degree of accountability for the City in achieving its climate commitments.

Funding for the Fleet Transition Study

The City has been successful in securing approximately \$50,000 for the development of a Zero Carbon Fleet Transition Strategy and 2030 Action Plan through the Green Municipal Fund. Building off an initial green fleet analysis, the study aims to determine how the City's corporate emission reduction targets can be achieved through the transition of City vehicles to zero carbon alternatives and the actions required to support this transition. Specifically, this study will evaluate the feasibility of fleet replacement and management approaches to align with the City's climate commitments. The results of the study will help guide decisions relating to vehicle purchases and fuel supply infrastructure to eliminate carbon emissions from the City's fleet by 2050.

New Facilities Energy Manager

In March 2024, the City hired a Facilities Energy Manager to lead energy management and emissions reduction initiatives across City facilities. This new position within the Facilities division of Corporate Services is supported by funding from BC Hydro and the Province's Local Government Climate Action Program. The Facilities Energy Manager is responsible for leading the implementation of CCAS actions related to City facilities to improve energy efficiency and phase out fossil fuel consumption across City facilities, and account for emissions reduction and climate resilience in day-to-day facilities operations. Reducing emissions from the City's over 100 buildings is a key strategy in achieving the corporate target of absolute zero by 2050, as emissions from facilities account for 51% of corporate emissions.

Local Government Climate Action Program Working Group

An internal working group has been established to guide the allocation of Local Government Climate Action Program funds to priority climate action initiatives. Made up of representatives from four City departments, the working group reviews applications submitted to identify projects that will reduce emissions and increase climate resiliency, in alignment with the Province's CleanBC Roadmap to 2030 and Climate Preparedness and Adaptation Strategy objectives. To date, the working group has recommended 16 projects for funding that advance the City's climate objectives. In the future, the working group process could be utilized for other climate-related funding as it becomes available to ensure the prioritization of high-impact initiatives.

Emergency Preparedness Guide for Older Adults

In spring 2024, the City launched a new Surrey Emergency Preparedness Guide for Older Adults to help seniors prepare for and stay safe during emergencies such as extreme weather. The quick reference guide provides information to help older adults navigate the City of Surrey Emergency Preparedness Program. The guide offers the key information of what they need to know, including important telephone numbers and some tools to help prepare for an emergency. This resource, in addition to ongoing communication efforts specific for seniors, is an important strategy in increasing the community's resilience to climate impacts.

4 <https://climateactiontracker.surrey.ca/>

Climate-Resilient Park and Play Area Retrofits

To provide protection during hot weather, the City is working to retrofit parks and public spaces with increased shading. In the last year, nine new covered picnic shelters were in City parks and four shade structures were installed in daycare play areas at recreation centres to provide cool spaces. In addition, approximately 750 shade trees were planted in parks and approximately 2,000 were planted along city streets, increasing comfort for park visitors and pedestrians during hot weather.

Measures and Targets

Interim corporate GHG targets for 2030 will be developed to ensure leadership and consistency with community targets, pending completion of costing studies and transition plans for corporate fleets and facilities.



Resilient 15-Minute Neighbourhoods

Vision for 2050

Residents can meet their daily needs within a safe and easy walk, roll, or cycle trip from home. Most neighbourhoods have a mix of housing types, with shops, services and inclusive public spaces. Lush trees and greenspaces provide cooling, beauty and connection with nature.

2023/2024 Implementation Phase

Completed	0
Continuous	0
Implementation	4
Planning	9
Not Started	6






Goal 1: Plan and build a network of 15-minute neighbourhoods

Shift N1. Update land use planning regulations—including the City’s Official Community Plan (OCP), Zoning Bylaw and other plans — to support creating more 15-minute neighbourhoods.






Action	Lead Division Supporting Division	Quick Start	Action Phase
N1.1. (QS) Prepare proposed updates to the Zoning Bylaw to support a wider variety of types of homes (e.g. multiplexes up to four storeys) in existing residential neighbourhoods, along with small scale commercial uses (e.g. corner stores).	P&D – CP&S P&D – DP		Planning
N1.2. (QS) Integrate climate objectives and targets in the update of the OCP.	P&D – CP&S P&D – DP		Planning
N1.3. In the process of planning 15-minute neighbourhoods, review policy options to improve adding affordable housing supply.	P&D – CP&S P&D – DP SI&CI		Planning
N1.4. (QS) Expand the policy framework within the OCP to support density near rapid transit corridors.	P&D – CP&S P&D – DP Eng. – Trans.		Implementation
N1.5. (QS) Consider introducing a new designation in the OCP to encourage more neighbourhood centres with services and commercial amenities at key locations across the City.	P&D – CP&S P&D – DP		Planning
N1.6. Encourage more office, employment and commercial uses within town centres, frequent transit development areas and neighbourhood centres.	P&D – CP&S P&D – DP		Implementation
N1.7. Update the urban design framework and policy within the OCP to prioritize 15-minute neighbourhood objectives.	P&D – CP&S P&D – DP		Planning
N1.8. In the process of planning 15-minute neighbourhoods, continue to collaborate with the Surrey School District and Province to align school capacity increases with neighbourhood growth.	P&D – CP&S SI&CI		Implementation
N1.9. (QS) Undertake an analysis of development economics to quantify long-term impacts of greenfield development vs. intensification and infill.	Co-led: P&D – CP&S; Eng.		Not started
N1.10. Explore opportunities to price in future costs of operations and maintenance for major infrastructure that is funded by new growth.	Co-led: P&D – CP&S; Eng.		Not started
N1.11. Establish targets for new growth within urban redevelopment areas.	P&D – CP&S		Not started


Shift N2. Update regulations and policies for new development to support reduced automobile reliance.  



Action	Lead Division Supporting Division	Quick Start	Action Phase
N2.1. (QS) Develop transportation demand management strategies for new development in rapid transit areas.	Eng. – Trans		Planning
N2.2. Continue to consider opportunities to adjust parking requirements and on-street parking management to support infill development (adding housing density to existing residential areas near frequent transit).	Eng. – Trans		Planning
N2.3. Consider encouraging designs for off-street parking that allow structures to be adapted for purposes other than vehicle storage in the future.	Eng. – Trans <i>P&D – DP</i>		Not started

Goal 2: Improve climate resilience of new and existing neighbourhoods

Shift N3. Design and retrofit neighbourhoods with green and inclusive public spaces that improve climate resilience.   

N3.1. Design and retrofit public plazas and parks with built and natural features that provide cooling, refuge and shelter from heat and rain, prioritizing neighbourhoods with higher equity need.	PRC – Parks <i>P&D – DP</i>		Implementation
N3.2. Build and retrofit more public multi-use leisure spaces with green infrastructure (such as landscaping, trees) within road rights of way.	Eng. – Trans. <i>PRC – Parks</i>		Planning

Shift N4. Encourage food growing in new developments and in publicly accessible spaces in existing neighbourhoods. 

Shift N5. Integrate climate adaptation in land-use planning regulations and development policies.  

N5.1. Continue to review and update land development regulations to protect people and property from climate risks (e.g. Hazard Land Development Permit Areas)	P&D – DP <i>Eng. – U&DE</i>		Planning
N5.2. Provide for more greenspace, ecological services and amenities that provide climate resilience in the City’s Official Community Plan and Neighbourhood Concept Plans.	P&D – CP&S <i>P&D – DP</i> <i>PRC – Parks</i>		Not started
N5.3. Identify areas prone to climate risks and look for opportunities to mitigate them through land use plans and redevelopment.	P&D – CP&S <i>Eng. – U&DE</i>		Not started

2023/2024 Project Highlights

Enabling Small-Scale, Multi-Unit Housing

In July 2024, the City adopted changes to its Zoning Bylaw to align with recent provincial housing legislation and enable the development of small-scale, multi-unit housing options across the city. The changes mean that three to six units are now permitted on all single-family and duplex zoned lots, providing more options for housing including secondary suites, coach houses, garden suites and houseplexes. In addition to increasing housing supply and providing a wider range of housing options, the zoning changes enable more residents to live closer to amenities, reducing the need to drive and advancing 15-minute neighbourhood objectives. By enabling the gentle densification of existing neighbourhoods, more residents will be able to meet their daily needs within a walk, roll or cycle trip from home, encouraging the shift to active transportation modes and reducing emissions from transportation, the City's largest source of greenhouse gas emissions.

Embedding Climate Action in the Official Community Plan Update

The City is currently updating the Official Community Plan (OCP). This multi-year, multi-phase process will result in a plan that sets out the vision, goals and objectives for the future development of the City and contains policies and strategies for achieving this vision. One of the goals of the update is to strengthen climate action objectives in the OCP. To support this, a study was undertaken with consultants, with funding from the Local Government Climate Action Program and BC Hydro. This work included a best practices review of leading municipalities across Canada, along with a review of the CCAS, and concluded with recommendations on how to further embed climate action into the OCP. Recommendations from this study will be considered during the OCP update process. Climate action was also a recurring theme during Phase I engagement on the OCP, with 28% of participants reporting that climate change is one of the key challenges the city is facing.

Complete Communities Analysis

The City's complete communities geospatial knowledge is expanding through a \$150,000 grant from the Province's Complete Communities program. The analysis will address key knowledge gaps in creating more complete communities in Surrey where a diversity of housing, employment opportunities, amenities and services are within a 15-minute walk. The analysis includes filling in missing data, undertaking an assessment for the City's urban Indigenous and low-income populations, and current and future access to amenities under various infrastructure, housing and transportation scenarios. The findings of the made in Surrey analysis will serve as a baseline assessment of 15-minute neighbourhoods and inform the OCP update.

Measures and Targets

15-Minute neighbourhood metrics will be developed pending analysis supporting the City's Official Community Plan update.



Safe Zero-Carbon Transportation

Vision for 2050

People can easily get around within and between neighbourhoods via networks of safe, accessible sidewalks, bike paths, and frequent transit. As these sustainable choices increase, there is less need for people to use a car. All vehicles are zero emissions, resulting in cleaner air and a quieter city.

2023/2024 Implementation Phase

Completed	2
Continuous	0
Implementation	7
Planning	6
Not Started	7



Goal 1: Prioritize walking, cycling, and public transit over personal vehicles

Shift T1. Update transportation practices, policies, standards, and capital plans to prioritize walking, cycling, and public transit.



Action	Lead Division Supporting Division	Quick Start	Action Phase
T1.1. (QS) Explore options for funding to accelerate the build-out of infrastructure for walking, cycling, and transit.	Eng. – Trans. Finance Eng. – Ops.		Implementation
T1.2. Integrate green infrastructure (e.g. rain gardens and street trees) as a core element of “complete streets” to support climate resilience including protection from extreme heat.	Eng. – U&DE Eng. – D&C		Not started
T1.3. (QS) Pilot complete street retrofits on key corridors, providing protected walking/cycling facilities and green infrastructure such as rain gardens and street trees.	Eng. – Trans. PRC – Parks Eng. – D&C		Planning
T1.4. Increase public awareness of the need to prioritize active modes and transit, for the benefit of road users and climate action.	Eng. – Trans		Implementation
T1.5. (QS) Pilot a pedestrian “green” street conversion in each of Surrey’s five town centres, including tactical interventions to create safe areas for non-motorized mobility and public space, along with trees and landscape features.	Eng. – Trans		Not started

Shift T2. Build networks of accessible and protected walking, cycling, and rolling routes connecting popular destinations and 15-minute neighbourhoods.













T2.1. (QS) Finalize the implementation plan for delivering the Strategic Cycling Network for North Surrey town centres.	Eng. – Trans. Eng. – Ops. Eng. – D&C		Completed
T2.2. By 2030, complete Phase 1 of the Strategic Cycling Network and sidewalk network upgrades, prioritizing locations near SkyTrain stations and City Centre.	Eng. – Trans. Eng. – D&C		Planning

Shift T3. Encourage more equitable and sustainable use of public space through revisions to on-street parking policies.



T3.1. Explore parking management and/or alternative uses of curb space in Town Centres and around SkyTrain stations.	Eng. – Trans		Not started
T3.2. Consider a curbside management strategy to achieve other uses of public space in lieu of parking.	Eng. – Trans. Eng. – Ops.		Not started

Shift T4. With support of senior governments, expand and improve frequent and rapid transit networks to connect all town centres, and provide transit service to connect 15-minute neighbourhoods.  			
Action	Lead Division Supporting Division	Quick Start	Action Phase
T4.1. Work with TransLink and Metro Vancouver to identify and deliver frequent transit network improvements needed to meet the Metro Vancouver and Surrey 2030 and 2050 land use and transportation GHG targets.	Eng. – Trans. P&D – CP&S		Planning
T4.2. Implement transit priority measures along high priority corridors using a data-driven approach.	Eng. – Trans. Eng. – D&C		Implementation
Shift T5. Encourage personal and shared electric bicycles and other micro-mobility options through policies, programs and infrastructure.  			
T5.1. (QS) Initiate an e-bike sharing pilot program in Surrey City Centre for launch in 2024.	Eng. – Trans.		Completed
T5.2. (QS) Explore options to provide secure cycle parking at City facilities.	CS – CF Eng. – Trans.		Not started
Goal 2: Transition to zero emissions vehicles			
Shift T6. Support and accelerate the transition of personal vehicles from internal-combustion to zero-emissions technologies. 			
T6.1. Install public electric vehicle charging stations at existing and new City facilities to meet anticipated demand.	Eng. – Trans. CS – CF		Implementation
T6.2. Advance opportunities and partnerships for expanding public electric vehicle charging infrastructure.	Eng. – Trans. Finance		Implementation
T6.3. (QS). Define more specific electric vehicle infrastructure requirements in the Zoning Bylaw for non-residential building typologies.	Eng. – Trans. P&D – DP		Planning
T6.4. Develop data supported tools for implementing public charging infrastructure and related programs and policies.	Eng. – Trans. P&D – CP&S CS – IT		Planning
T6.5. Advocate to BC Hydro for funding and programs to help existing multiple-unit residential buildings add electric vehicle charging, and review opportunities for supportive City processes.	P&D – Buildings Eng. – Trans.		Not started
Shift T7. Advocate for and encourage efficient and zero-emissions goods movement. 			
T7.1. Advocate for senior government policies and programs to transition to zero-emissions freight vehicles.	Eng. – Trans. P&D – CP&S		Implementation
T7.2. Explore opportunities to encourage zero-emissions commercial vehicles through collaboration with other jurisdictions and industry.	Eng. – Trans. P&D – CP&S		Planning
Shift T8. Support and enable shared electric vehicles as an alternative to personal vehicles. 			
T8.1. Work with partners to expand access to electric vehicle sharing.	Eng. – Trans.		Implementation
T8.2. Leverage data, digital technology and economic tools to support the shift to active modes, public transit and shared EVs.	Eng. – Trans.		Not started

2023/2024 Project Highlights

Sustainable Transportation Projects

The City advanced a number of initiatives to support the shift to walking, cycling and transit, including the following:

- Lena Shaw Elementary School Streets Pilot: Promoting active school travel by restricting vehicular traffic on the road fronting the school. Students and caregivers were encouraged to walk or bike to school when the street frontage was activated to celebrate sustainable transportation to school.
- Surrey City Centre Protected Cycling Network Project: Using quick-build and tactical infrastructure, the City implemented 5 kilometers of protected cycling infrastructure in Surrey City Centre to promote cycling and safety. The project connected rapid transit, busses, employment centers and amenities in the heart of Surrey.
- R6 Rapid Bus and Bus Priority Project: Working with TransLink, the City supported the R6 Rapid Bus implementation by reallocating private vehicle road space on Scott Road to allow for bus speed and priority measures. This major project provides fast and frequent bus service on a corridor which has the highest transit ridership of any transit route in the South of Fraser Region.

Reductions in Off-Street Parking Requirements

In alignment with the Province's new housing legislation, the City reduced parking requirements for duplexes, removed off-street parking requirements for small-scale multi-family housing within eligible frequent bus stop areas and removed minimum residential parking ratios for developments in transit-oriented areas within 800 meters of SkyTrain stations or 400 meters or bus exchanges. Eliminating or reducing off-street parking requirements prioritizes walking, cycling and transit over private vehicle parking, reduces embodied carbon in underground parking infrastructure, reduces construction costs and improves clarity for developers. In particular, removing off-street parking requirements for housing that is in close proximity to high frequency transit will encourage the shift to transit from personal vehicles, reducing greenhouse gas emissions from transportation.

Electric Bike Share Pilot

The City launched an electric bike share program as a two-year pilot in North Surrey to help reduce GHG emissions and reliance on vehicles. The objective of the pilot project is to increase the use of cycling as a primary mode of transportation for shorter trips to key community destinations that complements and supports walking and transit. The pilot project is operated by Bird Canada and enables residents to rent from a supply of 300 electric bikes available throughout City Centre and Guildford Town Centre. Given the high population and employment densities, and number of community and retail destinations, travel distances are ideal for shared electric bike trips in North Surrey. Since the launch of the program at the end of April to the end of August, approximately 10,500 rides have been taken, averaging 17 minutes and 2.7 kilometres per trip.

Electric Vehicle Fast Charging Hubs

In collaboration with BC Hydro and with funding from the Province of BC and Natural Resources Canada, four fast charging hubs were opened in Surrey which feature 20 new charging stations, adding 40 ports to the charging network in the city. The hubs located at the Surrey Arts Center, North Surrey Sport & Ice Complex, Surrey Guildford Recreation Centre and Surrey Sport and Leisure Complex are BC Hydro's first ever electric vehicle (EV) fast charging hubs. The charging stations can add up to 180 kilometers of driving range in 10 minutes, can power share to charge two vehicles at once and are wheelchair accessible. Increasing access to public fast charging provides more options for drivers when they're on the go, and enables residents with barriers to home charging to switch to an EV.

Measures and Targets

Outcome	Measure	Current	2030	2050
Transportation GHGs	GHG emissions from light-duty vehicles (% reduction from 2010 baseline)	7*	30	100
Mode Shift	Resident trips taken by walking, cycling, and transit (%) (approx. 20% as of 2019)	Not available**	30	50
Mode Shift	Total resident vehicle km travelled (% reduction from 2019)	Not available**	TBD	TBD

**2021 data from most recent community GHG emissions inventory.*

***Mode shift data is currently available every five years and is expected in fall 2024.*



Healthy Zero-Carbon Buildings

Vision for 2050

All buildings across Surrey are healthy, energy efficient, and zero-carbon in operational emissions. They are constructed to minimize lifecycle emissions, are comfortable year-round, and help to protect occupants from the impacts of climate change.

2023/2024 Implementation Phase

Completed	0
Continuous	0
Implementation	7
Planning	4
Not Started	8





Goal 1: Avoid carbon pollution and improve energy efficiency and resilience to climate impacts in new buildings



Shift B1. Update City policies and bylaws for new construction to rapidly phase out operational carbon pollution and improve energy efficiency and climate resilience.⁵







Action	Lead Division Supporting Division	Quick Start	Action Phase
B1.1. (QS) Update the Surrey Building Bylaw to enable greenhouse gas limits and/or offer low-carbon compliance pathways to rapidly phase out operational carbon pollution across all types of new buildings, alongside Energy Step Code updates for energy efficiency.	P&D – Building P&D – CP&S		Planning
B1.2. Develop and publish a schedule of anticipated future updates to climate related building standards.	P&D – Building P&D – CP&S P&D – DP		Not started
B1.3. Require Part 3 development applicants to incorporate future weather data in building modelling and report to the City on results and implications.	P&D – Building P&D – CP&S		Not started
B1.4. Advocate to senior governments for building code standards to ensure buildings are designed to avoid overheating.	P&D – Building P&D – CP&S SI&CI – I&GR		Implementation
B1.5. Collaborate with non-profit housing agencies, and advocate to senior governments for funding, to support and streamline zero-carbon resilient affordable housing developments.	P&D – CP&S SI&CI P&D – DP		Planning
B1.6. Develop incentives to encourage industry leaders to build to higher standards in advance of minimum regulatory requirements.	P&D – CP&S P&D – DP		Planning
B1.7. Develop policies and requirements to assess and reduce embodied carbon and improve climate resilience in new buildings, beginning with reporting requirements.	P&D – Building P&D – CP&S P&D – DP		Not started


⁵ A “zero-carbon resilient” building means a building that that avoids on-site combustion of fossil fuels, is energy-efficient, and designed to protect occupants from future climate hazards such as over-heating and wildfire smoke. Ideally it also minimizes embodied carbon in materials and construction, and incorporates sustainable site features (e.g. for habitat and rainwater management). A mix of approaches will be taken to phase in requirements, encourage best practices, and/or advocate for senior government regulations.

Shift B2. Align city zoning, policies, processes, and permitting to reduce barriers to and enable the rapid construction of new resilient zero-carbon buildings.  




Action	Lead Division Supporting Division	Quick Start	Action Phase
B2.1. (QS) Undertake a scan to identify existing or potential barriers to resilient zero-carbon buildings in City policies and/or bylaws (e.g., urban design, floor area, and setbacks).	P&D – CP&S P&D – DP		Implementation
B2.2. (QS) Replace the Sustainable Development Checklist with a tool that prioritizes and encourages resilient zero-carbon buildings and sustainability features.	P&D – CP&S P&D – DP		Not started
B2.3. Provide training opportunities for City staff in the current and emerging technologies and practices needed to deliver resilient zero-carbon buildings.	P&D – Building CS – HR		Implementation
B2.4. Consider zoning approaches to encourage resilient zero-carbon building forms (e.g., heights conducive to mass timber buildings).	P&D – CP&S P&D – DP		Implementation
B2.5. Demonstrate leading energy and climate performance in new City buildings and recognize local industry leaders.	CS – CF P&D – CP&S		Implementation


Shift B3. Advocate to senior levels of government, BC Hydro, and other agencies to increase capacity and growth of the resilient zero-carbon building industry.  

Shift B4. Implement policies for zero-carbon resilient buildings through continuous improvement processes.  

B4.1. (QS) Review green building program implementation needs including staffing, data collection, and processes for quality assurance of submissions.	P&D – Building P&D – Administration		Planning
B4.2. (QS) Develop a strategy for integrating energy and GHG data from permit applications and reports and integrate into City business application tools for analysis and tracking.	P&D – Building		Not started
B4.3. Explore opportunities to evaluate and improve the quality and completeness of submissions for compliance with building energy and emissions regulations and policies.	P&D – Building P&D – DP		Not started

Goal 2: Phase out carbon pollution and improve energy efficiency of existing buildings

Shift B5. Advocate for and implement programs and policies to accelerate affordable zero-carbon resilience retrofits.   

B5.1. Advocate for senior government regulations, funding, education programs and program supports to phase out GHG emissions from existing buildings.	P&D – CP&S P&D – Building		Implementation
B5.2. (QS) Develop a data-based decision support tool to inform action planning, policy making, and program development for retrofiting buildings.	P&D – CP&S P&D – Building		Implementation
B5.3. Develop a comprehensive existing buildings strategy for resilient, zero-carbon building retrofits.	P&D – CP&S P&D – Building		Not started
B5.4. Implement home energy labelling to encourage informed decision-making by home buyers.	P&D – Building		Not started

2023/2024 Project Highlights

Zero Carbon Step Code

In May 2023, the Province introduced the Zero Carbon Step Code to provide a pathway to gradually reducing emissions and achieving zero carbon new construction by 2030. Currently a voluntary standard, the Zero Carbon Step Code provides the City and other local government with the ability to introduce greenhouse gas limits for new buildings, if adopted. The incremental steps of the Zero Carbon Step Code provide a strong signal to the building industry of future requirements. To date, over 20 municipalities in BC have adopted Zero Carbon Step Code requirements. The City has undertaken analysis of building permit data, costing studies and best practices to consider an appropriate approach in Surrey's context.

New Requirements for Cooling

In response to the recommendations of the Report to the Chief Coroner of BC on the heat-related deaths in summer 2021, the Province introduced changes to the BC Building Code to minimize risks to health and safety due to overheating in homes. Beginning in March 2024, new residential dwellings must provide on living space that is designed not to exceed 26 degrees Celsius. This change will help residents in new homes stay safe during extreme heat events. The City participated in the Province's engagement on the development of the requirements and is responsible for ensuring compliance with the new provisions in the BC Building Code.

Assessment of Barriers to High Performance Buildings in Design Guidance

Supported by funding from the Local Government Climate Action Program and BC Hydro, a study was undertaken to identify potential barriers in the City's design guidance to energy efficient, low carbon and climate-resilient new buildings. The study involved a review of current guidance in the Official Community Plan, Zoning Bylaw and secondary land use plans, interviews with other leading jurisdictions and workshops with staff and industry. The recommendations from this study are currently being considered for future updates to building design guidance to enable and reduce regulatory barriers to provide more high performance construction in the city.

Launch of the Development Inquiry Assistant

The City has introduced the Development Inquiry Assistant (DIA), an artificial intelligence tool designed to assist with questions related to development, building, and renovations. DIA aims to increase access to and awareness of permitting processes and requirements, ultimately expediting timelines and improving application quality. It connects residents to information on the City's website, including energy efficiency rebate programs and Energy Step Code requirements, helping to raise awareness of low-carbon, energy-efficient resources and standards.

Expanded Rebate Program for Heat Pumps

The Province recently expanded the CleanBC Better Homes Energy Savings Program to offer up to \$44,900 for energy-saving home upgrades, including up to \$19,000 for an electric heat pump replacing a gas space heating system. The program is income-qualified, ensuring that the highest levels of assistance are provided to those that need it the most. The enhanced rebates enable more City residents to complete energy upgrades and heat pump retrofits, helping to reduce monthly utility bills, improve year-round comfort and indoor air quality, and reduce greenhouse gas emissions. The City promotes the rebates to raise awareness of the expanded program among residents.

Existing Buildings Tool

With support from BC Hydro, the City has developed a data-driven decision-making tool to support staff in facilitating the transition to resilient, zero-carbon buildings across the community. The geospatial tool incorporates a variety of data sources to create a robust picture of every building's energy and emissions performance, and key building and household characteristics that shape performance. Where real data is not yet available for a given building, the tool estimates certain building characteristics and energy performance values based on known data. The tool will be refined over time and inform the development of the City's retrofit programs and policies for existing buildings.

Measures and Targets

- Currently, the majority of new homes are designed with natural gas systems. Many new large residential buildings are designed with electric baseboards or connection to the City's district energy system.
- By 2030, all new buildings are designed to avoid operational GHG emissions.
- By 2050, all operational GHG emissions from existing buildings have been eliminated.



Climate-Positive Resilient Ecosystems

Vision for 2050

The city is threaded with protected and restored forests, streams, and wetlands, along with parks, urban trees and rain gardens. These ecosystems provide places for people to enjoy nature, support biodiversity, store carbon, reduce air and water pollution, and improve climate resilience.

2023/2024 Implementation Phase

Completed	0
Continuous	1
Implementation	10
Planning	3
Not Started	9



Goal 1: Protect, connect, and restore ecosystems

Shift E1. Explore opportunities to further protect, manage, and restore ecosystems, and incorporate green infrastructure on City-owned lands, to improve ecological and climate resilience.



Action	Lead Division Supporting Division	Quick Start	Action Phase
E1.1. Incorporate green infrastructure in City projects, such as raingardens, street trees, absorbent and biodiverse landscaping, and wildlife-friendly road crossings in key locations.	Eng. – U&DE PRC – Parks Eng. – D&C		Not started
E1.2. (QS) Explore opportunities to better integrate green infrastructure such as robust street trees and rain gardens in road rights of way, including supportive maintenance programs and budgets.	PRC – Parks Eng. – D&C		Implementation
E1.3. Improve biodiversity and resilience of City parks and greenspaces, such as by controlling invasive species and including more native plants, pollinator habitat and water-conserving landscaping features.	PRC – Parks		Implementation
E1.4. Develop a strategy to enhance boulevards to address loss of trees and landscaping in existing neighbourhoods.	PRC – Parks		Not started

Shift E2. Implement policies and practices to manage natural assets and biodiversity for ecological and climate resilience.






E2.1. Apply leading standards and practices to plant and maintain structurally and biologically diverse, long-lived, healthy and climate-resilient trees in parks and street boulevards.	PRC – Parks Eng. – D&C		Implementation
E2.2. Increase public awareness and understanding of the value of the City's natural assets through communication and Engagement. Ensure this information is accessible to the city's diverse and multi-lingual communities.	PRC – Parks CS – M&WT SPLB		Planning
E2.3. Explore opportunities to encourage retaining and planting trees on private land.	P&D – Building PRC – Parks		Not started
E2.4. Ensure that budgets and staffing are sufficient to implement the Urban Forest Management Strategy and Biodiversity Conservation Strategy.	PRC – Parks Finance		Implementation
E2.5. Consider approaches to prioritize equity-seeking groups and vulnerable individuals when designing urban forestry and biodiversity policies and programs.	PRC – Parks		Implementation


Shift E3. Review opportunities to strengthen environmental review processes, bylaws and policies for development and infrastructure projects to better support climate resilience and biodiversity.



E3.1. Continue to coordinate with senior government agencies to ensure City bylaws and policies align with and support provincial and federal regulations for ecosystem protection.	P&D – DP		Planning
E3.2. Strengthen policies and work with developers to protect and restore ecosystems and implement the City's Biodiversity Conservation Strategy objectives on development sites.	P&D – DP PRC – Parks		Not started
E3.3. Review opportunities to improve climate resilience through regulatory and policy updates, such as to the Official Community Plan and Zoning Bylaw.	P&D – CP&S PRC – Parks		Implementation


Shift E4. Inventory, assess, and monitor ecosystems and green infrastructure to support adaptive management.  

Action	Lead Division Supporting Division	Quick Start	Action Phase
E4.1. Inventory, assess and monitor the health and value of Surrey's natural assets, including by leveraging community and academic partnerships and technologies (e.g., remote sensing, digital monitoring artificial intelligence).	PRC – Parks		Implementation
E4.2. (QS) Explore methods to better quantify and maximize carbon sequestration in Surrey's natural systems and identify opportunities to integrate in City policies and initiatives.	PRC – Parks		Planning
E4.3. Assess the vulnerability of Surrey's natural systems to extreme heat and other climate impacts.	PRC – Parks		Implementation
E4.4. Estimate the economic value of natural assets and ecosystem services and include in decision-making.	PRC – Parks P&D – CP&S		Not started


Shift E5. Manage rainwater to improve ecological and climate resilience. 



E5.1. Review and update requirements for on-site rainwater management on development sites, to support natural hydrology and reduce flood risk.	Eng. – U&DE P&D – DP		Not started
E5.2. Look for opportunities to restore and daylight creeks and riparian areas in City projects and in partnership with developers.	P&D – DP Eng. – U&DE		Not started

Goal 2: Encourage opportunities for regenerative agriculture and negative emissions

Shift E6. Explore opportunities and partnerships to support ecologically regenerative agriculture and land use practices in the Agricultural Land Reserve for GHG reduction, carbon sequestration, and improved climate resilience. 

E6.1. Advocate to the Province to develop a strategy for managing irrigation and stream flows for improved climate resilience.	Eng. – U&DE		Not started
E6.2. Develop a strategy for ecologically sensitive management of City parks within the Agricultural Land Reserve.	PRC – Parks		Continuous
E6.3. Support research and encourage innovative practices for regenerative and climate-resilient agriculture.	PRC – Parks P&D – CP&S		Implementation

Shift E7. Explore opportunities for negative emissions, especially through ecosystem restoration, to remove carbon from the air and store it in plants and soil. 

E7.1. (QS) Collaborate with universities, senior governments, First Nations and stakeholders to research opportunities for carbon sequestration in natural areas.	PRC – Parks P&D – CP&S		Not started
E7.2. (QS) Undertake a pilot project exploring the opportunity for soil carbon sequestration and regenerative agriculture in the Agricultural Land Reserve.	PRC – Parks		Implementation

2023/2024 Project Highlights

Mound Farm Park Pilot Project

Regenerative agriculture and habitat enhancement approaches are being piloted at Mound Farm Park to improve carbon sequestration, agricultural productivity and biodiversity, supported by Local Government Climate Action Program funding. The project involves the removal of invasive species, extensive restoration of a floodplain forest, and installation of pollinator strips and winter cover crops. Through a partnership with Kwantlen Polytechnic University's Institute of Sustainable Food Systems, soil assessments will be repeated seasonally every five years to monitor the impact of the project on soil health and carbon sequestration. The results of the pilot will inform future farmland management practices in Surrey's parkland to increase opportunities for climate change mitigation.

Releaf Tree Planting

Every year the City plants trees with Surrey residents providing hands-on opportunities in parks that raise environmental awareness, provide opportunities to discover and connect with nature, and foster a relationship and ongoing desire to care for, or steward, our parks and natural areas. Further to engaging Surrey residents in our parks and natural areas, these planting projects in combination with volunteer-lead invasive plant removal projects in the same areas, restore natural ecosystems, enhance biodiversity and improve ecological and climate resilience. In the spring and fall, the City hosts opportunities to plant native trees and shrubs, and large, stand-alone shade trees which provide shade, clean air and water, help slow run off and control erosion, create wildlife habitat, and improve people's physical and mental health, as well as helping the City achieve its overall canopy cover goals. Since the adoption of CCAS, almost 4,000 people have helped to plant 160 shade trees and nearly 8,000 native plants in over 40 parks.

Pollinator Tree Well Planting Projects

In June 2024, the City worked with local residents to plant native pollinator plants in tree wells, the space surrounding the trunk, in Salmonberry Park in Cloverdale. The pollinator plantings provide valuable habitat for pollinating insects and birds in the tree wells of newly planted shade trees. Surrey Youth Stewardship Squad volunteers are monitoring and maintaining these tree wells regularly through the summer and into the fall. This project built upon a successful tree well pollinator planting pilot project in Orchard Grove in 2022 which included ongoing monitoring by Surrey's Natural Areas Partnership team. Both projects provide a great opportunity for youth to develop plant identification skills and connect with nature, and for the City to collect valuable biodiversity data and support habitat for pollinating insects and birds.

Preparing for Climate-Resilient Planting Along the Surrey-Langley Skytrain Corridor

In anticipation of the Surrey-Langley Skytrain expansion, the City is testing new plant species to ensure resilience in one of Surrey's main transportation corridors. Cultivating a thriving landscape beneath the new guideway can help green the corridor and regulate temperatures, improve biodiversity, sequester carbon, and enrich the pedestrian realm. Experimental plots are currently being tested beneath the existing guideway and other comparable sites to determine how various plant species survive in challenging urban conditions. The insights gained will guide the selection of plants and maintenance of the boulevards and medians. In addition, water connections are being installed to enable potential future irrigation of select Fraser Highway medians should additional funding be confirmed. This system will improve plant establishment and resilience, as well as reduce long-term maintenance costs. Both these projects are propelled by the Local Government Climate Action Program, advancing numerous objectives of the Climate Change Action Strategy.

Measures and Targets

- The Surrey Urban Forest Management Strategy target is to increase the urban forest canopy (not including lands within the Agricultural Land Reserve) to 30% by 2038, from 29% in 2021.
- Other measures and targets to support climate-positive resilient ecosystems may be developed in the future, such as for carbon sequestration by natural areas, estimation of the value of ecosystem services, and parkland acquisition.



Resilient Energy and Zero-Waste Systems

Vision for 2050

Surrey's energy systems are free of carbon pollution. Most uses rely on electricity, while renewable fuels are prioritized for the most difficult to decarbonize uses. Goods and materials are produced and reused in a circular manner that avoids waste and generates value for the community.

2023/2024 Implementation Phase

Completed	0
Continuous	3
Implementation	2
Planning	2
Not Started	4



Goal 1: Work toward zero waste and a circular economy

Shift Z1. Support and collaborate with Metro Vancouver to update the regional Integrated Solid Waste and Resource Management Plan.



Action	Lead Division Supporting Division	Quick Start	Action Phase
Z1.1. Collaborate with Metro Vancouver to identify opportunities for further reducing waste and associated GHG emissions and fostering a circular economy through the regional solid waste management plan update.	Eng. – Ops.		Implementation

Shift Z2. Continue to enhance waste reduction, diversion and circular economy programs and services for residential and commercial sectors.



Z2.1. Continue supporting and educating residents to divert remaining organics and recyclables from the garbage stream.	Eng. – Ops.		Continuous
Z2.2. Explore opportunities to expand local production of biofuel from waste.	Eng. – Ops.		Not started
Z2.3. Advocate to Recycle BC and Metro Vancouver for new global recycling and waste reduction initiatives that have greatest potential to reduce waste and emissions.	Eng. – Ops.		Continuous
Z2.4. Review repair and reuse options to advance circular economy principles and practices, in collaboration with Metro Vancouver.	Eng. – Ops.		Planning

Shift Z3. Increase diversion and reuse of waste materials generated from construction and demolition.



Z3.1. (QS) Explore policies to require and encourage building deconstruction, and diversion of demolition and construction waste.	P&D – Building Eng. – Ops.		Not started
Z3.2. Explore opportunities to encourage low-waste building technologies and materials (e.g. modular; recycled content).	P&D – Building		Not started

Goal 2: Transition to zero-carbon, resilient energy systems

Shift Z4. Support broad scale electrification and zero-carbon resilient energy networks.



Z4.1. Advocate to utilities and the Province of British Columbia for energy prices that support affordable zero-carbon energy.	P&D – CP&S SI&CI – I&GR		Implementation
Z4.2. Advocate to BC Hydro for improved planning and provision of sufficient electrical supply and distribution in new growth areas, accounting for increased electrification.	SI&CI – I&GR P&D – CP&S P&D – DP		Continuous
Z4.3. Explore opportunities to encourage on-site and distributed energy and self-production (e.g., solar, battery, smart grid systems).	P&D – Building P&D – CP&S P&D – DP		Not started

Shift Z5. Transition Surrey City Energy to zero carbon and scale the system to best support zero-carbon buildings.



Z5.1. (QS) Establish a zero-carbon rate class for Surrey City Energy customers to meet requirements for new building energy and emissions standards.	P&D – CP&S		Planning
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2023/2024 Project Highlights

Surrey City Energy Sewer Heat Recovery Project

The City's district energy system, Surrey City Energy, provides heat and hot water to residential, commercial and institutional buildings in City Centre. The Sewer Heat Recovery Project involves the design and construction of a 15-megawatt sewer heat recovery facility which will generate low-carbon energy by using waste heat recovered from a Metro Vancouver regional trunk sewer. Once online, the Sewer Heat Recovery Project is expected to supply approximately 65 to 70% of Surrey City Energy's total annual energy, reducing reliance on natural gas boilers, and significantly decreasing the system's greenhouse gas emissions. To date, the City has been successful in securing \$28.7 million in external funding towards the Sewer Heat Recovery Project and design work is underway, with the project expected to be completed in 2028.

BC Utilities Commission Decisions

In early 2024, the BC Utilities Commission (BCUC) released decisions on three proceedings, accepting FortisBC and BC Hydro's long-term resource plans and denying FortisBC's renewable natural gas (RNG) connections service for new construction due to an unfair rate subsidized by existing ratepayers. Surrey was registered as an intervenor in the three proceedings and collaborated with Metro Vancouver and other municipalities to understand the implications of the utilities' long-range planning processes and the Province's approach to the energy transition on the City's ability to meet adopted GHG reduction targets. The BCUC's decision on FortisBC's RNG program supports the City's ability to achieve the emissions reductions from buildings required to achieve the City's targets. Going forward, the BCUC will be requiring the utilities to improve the coordination between their long-range planning processes and to update the plans more frequently, reflecting the pace of the energy transition.

New Rebates for Solar Panels and Battery Storage

In July 2024, BC Hydro launched new rebates of \$5,000 for eligible solar panels and an additional \$5,000 for battery storage systems for qualifying residential customers. These rebates will make it easier for Surrey residents to generate their own power, reduce their bills and deliver clean energy back into the electricity grid. The City is promoting the rebates to residents and will continue to participate in BC Hydro's engagement processes to inform future programs.

Measures and Targets

Outcome	Measure	Current	2030	2040	2050
District Energy GHGs	Surrey City Energy GHG intensity (kg CO ₂ e/MWh)	The majority of the system is powered by high efficiency natural oilers, with some geo-exchange heat.	70	35	0
Solid Waste GHGs	GHG emissions from City-collected solid waste (tCO ₂ e/y)	66,317*	TBD	TBD	0

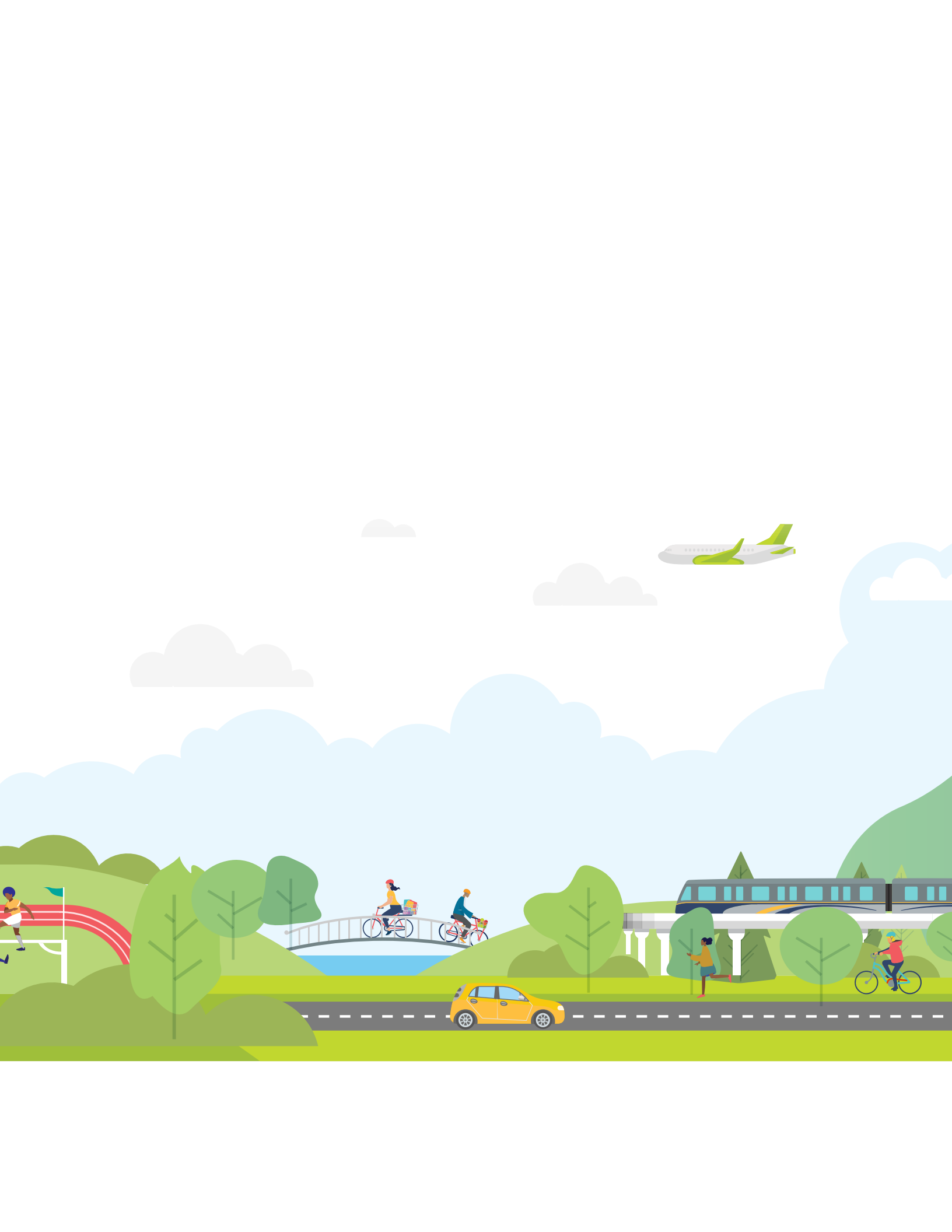
*2021 data from most recent community GHG emissions inventory.



Conclusion

The Climate Change Action Strategy Annual Report 2023/2024 provides an overview of the implementation of CCAS actions in the first year since its adoption in July 2023, including the current implementation phase and status of each action and project highlights. As implementation of CCAS continues, future editions of the CCAS Annual Report will report progress on actions and updates on measures and targets.

CCAS actions reflect the opportunities and priorities known at the time of strategy development, and new and updated actions will be added over time. Meeting the targets identified in the CCAS will require advancing the actions as quickly as possible, in collaboration with all orders of government, society, businesses and the community. Together we can work towards a zero-carbon, climate-resilient future for Surrey.



NO: R202

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 16, 2024**

FROM: Acting General Manager, Planning & Development **FILE: 0540-20**
General Manager, Engineering **(Development Approval Process Improvement Task Force)**

SUBJECT: Development Approval Process Improvement Task Force Terms of Reference

RECOMMENDATION

The Planning & Development Department and the Engineering Department recommend that Council:

1. Receive this report for information;
2. Endorse the attached Terms of Reference (Appendix “I”) to support the Development Approval Process Improvement Task Force; and
3. Authorize the Acting General Manager, Planning & Development to appoint one more member of the development community, representing single-family home developers, to the Development Approval Process Improvement Task Force.

INTENT

The intent of this report is to seek Council’s endorsement of the Terms of Reference for the new Development Approval Process Improvement Task Force, as well as to seek Council approval to add one more representative of the development industry to the Development Approval Process Improvement Task Force.

BACKGROUND

On October 7, 2024, Council approved the establishment of a new Development Approval Process Improvement Task Force (the “Task Force”) to examine the City’s development and permitting processes and provide advice to Council on achieving this goal. Council appointed Councillor Hepner and Councillor Kooner to participate in the Task Force (Corporate Report No. R195; 2024, attached as Appendix “II”).

The creation of the Task Force stemmed from Mayor Locke's Notice of Motion, as amended, which was carried at the September 23, 2024 Regular Council Public Hearing Meeting and directed staff to:

1. *“Streamline Rezoning and Development Processes: Conduct a comprehensive review of our rezoning and development processes and present recommendations that would significantly reduce these timelines.*
2. *Innovate and Automate: Continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles.*
3. *Develop a Model for Best Practices: Establish a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness and a facilitative approach.*
4. *Establish a Task Force: This Task Force will be responsible for providing Council with advice on streamlining and improving Surrey's development and permitting processes.”*

DISCUSSION

Following Council's approval to form the Task Force, three members of Surrey's development community were appointed to participate in guiding the Task Force's work:

- Rob Blackwell, Anthem Properties
- Josh Gaglardi, Orion Construction
- Avtar Johl, Platinum Group

These developers represent years of development experience in Surrey, as well as across the region, and will be well-positioned to provide insights that are representative of a full range of multi-family, commercial, and industrial development types.

The Task Force recommends that one more member of the development community be appointed to the Task Force, to specifically represent single-family home developers in Surrey. This will ensure a more complete representation of the City's development industry.

Following Council's approval of this report, the Acting General Manager of Planning & Development will appoint a fourth member of the development industry, to represent single-family home developers.

A Terms of Reference (“TOR”) for the Task Force has been developed, which sets out their mandate, function, membership, and general terms and code of conduct. Please refer to Appendix “I” for further details.

Next Steps

Once the Terms of Reference is endorsed by Council, the Task Force will meet to establish a detailed Work Plan. The Work Plan is expected to include, but is not limited to, the following:

- Review established processes and practices, and assess current timelines, associated with all aspects of development application review and approvals.
- Seek to identify current processes that may be obsolete, inefficient, unclear, or unnecessarily onerous.
- Engage as required with key stakeholders both internally and externally.
- Explore current best practices from other Lower Mainland municipalities.
- Examine current digital and automation tools in order to better leverage their capabilities and explore other technologies that may assist in providing further efficiencies.
- Review current staffing resources to determine if redeployment or restructuring can achieve more effectiveness and identify any additional staffing needs.
- Provide recommendations for best practices in the development approval process, such that the City is the leader in the region.

CONCLUSION

Following Council's approval for the establishment of a new Development Approval Process Improvement Task Force on October 7, 2024, it is recommended that Council endorse the attached Terms of Reference for the Task Force. This will allow the Task Force to begin the necessary work on formulating recommendations that will streamline the land development process and reduce our permitting timelines. It is also recommended that Council approve the Acting General Manager, Planning & Development appointing a fourth member of the development industry, who represents single-family development, to the Task Force.

Original signed by
Ron Gill, MA MCIP, RPP
Acting General Manager, Planning & Development

Original signed by
Scott Neuman, P.Eng.
General Manager, Engineering

Appendix "I" Development Approval Process Improvement Terms of Reference
Appendix "II" Corporate Report No. R195; 2024

DEVELOPMENT APPROVAL PROCESS IMPROVEMENT TASK FORCE

TERMS OF REFERENCE

1. Mandate

- a) The purpose of the Development Approval Process Improvement Task Force is to provide Council with advice on streamlining and improving Surrey’s development and permitting processes.

2. Role

The Development Approval Process Improvement Task Force will:

- a) Conduct a comprehensive review of the City’s rezoning and development processes and present recommendations that would significantly reduce these timelines.
- b) Present recommendations on how to further innovate and automate with the intent to continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles.
- c) Develop a model for best practices by establishing a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness, and a facilitative approach.
- d) The Task Force is expected to provide a full set of recommendations for Council’s consideration on or before the last regular scheduled Council meeting of the year on December 16, 2024.

3. Membership

The Task Force will consist of the following members:

- a) Two (2) members of City Council. One of these members must be appointed to serve as the Chairperson of the Committee. Another of these members must be appointed to serve as the Vice-Chairperson of the Committee.

- b) Two (2) City staff, comprised of the Acting General Manager, Planning & Development and the General Manager, Engineering.
- c) Four (4) representatives from the development industry, appointed by the Acting General Manager, Planning & Development, representing a variety of built forms in Surrey.
- d) The Vice-Chairperson will preside at any meeting where the Chairperson is absent.
- e) The Task Force is expected to deliver a report with recommendations prior to the end of the 2024 calendar year. The term of the Task Force may be extended at the discretion of Mayor and Council, should timelines need to be extended or for additional periodic follow-up on implementation of the Task Force recommendations.

4. General Terms and Code of Conduct

- a) **Decorum and Debate:** Task Force members must devote the necessary time and effort to prepare for meetings, arrive at meetings on time, provide feedback in keeping with the Task Force mandate, and be respectful of others' thoughts and opinions.
- b) **Authority and Reporting:** The Task Force and its members will not represent themselves as having any authority beyond that delegated in the Terms of Reference ("TOR") endorsed by Mayor and Council.
- c) **Media/Social Media:** Members of the Task Force are not permitted to speak to the media as representatives of the Task Force. Task Force members must strive to convey the public interest and remember that they represent the City of Surrey; this means that they must be consistent with the City's position on specific issues. It is the policy of the City of Surrey to encourage clear and effective communication with all Task Force members, stakeholders, and members of the public. Any use of social media must, as with all other forms of communication, meet tests of credibility, privacy, authority, and accountability.

- d) Professionalism: Task Force members who engage in activities regarding the City of Surrey or Task Force initiatives/projects and promotions are expected to maintain a respectful, constructive, and professional tone that maintains the brand consistency of the City of Surrey.
- e) Confidentiality: All new Task Force members are required to sign a copy of the "Volunteer Services Confidentiality Agreement" as part as their general orientation. Task Force members are expected to honour and uphold the provisions as outlined within the Agreement.
- f) Surrey Requirement: All development industry Task Force members must be involved in the development industry in the City of Surrey.
- g) Conflict of Interest: City policy regarding conflict of interest applies to all Task Force members. A conflict of interest exists if a Task Force member is a director, member, or employee of an organization seeking to benefit from the City, or if the Task Force member has a direct or indirect pecuniary (financial) interest in the outcome of Task Force deliberations. Task Force members who have a conflict of interest with a topic being discussed must declare that they have a conflict of interest, describe the nature of the conflict, and leave the room prior to any discussions. Task Force members are not permitted to directly or indirectly benefit from their participation on the Task Force during their tenure.

5. Meetings

- a) Meetings will generally be held weekly, or at the call of the Chairperson.
- b) Should the term of the Task Force be extended for periodic follow-up on the recommendations of the Task Force, the frequency of meetings would likely be reduced to one meeting per month.
- c) Minutes of meetings of the Task Force will be recorded by the Legislative Services Division.

6. Work Plan

- a) The Task Force is expected to develop a work plan with the intent of providing a full set of recommendations for Council consideration on or before the last regular scheduled Council meeting of the year on December 16, 2024. The Work Plan must be in line with the TOR and must

outline specific targets as to what the Task Force plans to achieve while supporting the work, priorities, and underlying principles of the City of Surrey.

- b) The agreed upon Work Plan will be executed by the Task Force, with the reasonable assistance of support staff, and must contribute to the overarching goals of the City of Surrey.

7. Amending, Modifying, or Varying Terms of Reference

- a) Any request for amendment, modification, or variation to these TOR can be enacted either by way of a Task Force recommendation to Council or through specific resolution of Mayor and Council.
- b) In the event that Council endorses the requested change, the relevant resolution number and date of amendment will be recorded on the master TOR document.

8. Staff Assistance

- a) Staff assistance will be provided to the Committee, as necessary, by the Legislative Services Division, and other staff, as required.

9. Authority

- a) Section 142 (1) of the Community Charter states that “A council may establish and appoint a select committee to consider or inquire into any matter and to report its findings and opinion to the council.”
- b) Section 142 (2) of the Community Charter states that “At least one member of a select committee must be a council member.”
- c) Section 142 (3) of the Community Charter states that “Subject to subsection (2), persons who are not council members may be appointed to a select committee.”

Provided to Council for review on October 21, 2024. This is a select committee as set out in Section 142 of the Community Charter. The Terms of Reference were approved by Council on October 21, 2024.

NO: R195

COUNCIL DATE: October 7, 2024

REGULAR COUNCIL

TO: Mayor & Council

DATE: October 3, 2024

FROM: Acting General Manager, Planning & Development
General Manager, Engineering

FILE: 0360-20
(Development Approval
Process Improvement
Task Force)

SUBJECT: Establishing a Development Approval Process Improvement Task Force

RECOMMENDATION

The Planning & Development Department and the Engineering Department recommend that Council:

1. Receive this report for information;
2. Establish the Development Approval Process Improvement Task Force by:
 - a. Appointing two Council members to serve as Chair and Co-Chair;
 - b. Appointing the Acting General Manager, Planning & Development and the General Manager, Engineering; and
 - c. Authorizing the Acting General Manager, Planning & Development to appoint three members of the development community, representing a variety of built forms in Surrey; and
4. Authorize the Development Approval Process Improvement Task Force to develop a Terms of Reference and Work Plan and to report back to Council with these established frameworks at the October 21, 2024 Regular Council Public Hearing Meeting.

INTENT

The intent of this report is to respond to Mayor Locke's Notice of Motion as introduced at the September 9, 2024 Regular Council Public Hearing Meeting and as amended at the September 23, 2024 Regular Council Public Hearing Meeting.

BACKGROUND

The Mayor's Notice of Motion, as amended, directed staff to:

1. **Streamline Rezoning and Development Processes:** Conduct a comprehensive review of our rezoning and development processes and present recommendations that would significantly reduce these timelines.
2. **Innovate and Automate:** Continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles.
3. **Develop a Model for Best Practices:** Establish a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness and a facilitative approach.
4. **Establish a Task Force:** This Task Force will be responsible for providing Council with advice on streamlining and improving Surrey's development and permitting processes.

The Notice of Motion directed staff to complete items one to three by the end of 2024, and to complete item four at the October 7, 2024 Regular Council Public Hearing Meeting. This report serves to address item four.

Some of the work staff have already completed addresses parts of this Notice of Motion, such as:

- the contract award to Archistar for an automated rule-based zoning bylaw compliance tool;
- improving the functionality of the permitting portal through the revitalized Online Development Inquiry and launching online trade permitting and inspection request capabilities;
- modifying the policies and practices around stormwater drainage requirements for single-family lots;
- introducing the Rapid Transit and the Non-Market Rental Housing Incentive Programs;
- introducing the Development Inquiry Assistance tool;
- the proposed pilot program for building permit submission in advance of subdivision approval for single-family homes; and
- revising the Advisory Design Panel process to advance projects to Council quicker.

The City must continue to evolve from a model of regulation to one of facilitation to continue to deliver housing at the rapid pace that is required for such a growing population. Building on the advancements that have already been made, this Development Approval Process Improvement Task Force will seek to further streamline the process, cut unnecessary red tape, and reduce our permitting timelines.

DISCUSSION

The Development Approval Process Improvement Task Force (the "Task Force") is intended to undertake a comprehensive review of existing land development processes — including rezoning and other development processes. The analysis will include a comprehensive review of established processes and practices, as well as an assessment of our current timelines in order to establish benchmarks for performance. The review process will involve engagement with stakeholders both internally and externally. A review of current practices from other Lower Mainland municipalities will also be undertaken. The goal is to identify policy and procedure changes that could reduce timelines.

The process review will also include an examination of our current digital and automation tools in order to better leverage their capabilities. The work will also explore other technologies that may assist in providing further efficiencies in Surrey's development approval processes.

In addition to the process review, the Task Force will also evaluate staffing resources to determine if redeployment or restructuring can achieve more effectiveness as well as identifying any additional staffing complement needs to unlock the ability to carry out Council's vision and direction.

Finally, the study is intended to establish and implement best practices in the development approval process, such that the City is the leader in the region, drawing more development, construction, business, growth, and jobs to Surrey, which is poised to surpass Vancouver in population within the next five years.

Next Steps

Pending Council's authorization, the Task Force will meet to establish their Terms of Reference and Work Plan. Staff will provide a Corporate Report to Council at the October 21, 2024 Regular Council Public Hearing Meeting seeking Council approval of the intended Terms of Reference and Work Plan.

CONCLUSION

Following the Mayor's amended Notice of Motion as carried at the September 23, 2024 Regular Council Public Hearing Meeting, it is recommended that Council establish the Development Approval Process Improvement Task Force with the intent of further streamlining the land development process and reducing our permitting timelines.



Ron Gill, MA, MCIP, RPP
Acting General Manager, Planning & Development



Scott Neuman, P.Eng.
General Manager, Engineering

NO: R203

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 16, 2024**

FROM: **General Manager, Parks, Recreation & Culture** FILE: **0350-01**
General Manager, Engineering

SUBJECT: **Our City - 2024 Campaign Summary**

RECOMMENDATION

The Parks, Recreation & Culture Department and Engineering Department recommend that Council receive this report for information.

INTENT

The purpose of this report is to provide Council with information on the second year of the Our City Campaign (“Our City”) that ran from April to September 2024.

BACKGROUND

Our City is an initiative to inspire and empower residents to take an active role in enhancing their neighbourhoods and engage in activities and projects that improve livability, cleanliness, foster pride and encourage community connections. The campaign focuses on engaging the community to take care of places important to them through placemaking and beautification projects, community clean-ups and volunteerism.

Our City is a citywide campaign that aims to build broad civic pride in Surrey by encouraging and celebrating the actions of people at the neighbourhood and community level. Surrey is on track to be a city of 1 million people in less than 20 years. Our City aims to mobilize this rapid growth and energy to create vibrant community life and neighbourhoods.

DISCUSSION

The City offers residents many tools, resources and programming to get active in their community and make a positive difference. Our City connects residents to these opportunities in a way that reduces barriers and provides support and guidance. This campaign resulted in the successful completion of over 100 neighbourhood-led improvement projects, cleanups, and events. These diverse projects included block parties, community cleanups, planting projects, fence art, murals, and more.

Campaign Highlights

Some key highlights of Our City program in 2024 included:

- 567 participants got involved in 23 Our City led events, cleanups, learning opportunities, and beautification activities, including:
 - 8 placemaking meetups with pop-up activities such as fence art and chalk art;
 - 4 workshops that taught residents how to create their own improvement projects;
 - 7 Neighbourhood Enhancement Grant information sessions;
 - 4 Neighbourhood Cleanups hosted; and
 - Over 430 volunteer hours contributed by over 100 volunteers.
- Surrey residents used Our City resources to organize their own community events, projects and neighbourhood clean ups:
 - 70 Neighbourhood Cleanup Kits requests;
 - 35 Neighbourhood Event Kits borrowed; and
 - 56 Neighbourhood Enhancement Grants given out.
- As estimated 21,000 residents participated in the City's 2024 Waste Drop-off Program, delivering over 3,304 tonnes of waste and recycling items.
- Over 25,215 items were collected as part of the City's year-round Large Item Pickup Program keeping these items off city streets, parks, and other property.
- City staff and contractors cleaned up over 208 kilometres of Surrey roads weekly during the campaign period collecting over 2,429 garbage bags of litter.
- 3,108 illegal dumping sites were cleaned up throughout the campaign.

A strategic Our City communications campaign ran from May to August. This campaign led to 11,591 total pageviews and 8,545 unique pageviews.

The grants, clean up kits and other resources promoted through Our City are available throughout the year, and active promotion of specific campaign programs and workshops will begin again in spring 2025 once there is more community demand. Appendix "I" provides a full overview of the components and activities of Our City.

CONCLUSION

Our City aims to inspire and empower Surrey residents to take care of and improve their neighbourhoods. Surrey is a vibrant growing city, and Our City aims to provide residents with the tools and resources to make Surrey more connected, clean and vibrant. The accomplishments achieved through the 2024 Our City campaign demonstrates Surrey residents' commitment to make Surrey a better place to live, work and play.

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Scott Neuman, P.Eng.
General Manager,
Engineering

Appendix "I": 2024 Our City Campaign Summary

<https://surreybc.sharepoint.com/sites/pradministration/corporate-reports-regular/2022/lwyl-corporate-report-draft-2022.docx>

2024 Our City Campaign Summary

Our City is a beautification, placemaking and civic pride campaign. The campaign focuses on engaging the community to take care of places important to them through placemaking, community clean-ups, community volunteerism and beautification projects. Programs and activities included in the Our City campaign are outlined in this appendix, and include:

PLACEMAKING & COMMUNITY DEVELOPMENT

An Our City program guide listing the full range of program and event opportunities is released at the launch of the annual campaign.

Grant Information Sessions

Often people want to apply for grants, but do not know how or where to begin. Information sessions help people identify local projects and learn about how to apply for the Neighbourhood Enhancement Grants. These workshops will be facilitated throughout the campaign to encourage people to apply for support.

Learning Opportunities

Hands-on learning opportunities are offered to build skills, knowledge, and increase the confidence and capacity of residents to actively improve their neighbourhoods and build community pride. Opportunities create synergy between established City of Surrey initiatives and programs. The focus is on empowering residents to effectively plan and execute neighbourhood enhancement projects.

Placemaking Meetups

Drop-in group meetups are promoted through campaign channels to provide low-barrier access to activities that connect people to the places they live. Residents are encouraged to participate in street banner crafts, fence beautification, chalk art, pop-up parties and more.

Resource and Tool Promotion

The City of Surrey provides many resources and opportunities that residents can take advantage of to make their neighbourhoods vibrant places.

Feature programs:

- Neighbourhood Enhancement Grants
- Grant Information Sessions
- Neighbourhood Cleanup Kit
- Neighbourhood Event Kit
- Our City Volunteer Program
- Placemaking Learning Opportunities
- Placemaking Meetups
- Business Beautification Tools

Additional programs:

- Block Parties
- Active PLAYces Kits
- Community Banners
- Block Watch
- Mural Projects

CLEANING UP AND LITTER

Neighbourhood Clean Up Kit

Community members can register their clean-up event on the campaign webpage. The City will support residents by providing equipment and support for picking up bulky items. The service provides support year-round.

Our City Volunteer Program

The Our City Volunteer Program recruit's volunteers to take part in community beautification initiatives. This includes City organized neighbourhood clean ups, a self-directed litter clean up program, beautification projects, and event outreach opportunities.

Business Engagement

Businesses are engaged in Our City through the Community Enhancement Partnership (CEP) Program that offers grants to businesses to beautify their façade and enhance streetscapes. The campaign works with Business Improvement Associations to disseminate information and provide learning opportunities and placemaking meetups near prominent locations within Business Improvement Areas.

Block Watch Engagement

The campaign works with the Block Watch Program to encourage Block Watch groups to get involved in making safe and vibrant neighbourhoods. Block Watch's are provided a Grant Information Session and are encouraged to participate in the regular community clean up contest.

City-wide Clean-Up Mobilization

City staff, along with contractors, are mobilized to complete enhanced litter picking and clean-up of the city moving through each town centre.

School Engagement

Outreach is performed to schools on the availability of support for neighbourhood cleanups, small projects, and celebrations. A resource outlining step by step actions to start easy small projects in neighbourhoods is provided to schools in March, allowing ample time for classes to undertake a small project before the end of the school year.

Waste Drop-off Program

Residents and businesses are encouraged to participate in the City's five-month long Waste Drop-off Program to help keep neighborhoods clean and free of dumped items. The event provides free drop-off to dispose of unwanted material at both Central Surrey and North Surrey recycling and waste centres between May and October.

Large Item Pickup Program

Residents are engaged and encouraged to make use of the Large Item Pickup Program (LIPU). The LIPU service is a convenient and free disposal option for residents to get rid of up to six

unwanted large items (i.e., couches, mattresses, appliances) throughout the year which will keep these items off city streets, parks, and other property.

SHARING STORIES AND INSPIRATION

Communications Campaign

A robust communications strategy both encourages and celebrates individual and group contributions to a more vibrant and clean Surrey.

The Our City landing page on surrey.ca provides details for how to get involved with all the neighbourhood enhancement initiatives. A dedicated 'small projects for neighbourhoods' pamphlet and webpage is added to provide additional support for those looking to undertake small projects in neighbourhoods.

The communications campaign also draws attention to the resources available through telling stories about how residents have used them to improve their community. The campaign utilizes existing digital channels like social media (organic and paid) and ENews to elevate storytelling opportunities and key messaging that resonate to channel-specific audiences. A detailed approach to tactics is included in the communications plan.

Project Map

Surrey is full of amazing things that residents have created that make communities unique and special, from block parties and community festivals to small beautification projects. A GIS story map is on the City's website to highlight and showcase neighbourhood enhancement projects to help celebrate and inspire others.

NO: R204

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 17, 2024**
FROM: **General Manager, Parks, Recreation & Culture** FILE: **7800-01**
SUBJECT: **Designated Ash Scattering Pier on the Fraser River**

RECOMMENDATION

The Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information; and
2. Direct staff to proceed with next steps (Appendix "I") to provide a designated pier for ash scattering along the Fraser River, at either Brownsville Bar Park or Surrey Public Wharf, as generally described in this report and subsequently report to Council with recommendations for Council's consideration.

INTENT

The purpose of this report is to provide Council with information related to a designated ash scattering pier on the Fraser River and to seek support to proceed with next steps.

BACKGROUND

The scattering of a loved one's ashes is a sacred ritual, and it can bring comfort when this can be done in your local community.

Currently, the Parks, Recreation & Cultural Facilities Bylaw No. 13480 states that "No person shall deposit cremated remains within a park, except in an area designated and posted for such purpose by the General Manager or except as carried out in a City cemetery in accordance with Surrey Cemeteries Regulation By-law, 1993, No.11840 as amended." As such, the City currently provides a 'scattering garden' at Sunnyside Lawn Cemetery that provides families with a location to formally scatter the ashes of loved ones in an appropriate setting (on land).

Notwithstanding the above, for many groups, ash scattering in water fosters a more profound sense of connection, bringing peace and closure and symbolizes the return of the individual to nature.

In 2021, staff began exploring the option of building a pier for ash scattering at Brownsville Bar Park. While a preliminary assessment was initiated, no formal direction was provided by Council and no budget was allocated for this project.

DISCUSSION

Ash Scattering in British Columbia

In British Columbia, the scattering of ashes can take place on both private and public land although families require permission from landowners or the appropriate level of government to scatter ashes on properties.

The Province has advised the City that the scattering of ashes on a purpose built pier is possible but may require the City to attain a Crown Land Tenure to build and operate a pier for this purpose as well as for the Province to evaluate this use on environmental grounds. In addition, Transport Canada will be required to assess and approve the ash scattering use from a waterway navigation perspective. Additional approvals may be required.

Potential Locations on the Fraser River

Several preliminary locations were identified as potential sites to build a pier where ash scatterings could take place, all located along the Fraser River. Sites included Tannery Park, 28A Greenbelt, Brownsville Bar Park and Surrey Public Wharf.

Following a preliminary review, the Tannery Park and 28A Greenbelt sites were not explored further due to the complexity of the sites and the anticipated higher costs associated with building a pier at those particular locations. Conversely, both Brownsville Bar Park and Surrey Public Wharf were assessed as locations that can accommodate space (at lower costs) for families seeking a peaceful and private moment to ensure the dignity of bereaved community members while minimizing the risk of user conflict on Surrey's waterfront.

The proposed pier could have designated times for ash scattering and booking/reservation options to allow for other park visitors to utilize the pier at other times for other purposes.

Location 1: Brownsville Bar Park

Brownsville Bar Park is located on the Fraser River between the Pattullo and SkyTrain bridges (location shown in Appendix "II"). The park offers views of New Westminster and the Fraser River and includes a walking loop, parking lot, washroom facilities, beach and open green space ideal for picnics and gathering.

A pier does not exist at this location. The cost to develop a pier and supporting amenities at this location is estimated to be \$3.8 million dollars. The property is leased from Vancouver Fraser Port Authority and formal approval is required to build a pier on this site. Approval is also required from Provincial and Federal agencies in relation to environmental and navigational issues.

Location 2: Surrey Public Wharf

Surrey Public Wharf is located on the Fraser River at the north end of 130 Street. Parking is available at the site and an existing pier offers public access to the water (location shown in Appendix "III").

While there is an existing pier at this location, improvement of the park space and pier would be required to provide improved parking, a formal entrance, washroom, seating and better space and access to the water. The cost to improve the park space and pier at this location is estimated to

cost \$2.5 million dollars. Improving the pier also requires approval from Provincial and Federal jurisdictions.

Legal Services Review

This report has been reviewed by Legal Services.

FUNDING

The cost to construct a designated pier for ash scattering on the Fraser River is estimated to cost in the range of \$2,500,000 to \$3,800,000, depending on the site. This funding is currently not in the City's Capital Budget. Pending Council's approval of next steps and approvals from appropriate levels of government, staff will bring forward a 2025 Capital Budget request for Council's consideration through the annual budget process.

CONCLUSION

Creating a designated place for Surrey residents to scatter ashes with dignity will create peace and closure for many families. Staff are seeking Council direction to proceed with the next steps to provide a designated pier for ash scattering on the Fraser River.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Appendix "I": Project Schedule and Next Steps
Appendix "II": Map of Brownsville Park Location
Appendix "III": Map of Surrey Public Wharf Location

Project Schedule and Next Steps

1. Seek formal approval from appropriate Provincial and Federal jurisdictions as necessary for the preferred location;
2. Consult with other municipalities that have implemented ash scattering in their waterways;
3. Consult with Consumer Protection BC who regulates Cemetery and Funeral Services in BC;
4. Create appropriate booking and reservation system to minimize conflict with other park users; and
5. Bring a report back to Council in 2025 seeking final approval from Council.

Brownsville Bar Park



*Areas outlined in red are City Parkland. Area outlined in yellow is leased land from Vancouver Fraser Port Authority.

Surrey Public Wharf



*Area outlined in red is City Parkland.

NO: R205

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 17, 2024**

FROM: **General Manager, Corporate Services**

FILE: **0550-01**

SUBJECT: **Implementation of a Consent Agenda**

RECOMMENDATION

The Corporate Services Department recommends that Council:

1. Receive this report for information;
2. Approve the implementation of a consent agenda for Council meetings, as generally described in this report;
3. Approve the proposed amendments to the "*Council Procedure By-law, 2004, No. 15300*" as amended, attached as Appendix "I";
4. Authorize the City Clerk to bring forward the proposed bylaw for the required readings; and
5. Direct the City Clerk to give public notice of the proposed amendments to the "*Council Procedures By-law, 2004, No. 15300*" as amended.

INTENT

This report seeks Council's approval to amend "*Council Procedure By-law, 2004, No. 15300*," as amended (the "Bylaw") to implement a Consent Agenda.

DISCUSSION

At the October 7, 2024 Regular Council – Public Hearing meeting, Council passed a motion to direct staff to bring forward a report and amendments to the Bylaw that provide for a consent agenda for non-controversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item.

Implementation of a Consent Agenda

A Consent Agenda is a procedural tool that allows multiple agenda items to be grouped together for Council consideration with a single vote and resolution. This approach allows Council to efficiently address routine matters that do not require discussion.

Although a bylaw amendment is required to allow the use of a Consent Agenda, having the authority to use this tool does not require Council to use the tool on a regular basis. It is intended to be used from time to time for routine procedural matters only.

Although not an exhaustive list, items that may be considered in a Consent Agenda include:

- Council and committee minutes;
- Reports for information;
- Final adoption of bylaws;
- Issuance of Development Variance Permits that were supported by Council with no opposition received; or
- Routine items under the Clerk's Report.

Prior to voting on the items in the Consent Agenda, a Council member may request the removal of an item from the Consent Agenda for separate consideration if they wish to speak to the item, vote in opposition to the item, or declare a conflict of interest. Items removed from the Consent Agenda will be considered immediately after the Consent Agenda is approved.

The intent of the Consent Agenda is that it be used for non-controversial items only. This is a procedural tool that is used across the province by regional districts and municipalities, including Metro Vancouver, and Vancouver, Burnaby, and Richmond, among other cities.

Legal Services Review

Legal Services has reviewed this report.

CONCLUSION

The implementation of a Consent Agenda is designed to enhance the efficiency and clarity of Council proceedings.

Joey Jatinder Singh Brar
General Manager, Corporate Services

Appendix "I": Proposed amendments to the "*Council Procedure By-law, 2004, No. 15300*"

CITY OF SURREY

BYLAW NO. 21427

A bylaw to amend the provisions of "Council Procedure By-law,
2004, No. 15300", as amended.

.....

The Council of the City of Surrey enacts as follows:

1. The "Council Procedure By-law, 2004, No. 15300", as amended, is hereby further amended as follows:

a. **Part 3: COUNCIL MEETING AGENDAS**, insert a new sub-section immediately after sub-section 12(d) as follows:

"(e) Consent agenda: Council meeting agendas may include a consent agenda as determined by the City Clerk in consultation with the Mayor and City Manager, and unless otherwise directed by Council. Council may vote on and adopt in one motion all recommendations appearing on the consent agenda portion of the agenda.

At any time prior to the vote referenced above in this section 12(e), a Council member may for the purposes of

- i. debate or discussion,
- ii. voting in opposition to a recommendation on the consent agenda, or
- iii. declaring a conflict of interest with respect to an item on the consent agenda,

request that an item be removed from the consent agenda. The City Clerk must remove the item from the consent agenda and the item will be considered by Council immediately after the consideration of the consent agenda."

2. This Bylaw shall be cited for all purposes as "Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21427".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the th day of to the th day of , 2024 and by distributing the notice through the City's email subscription service on the th day of and the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

NO: R206

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 17, 2024**

FROM: **General Manager, Finance**

FILE: **1850-20**

SUBJECT: **Council Initiatives Funding Request – Spooktacular Newton**

RECOMMENDATION

The Finance Department recommends that Council:

1. Receive this report for information; and
2. Approve from the Council Initiatives Fund, a funding contribution of \$15,000 in support of the annual Spooktacular Newton event taking place on October 26, 2024.

INTENT

The City has received a request from the Newton Business Improvement Association (the “NBIA”) to support their annual Spooktacular Newton event by providing a funding contribution. The event will be held on Saturday, October 26, 2024, on 137th Street between 72nd and 74th Avenue in Surrey.

DISCUSSION

The NBIA was established in 2014 by Surrey City Council to facilitate business improvement, community economic development, business revitalization, and area enhancement in the Newton Town Centre. The NBIA has since hosted several successful community events to promote vibrancy in Newton including Car Free Day, Spooktacular Newton and Newton Festival.

Spooktacular Newton is an annual family-friendly Halloween themed event hosted by NBIA. The event brings together the residents and local businesses to transform streets into pedestrian friendly spaces. Spooktacular Newton is a free event open to public and consists of family-fun activities such as trick-or-treating, face painting, crafts, games, mini golf, dance performances, a pumpkin patch, a haunted train, and live entertainment. The NBIA estimates that over 15,000 people will be attending this year’s event. The NBIA has requested the City consider supporting this event by providing a funding contribution to offset production, staging and traffic management costs.

FUNDING

Staff have evaluated the request to ensure it is compliant with the Council Initiatives Fund Utilization Policy (the “Policy”). Staff recommend that Council consider supporting the annual

Spooktacular Newton event through a funding contribution of \$15,000 from the Council Initiatives Fund. As per the Policy, the maximum funding amount per request is \$10,000, with Council having the ability to make exceptions with simple majority support of Council.

Appendix "I" attached to this report documents the balance in the Council Initiatives Fund based on an assumption that Council will approve the recommendations of this report.

CONCLUSION

Based on the above discussion, it is recommended that Council approve from the Council Initiatives Fund, a sponsorship of \$15,000 in support of the annual Spooktacular Newton event.

Kam Grewal
CFO/General Manager
Finance

Appendix "I": Council Initiatives Fund – Allocations for 2024

Appendix “I”



2024 FINANCIAL PLAN COUNCIL INITIATIVES

Description	Amount	Allocation to date	Remaining
Carried Forward from Prior Year	240,000		
2024 Proposed Budget	<u>260,000</u>		\$ 500,000
Surrey Hospitals Foundation - Celebration of Care Gala		12,500	
SFU President's Surrey Community Mixer		5,000	
Immigrant Link Centre Society		5,000	
Princess Margaret Secondary School - LeoCraft Design Team		15,000	
Balsar Community Foundation - Run Surrey Run		20,000	
Penmar Community Arts Society - Salmon Sessions Music Festival		15,000	
Surrey Pride Society - Rainbow Gala and Awards Night		4,000	
UNITI Employment Services		8,000	
Car Free Day Surrey		25,000	
Fraser Region Aboriginal Friendship Centre Association		25,000	
International Yoga Day Celebration		2,500	
Options Community Services		25,000	
Spooktacular Newton (Proposed)		15,000	
Allocations for 2024		<u>\$ 177,000</u>	<u>\$ 323,000</u>

NO: R207

COUNCIL DATE: October 21, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 17, 2024**

FROM: **General Manager, Planning & Development** FILE: **3900-20-16100**
City Solicitor

SUBJECT: **Proposed Amendments to *Surrey Tree Protection Bylaw, 2006, No. 16100* to Enhance Clarity and Improve Administrative Efficiency and Enforcement**

RECOMMENDATION

The Planning & Development Department and the Legal Services & Risk Management Division recommend that Council:

1. Receive this report for information;
2. Approve the proposed amendments to the *Surrey Tree Protection Bylaw, 2006, No. 16100*, as reflected in Appendix “I” of this report; and
3. Authorize the City Clerk to bring forward the proposed amendments to the *Surrey Tree Protection Bylaw, 2006, No. 16100*, for the required readings.

INTENT

The purpose of this report is to bring forward proposed amendments to the *Surrey Tree Protection Bylaw, 2006, No. 16100* (the “Tree Protection Bylaw”) for Council’s approval that are intended to improve administration, clarity and remove barriers to access.

BACKGROUND

The Tree Protection Bylaw regulates the preservation and maintenance of trees within the City. Since its adoption, staff have regularly reviewed the Tree Protection Bylaw to identify opportunities to improve administration and enforcement and enhance clarity of the bylaw. Staff have identified aspects of the Tree Protection Bylaw for amendment stemming from this ongoing review.

DISCUSSION

The proposed amendments to the Tree Protection Bylaw fall within at least one of the following three categories:

1. Improved Administrative Function and Authority

A portion of the amendments are intended to rework and enhance administrative functions under the Tree Protection Bylaw. This includes the replacement of administrative penalty fees with increased tree cutting permit fees and enhanced discretion for staff to require additional and upsized replacement trees where trees have been cut without a permit. This amendment is intended to simplify the recovery of increased administrative costs borne by the City and provide an additional tool to staff to assist in replacing the City's tree canopy when protected trees are cut without a permit contrary to the Tree Protection Bylaw. Enforcement of unpermitted tree cutting will continue through traditional means of enforcement, such as ticketing or long form prosecutions.

Other amendments have been proposed to further improve administrative functions, including removing unnecessary references to City staff personnel within the bylaw. Instead, the authority to carry out the necessary administrative functions under the bylaw has been placed back with the General Manager of Planning and Development, who may delegate that authority under the bylaw in writing to staff to streamline operations.

2. Improved Clarity

Through the regular application of the Tree Protection Bylaw, it became evident that certain definitions and provisions could benefit from amendment to enhance the clarity of the bylaw. To this end, the amendments propose clearer language, including amendments to operative defined terms such as "damage", and the inclusion of new defined terms such as "crown" and "topping". These changes are designed to provide both City staff and residents with a more precise understanding of compliance expectations. By enhancing clarity, the City aims to minimize misunderstandings and improve enforceability and overall compliance with the bylaw.

3. Improved Public Access

The amendments also seek to remove potential barriers to access for the public with the intent of fostering a better understanding of the Tree Protection Bylaw. The City recognizes the importance of making the bylaw and related standards comprehensible and accessible to the general public. The amendments remove references to external guides and reference material, many of which cost money to access, which impose barriers to members of the public. The amendments will make it easier for residents to understand the standards and requirements that apply to tree maintenance and protection within the City, and promote better compliance. The amendments also incorporate a right to reconsideration before Council for administrative decisions issued under the Tree Protection Bylaw, with the intention of improving fairness and access for the public.

Overall, the proposed amendments to the Tree Protection Bylaw are intended to improve its administrative function, enhance its clarity and remove its barriers to access for the public. The amendments aim to ensure that the bylaw continues to meet the needs of the City and its residents in a transparent and accessible manner.

Legal Services Review

This report has been reviewed by Legal Services.

CONCLUSION

Based on the above information, it is recommended that Council approve the proposed amendments to the Tree Protection Bylaw to improve clarity and enhance administration and enforcement of the bylaw.

Ron Gill
Acting General Manager
Planning & Development

Philip C.M. Huynh
City Solicitor

Appendix "I": Proposed Amendments to the Tree Protection Bylaw

City of Surrey



SURREY
CITY OF PARKS

"Surrey Tree Protection Bylaw, 2006 No. 16100"

A Bylaw to regulate and prohibit the cutting, removal and damage of trees, the setting of fees and issuance of permits for the same and the requirement for replacement trees and of security for their provision and maintenance.

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CITY OF SURREY

BYLAW NO. 16100

A ~~Bylaw~~**bylaw** to regulate and prohibit the cutting, removal and damage of trees, the setting of fees and issuance of permits and the requirement for replacement trees and of security for their provision and maintenance.

.....

As amended by By-law No: 16532, 01/14/08; 16586 03/10/08; 16859, 01/19/09; 16894, 04/20/09; 17047, 11/30/09; 17082, 12/14/09; 17327, 01/10/11; 17371, 03/14/11; 17480, 10/03/11; 17569, 02/06/12; 17635, 05/07/12; 17810, 12/10/12; 17845, 12/17/12; 18138, 01/13/14; 18360, 01/12/15; 18592, 12/14/15; 18659, 03/07/16; 18710, 07/11/16; 18984, 12/19/16; 19430, 12/18/17; 19720, 12/19/18; 19986, 12/16/19; 20223, 12/21/20; 20251, 01/11/21; 20509, 12/24/21; 20876, 04/17/23; 21230, 05/06/24; 21392, 09/23/2024

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

- (a) WHEREAS pursuant to Sections 8(3)(c) and 50 to 52 of the *Community Charter, S.B.C. 2003, c. 26*, a city may, by bylaw, exercise certain powers to preserve and protect trees within the city, regulate the cutting and removal of trees and require their replacement;
- (b) AND WHEREAS Council considers it is in the public interest to provide for the protection and preservation of trees, the regulation of their cutting and removal and their replacement;

Under its statutory powers, including Sections 8(3)(c) and 50 to 52 of the *Community Charter, S.B.C. 2003, c. 26*, the Council of the City of Surrey, in open meeting assembled, enacts the following provisions:

Part 1
Introductory Provisions

Title

- 1. This Bylaw may be cited as "Surrey Tree Protection Bylaw, 2006, No. 16100".

Definitions

- 2. In this Bylaw,

"agricultural use"

means the use of land for the growing of crops or the raising of livestock as permitted under the Zoning Bylaw.

"arborist"

means an arborist who is both:

- (a) certified as an arborist by the International Society of Arboriculture; and
- (b) is qualified as a tree risk assessor by the International Society of Arboriculture.

"arborist report"

means a technical report prepared by an arborist which may include all or some of the following:

- (a) information relevant to the purpose for which the report is to be submitted to the City including, but not limited to, surveyed location, species, size and condition of the subject tree or trees;
- (b) the reasons for any proposed removal of a tree or trees;
- (c) description of the recommended tree protection and mitigation measures; and
- (d) a tree replacement strategy.

and the General Manager will specify in each instance which of the items listed above are required.

"Bylaw"

means the Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

"caliper"

means the diameter of a tree at 15 centimetres [6 inches] above the natural grade of the ground, measured from the base of the tree.

"City"

means the City of Surrey.

~~"City Landscape Architect"~~

~~means a person employed by the City and designated by the General Manager as the City's landscape architect.~~

"conifer"

means a cone bearing tree or other plant that has its seeds in a cone structure.

"Council"

means the municipal Council of the City of Surrey.

"cut"

means to cut down a tree and shall include to pull up, push or pull over or otherwise fall **the majority of** a tree. **"Cutting"** shall have the corresponding meaning.

"crown"

means all parts of a tree, including all of the branches and foliage, that extend upward from the lowest branch of the tree.

"crown lifting"

means removing the lowest branches of the crown, having the effect of lifting the crown's base.

"damage"

means any action **done to a tree** which will likely cause a tree to die or ~~to~~**cause a decline to the health of a tree**, including, but not limited to, ringing, poisoning, burning, topping, root compaction, root cutting, ~~excessive pruning,~~ **excessiveshearing, denting, gouging, drilling**, crown lifting, or pruning ~~in a manner not in accordance with "Best Management Practices, Tree Pruning (Revised 2008)".~~ **Topping will not fall within this definition of a tree in any manner other than as specifically permitted in this Bylaw. "Topping" will not be considered "damage"** if evidence satisfactory to the General Manager is provided to the City to establish that the tree in question ~~has been~~**was** previously topped **prior to 2006**. **"Damaged"** and **"damaging"** shall have the corresponding meaning.

"D.B.H."

means the diameter of a tree at breast height or 1.4 metres [4.6 feet] above the highest point of the natural grade of the ground measured from the base of a tree. For multi-stemmed trees, the three (3) largest stems shall be measured 1.4 metres [4.6 feet] above the highest point of the natural grade and the D.B.H. of the tree shall equal the cumulative total of the D.B.H. of the three (3) largest stems.

"deciduous"

means a tree or plant that sheds most or all of its foliage annually.

"drip line"

means a horizontal line on the ground encircling a tree corresponding to the furthest extension of the branches of a tree.

"engineer"

means a person registered or licensed as a professional engineer pursuant to the provisions of the *Engineers and Geoscientists Act*, R.S.B.C. 1996, c. 116, as amended.

~~**"Environmental Technician"**~~

~~means a person employed by the City and designated by the General Manager as a City environmental technician.~~

"General Manager"

means the person appointed by Council as the General Manager of Planning and Development ~~or the duly authorized representative~~ **and shall include a City employee or employees whom the General Manager has delegated, in writing, the authority to act on his or her behalf pertaining to this Bylaw.**

~~**"landscape architect"**~~

~~means a landscape architect registered with the British Columbia Society of Landscape Architects.~~

"letter of acceptance"

means a letter signed by the General Manager, Engineering when the following requirements have been met:

- (a) the engineer for the project on behalf of the owner has requested in writing the letter of acceptance;
- (b) the maintenance period or any extension thereof as set out in the applicable servicing agreement has expired with no identified damage, defect, deficiency or holdback that needs to be dealt with by the owner; and

- (c) the owner has completed all of the terms and conditions in the applicable servicing agreement, including without limitation, the registration in the Land Title Office of all statutory right of ways, easements, restrictive covenants, subdivision plan or Land Title Act section 107 road dedication plan.

"lot"

means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

"natural causes"

means death or decline of a tree as a result of natural diseases, pests, climactic conditions, inherent structural defects, or senescence.

"owner"

means the registered owner in fee simple of a lot upon which a tree is located.

"protected tree"

means:

- (a) any tree, including multi-stemmed trees, within the City, regardless of species, having a D.B.H. of 30 centimetres [11.8 inches] or more or, where measurement of the D.B.H. is impossible or impractical, any tree with a stump having a diameter of ~~30~~35 centimetres [~~11.8~~13.8 inches] or more, measured at the natural grade of the ground;
- (b) a replacement tree;
- (c) a tree planted or retained as a requirement of a subdivision application, development permit, development variance permit, building permit or demolition permit;
- (d) a tree located in a riparian area;
- (e) a specimen quality tree;
- (f) a significant tree;
- (g) a tree with evidence of nesting or use by:
 - (i) raptors as defined in the *Wildlife Act*, R.S.B.C. 1996, c. 488,
 - (ii) osprey, or
 - (iii) a heron colony;

- (h) the following tree species where the tree is 3 metres [118.1 inches] or taller, if coniferous, or a tree having a 5 centimetres [1.9 inches] or greater caliper, if deciduous:
 - (i) *Arbutus (Arbutus menziesii)*,
 - (ii) Garry Oak (*Quercus garryana*),
 - (iii) Coast Redwood (*Sequoia sempervirens*),
 - (iv) Dawn Redwood (*Metasequoia glyptostroboides*),
 - (v) Giant Redwood (*Sequoiadendron giganteum*),
 - (vi) Maidenhair Tree (*Ginkgo biloba*); and
- (i) any tree located on City property.

"replacement tree"

means a tree required to be planted to replace a tree cut, removed or damaged in accordance with this Bylaw.

"remove"

means to cut a tree and to remove it from the lot where it exists. **"Removed"**, **"removal"** and **"removing"** shall have the corresponding meaning.

"retained tree"

means a tree that has not been permitted for removal. **"Tree to be retained"** shall have the corresponding meaning.

"riparian area"

means the horizontal area within a lot, that is calculated by measuring the distance perpendicularly, from the top of bank in the direction away from the stream, where land disturbance of any kind is prohibited by the *Riparian Areas Protection Regulation*, B.C. Reg. 178/2019.

"significant tree"

means a tree listed in SCHEDULE "B" and SCHEDULE "B1".

~~**"sound arboricultural practice"**~~

~~means tree planting, pruning and maintenance practices endorsed by the International Society of Arboriculture.~~

"specimen quality tree"

means a tree of any size which ~~an arborist, a landscape architect, or~~ the General Manager deems to be of exceptional value because of its species, condition, form, age or size but which has not been designated by Council to be a significant tree.

"stream"

means any of the following, in accordance with the *Water Sustainability Act*, S.B.C. 2014, c. 15, as amended, and the *Riparian Areas Protection Regulation*, B.C. Reg. 178/2019, as amended, that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, brook, ravine, swamp, gulch or natural or channelized stream; or
- (c) a ditch, spring or wetland, that is connected by surface flow to any items referred to in (a) or (b) above.

"top of bank"

means:

- (a) the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break; and
- (b) for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.

"topping"

means to remove the entire crown of a tree, or a substantial part of the crown of a tree by cutting horizontally through the central or major stem of a tree.

"tree cutting permit"

means the written authority granted by the General Manager pursuant to this Bylaw for the cutting or removal of a specified tree or trees.

"tree protection barrier"

means a barrier constructed around a tree in accordance with Schedule "C" of this Bylaw to protect the tree from damage during construction, development or site disturbance.

~~**"Trees and Landscape Manager"**~~

~~means a person employed by the City and designated by the General Manager to oversee the implementation of this Bylaw.~~

"tree protection zone"

means the area within a tree protection barrier. Where a tree protection barrier has not been erected as required by this Bylaw, the tree protection zone shall be the area within which a tree protection barrier should have been erected in accordance with this Bylaw.

"tree survey"

means a survey plan prepared by an engineer or by a surveyor registered as a British Columbia land surveyor, that illustrates the location of trees in relation to the property lines of a lot, along with the size and species of each tree, plus any other information required by the General Manager for the purpose of assessing a tree cutting permit application.

"Zoning Bylaw"

means Surrey Zoning Bylaw, 1993, No. 12000, as may be amended or replaced from time to time.

**Part 2
Application and Exemptions**

3. This Bylaw applies to protected trees and to no other trees.
4. This Bylaw does not apply to protected trees, that are cut, removed or damaged, pursuant to the *Hydro and Power Authority Act*, R.S.B.C. 1996, c. 212 or the *Oil and Gas Activities Act*, S.B.C. 2008, c. 36.
5. This Bylaw does not apply to trees on City-owned property or highways that are cut or removed by the City or its authorized agents in accordance with approved City operations.
- 5.1 This Bylaw does not apply to trees on property owned by either the Government of Canada, the Province, or Metro Vancouver that are cut or removed by that entity or its authorized agents.

**Part 3
Prohibitions**

6. No person shall cut, remove or damage any protected tree or cause, suffer or permit any such tree to be cut, removed or damaged, except where permitted by and in accordance with the terms of this Bylaw.
7. In the event that a protected tree is in imminent danger of falling and injuring persons or property due to natural causes, and it is not possible to obtain a tree cutting permit prior to the tree falling, the owner may cut the tree or have it cut, but shall report the cutting of the tree to the General Manager within the next business day. The owner shall not remove the tree from the lot until the City has visited the lot and confirmed that the tree was in

imminent danger of falling and injuring persons or property. If the ~~City~~**General Manager** determines that the tree was not in imminent danger, ~~or was in imminent danger, but due to reasons other than~~ **of falling and injuring persons or property due to** natural causes, ~~the City may impose a penalty on the owner in accordance with Part 5~~**person or persons who cut the tree or who suffered or permit the tree to be cut shall be deemed to have cut the tree contrary to Section 6 of this Bylaw.**

8. No person shall fail to comply with the terms and conditions of a tree cutting permit issued pursuant to this Bylaw.
- 8.1 No person shall provide information in support of a tree cutting permit application, which is false, inaccurate, incomplete or erroneous.
9. For the purposes of this Bylaw, an arborist report will only be accepted by the City within two (2) years of the date of issuance of the arborist report.

Part 4 Offences

10. Every person is guilty of an offence against this Bylaw and is liable to a fine of not less than FIFTY (\$50.00) DOLLARS and not more than TWENTY THOUSAND (\$20,000.00) DOLLARS per offence, who:
 - (a) cuts, removes or damages a tree contrary to this Bylaw or contrary to the terms and conditions of a tree cutting permit;
 - (b) violates any of the provisions of this Bylaw or a tree cutting permit;
 - (c) suffers or permits any act or thing to be done in contravention or violation of any provision of this Bylaw or a tree cutting permit; or
 - (d) omits to do or refrains from doing anything required to be done by any of the provisions of this Bylaw or a tree cutting permit.
11. For the purposes of this Bylaw, each tree cut, removed or damaged in violation of this Bylaw and each day that a violation of this Bylaw is caused or permitted to exist by any person, shall constitute a separate offence.

Part 5 Penalties Deleted

- ~~12. In addition to any prosecution pursuant to Part 4 of this Bylaw, where an owner cuts, removes or damages, or suffers or permits any tree to be cut, removed or damaged, in contravention of this Bylaw, or in excess of any permission, or in violation of any terms and conditions of a tree cutting permit issued pursuant to this Bylaw, the owner shall pay the penalties imposed under this Part 5 and:~~

12. - 20. Deleted.

- ~~(a) — shall plant on the same parcel of land the number, size and species of replacement trees required by this Bylaw, as determined by the General Manager in accordance with this Bylaw; and, in addition,~~
- ~~(b) — where the tree cut, removed or damaged is identified in a tree preservation plan approved by the City as a tree to be retained or protected, then the General Manager may require the owner to plant the replacement trees at the exact location as the tree that has been cut, removed or damaged and may require that any building or structure shall not be located within the drip line of the replacement trees at full growth.~~
- ~~13. The penalty for cutting, removing or damaging a protected tree, other than a significant tree or a specimen quality tree, is THREE THOUSAND (\$3,000.00) DOLLARS per tree, or the loss of any securities provided to the City to ensure protection and preservation of the tree, whichever amount is greater. The size, number, species and location of replacement trees and amount of securities required to ensure the planting and maintenance of replacement trees, is to be determined by the General Manager, based on the size, condition, species and location of the tree cut, removed or damaged in contravention of this Bylaw.~~
- ~~14. The penalty for cutting, removing or damaging a significant tree is TWENTY THOUSAND (\$20,000.00) DOLLARS per tree. The size, number, species and location of replacement trees, and amount of securities required to ensure the planting and maintenance of replacement trees, is to be determined by the General Manager based on the size, condition, species and location of the tree cut, removed or damaged in contravention of this Bylaw.~~
- ~~15. The penalty for cutting, removing or damaging a specimen quality tree is FIVE THOUSAND (\$5,000.00) DOLLARS per tree, or the loss of any securities provided to the City to ensure protection and preservation of the tree, whichever amount is greater. The size, number, species and location of replacement trees and amount of securities required to ensure the planting and maintenance of replacement trees is to be determined by the General Manager, based on the size, condition, species and location of the tree cut, removed or damaged in contravention of this Bylaw.~~
- ~~16. The size, number, species and location of replacement trees required as a penalty under this Part 5 and the amount of securities required to ensure their planting and maintenance will be determined by the General Manager and is dependent upon the value of the tree removed and conditions of the lot where the replacement trees are to be planted. Where upsized replacement trees are required by this Bylaw, the amount of the securities will reflect the value of the upsized trees and the related planting and maintenance costs.~~
- ~~17. Except as specified in Section 48, if the owner fails or refuses to plant the required number, size and type of replacement trees in the specified locations within four (4) months of receiving written direction from the General Manager to do so, the City may use the security collected to either have the trees planted onto the owner's lot or use the securities to plant trees elsewhere on City-owned property.~~

~~18. If an owner fails or refuses to plant the required number, size and type of replacement trees in the specified locations after receiving written direction from the General Manager to do so, the City, by its employees or other persons, at reasonable times and in a reasonable manner, may enter the owner's lot and fulfill the requirement by planting the replacement trees at the expense of the owner.~~

~~19. In the event that the owner of the lot described in Section 18 fails to pay the costs of compliance before the 31st day of December in the year following the year that the compliance was effected by the City, the costs shall be added to and form part of the taxes payable on the lot as taxes in arrears.~~

~~20. Prosecution of a person pursuant to Part 4 of this Bylaw does not exempt the person from the provisions of Part 5 of this Bylaw.~~

Part 6 Significant Trees

~~21. The owner of a significant tree shall maintain or cause to maintain the tree in accordance with sound arboricultural practice.~~

21. Deleted.

22. No person shall prune the branches or roots of a significant tree without first obtaining a tree cutting permit to do so in accordance with Part 7. There is no fee for such a permit.

23. A significant tree shall not be cut, removed or damaged in any way unless it is first removed from SCHEDULE "B" by an amendment to this Bylaw.

24. The General Manager, with the consent of the owner of the significant tree, may direct that a plaque or marker, that provides information about the significant tree, be placed near the significant tree.

Part 7 Tree Cutting Permits / Pruning Protected Trees

25. A person wishing to cut or remove a protected tree shall apply to the General Manager for a tree cutting permit to cut or remove the tree. A tree cutting permit application shall be in a form approved by the General Manager. The tree cutting permit shall be in a form approved by the General Manager. The tree cutting permit may determine the number, size, species and location of replacement trees and required security.

26. Notice of the tree cutting permit shall be posted on the lot for which a tree cutting permit has been issued in a location visible to the public, prior to the commencement of any cutting or removal of a protected tree and shall remain posted on the lot until the completion of all work related to the cutting or removal of protected trees on the lot. The notice shall include a copy of the tree cutting permit, identify by species and location the trees which are to be cut or removed and provide a contact number for the permit holder and the City.

~~27. A tree cutting permit is not required for the pruning of a protected tree, other than a significant tree. Pruning must follow sound arboriculture practice. The pruning and treatment of~~

~~diseased trees in accordance with sound arboricultural practice, shall be practiced where possible and practical as an alternative to the cutting or removal of a protected tree. The following is not considered sound arboricultural practice:~~

27. **A person must not prune a protected tree unless:**

~~(a) removal of branches in the upper 50% of the total height of the protected tree;~~

~~(b) the removal of more than twenty-five percent (25%) of the protected tree's total branches or limbs; and~~

~~(ea) the topping of a protected tree, other than topping carried out under an issued tree cutting permit in the circumstances described in Section 27.2; or~~

(b) the pruning is limited to maintenance pruning that:

- i. does not remove any branches from the top half of the tree;**
- ii. removes less than ¼ of the tree's total branches or limbs;**
- iii. removes less than ¼ of the tree's total live foliage or bud-bearing branches or limbs; and**
- iv. removes less than ¼ of the tree's crown.**

27.1 Despite **the limitations set out in** Section 27~~(a) and~~(b), the pruning of a protected tree may be approved **pursuant to Section 27(a)** if the owner submits an arborist report which certifies that the pruning is necessary and this report is approved by the ~~City Landscape Architect, the Trees and Landscape~~**General** Manager or an arborist chosen by the City.

27.2 A tree cutting permit may be issued for the topping of a protected tree if the tree was topped prior to the year 2006, or if the tree has lost a portion of the stem by natural causes. The owner is required to submit an arborist report which certifies that the pruning is necessary and where this report is approved by the ~~City Landscape Architect, the Trees and Landscape~~**General** Manager or an arborist chosen by the City. The General Manager may require, as a condition of the tree cutting permit issued under this Section, that all pruning activity be carried out under the on-site supervision of an arborist.

27.3 A tree cutting permit ~~will~~**may** be issued for the pruning of a significant tree where the owner submits an arborist report which certifies that the pruning is necessary and where this report is approved by the ~~City Landscape Architect, the Trees and Landscape~~**General** Manager or an arborist chosen by the City. The General Manager may require, as a condition of the tree cutting permit issued under this Section, that all pruning activity be carried out under the on-site supervision of an arborist.

28. The fee for the tree cutting permit shall be determined as set out in Part 8 and shall be paid upon application for the permit. No fee is required for a tree cutting permit issued pursuant to Part 7, Section 27.1, 27.2 or 27.3.

29. Subject to Part 7, Section 35, a tree cutting permit to cut or remove a protected tree, other than a significant tree, may be issued by the General Manager ~~only~~ in the following circumstances:
- (a) where an arborist provides an arborist report to the satisfaction of the General Manager that a tree is an unreasonable hazard to the safety of persons or property, or where the applicant has otherwise demonstrated to the satisfaction of the General Manager that the tree is hazardous, dead, damaged, diseased or in decline beyond expectation of recovery;
 - (b) where the General Manager, or his or her duly authorized representative, or an engineer employed by any public utility or an arborist certifies that in his or her opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of sewers, drains, water lines, septic fields, electrical lines, poles or other similar equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the tree;
 - (c) where the tree prevents the owner of the lot on which the tree is located from developing or using a lot in a manner permitted under the Zoning Bylaw, and the development or use cannot be modified to accommodate the tree without causing the owner undue hardship as determined by the General Manager;
 - (d) where:
 - (i) the tree is situated within two (2) metres of an existing building foundation wall permitted pursuant to the Zoning By-law, as measured from the outer stem of the tree at 1.4 metres up the stem, to the foundation; or
 - (ii) a building permitted by the Zoning By-law is proposed and the building layout, location, or shape cannot be modified to accommodate the tree without causing the owner undue hardship as determined by the General Manager.
 - (e) where the tree is situated on a lot within the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by a sworn declaration of the owner declaring that the tree is to be cut or removed to permit agricultural use, that the agricultural use cannot be located elsewhere on the lot so as to accommodate the tree, and that the owner agrees in writing that no application for subdivision, rezoning, or development of that lot will be accepted by the City for a period of five (5) years commencing on the date of issuance of the tree cutting permit; or
 - (f) where the tree is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an arborist report and by a sworn declaration of the owner declaring that the tree is to be cut or removed to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the tree, and where the owner enters into a restrictive covenant registered on the title of the lot documenting that the

owner has agreed not to make application for development of the lot for a period of ten (10) years, and that full replacement trees and all other applicable provisions of this Bylaw, as determined by the General Manager, will apply should the development application be considered for the lot within the ten (10) year period.

30. The General Manager may issue a tree cutting permit for the removal of a protected tree other than a significant tree where the owner submits an arborist report which documents that the protected tree, by virtue of its size and species, is inappropriate for its location and the reasons that it is deemed to be inappropriate for its location, all to the satisfaction of the General Manager. The General Manager shall determine the number, size, species and location of replacement trees and required securities.
31. Deleted.
32. The General Manager may, as a condition of any tree cutting permit:
 - (a) require that a tree survey, arborist report in accordance with the terms of the tree cutting permit application, or both, accompany the tree cutting permit application;
 - (b) require that preliminary lot grading and servicing plans accompany the tree cutting permit application;
 - (c) require that the cutting and removal of trees or specific trees be carried out under the supervision of an arborist;
 - (d) recommend the treatment of diseased trees ~~in accordance with sound arboricultural practice~~ as an alternative to the removal of a protected tree;
 - (e) determine the location, number, species and size of replacement trees required; and
 - (f) require that a replacement tree plan be submitted by an arborist.
33. The General Manager may revoke a tree cutting permit if the terms and conditions of the permit have been breached or the information supplied by the applicant in support of the permit is found by the General Manager to have been inaccurate, incomplete or erroneous.
34. The General Manager may retain the services of an independent arborist to review an arborist report submitted to the City under the provisions of this Bylaw, in support of an application for a tree cutting permit, in instances where the completeness or accuracy of the report are brought into question through a field inspection by the ~~City Landscape Architect, Trees and Landscape~~ **General Manager** or ~~the Environmental Technician~~ **any other person conducting a field inspection pursuant to this Bylaw**. Where the original arborist report submitted to the City is shown to be incomplete or inaccurate, the cost of the independent arborist report shall be paid by the owner and collected by the City, prior to the adoption of the related rezoning or the subdivision approval or the issuance of the related tree cutting permit, whichever comes first.
35. The General Manager may refuse to grant a tree cutting permit for trees located within a riparian area.

**Part 8
Permit Fees**

36. **Existing Lots Where No Subdivision is Proposed**

On existing lots zones for residential use where no subdivision is proposed, as well as on the lots zoned for commercial, industrial, or institutional use where neither subdivision consolidation, nor any development requiring a development permit or development variance permit is proposed, the fee for tree cutting permit shall be a ONE HUNDRED and TWO (\$102.00) DOLLARS base fee plus THIRTY-NINE (\$39.00) DOLLARS for every protected tree removed.

37. **Proposed Subdivisions for Small-Scale Multi-Unit Housing Residential Lots**

The following table shall be used to calculate the fee for a tree cutting permit for proposed subdivisions involving small-scale multi-unit housing residential lots:

Zone and Lot Size	Fees
R-4, R5, R5-S and R6	\$143.00 per proposed Lot
R3	\$171.00 per proposed Lot
R1, R2 and R2-O	\$206.00 per proposed Lot
RA	\$650.00 per proposed Lot

All fees are subject to applicable taxes.

38. **Proposed Multi-Family Residential Lots, Commercial, Industrial and Institutional Lots (Other than those described in Part 8, Section 36)**

The following table shall be used to calculate the fee for a tree cutting permit for sites proposed for multi-family residential, commercial, industrial and institutional use:

Zone Designation	Fees
RM-M, RM-10, RM-15 RM-30, RM-45 RM-70, RM-135 RMC-135, RMC-150, RMS-1, RMS-1A, RMS-2, R-F(D), R-F(m), R-T(1), RM-1, RM-2, RM-3, RM-4, P-P, C-4, C-5, C-8, C8A, C-8B, C-15, C-35, CHI, CG-1, CG- 2, CTA, CCR, CPR, CPG-, CPM, C-L, C-R(1), CR(2), C-R(3), C-S, C-C, C-H, I-S, C-G(1) C-G(2), C-T(1), C-T(2), P-P(1), P-R, P-D, IB, IL, IH, IS, IA, CD, I-1, I-P(2), I-G, I-T, I-W, I-H, I-W, I-L(S), I-A PC, PA-1, PA-2, PI	\$650.00 per acre

All fees are subject to applicable taxes.

39. **Agricultural Lots**

The following table shall be used to calculate the fee for a tree cutting permit for sites zoned or proposed for agricultural use:

Zone Designation	Fees
A-1, A-2, A-3	\$531.00 per acre
A-1, A-2, A-3 within the ALR	\$531.00 per acre

All fees are subject to applicable taxes.

For the purposes of Part 8, Section 39, the number of acres is based on the area to be cleared and not on the area of the entire lot.

- 39.1 **If a protected tree is cut, removed or damaged contrary to the provisions of this Bylaw and prior to the issuance of a tree cutting permit by the City for the protected tree that is cut removed or damaged, the applicable tree cutting permit fees set by this Bylaw shall be doubled to account for the additional administrative costs borne by the City.**
40. Where a tree cutting permit must be amended to show a change in the number or location of trees to be retained or removed after the tree cutting permit has been issued, the permit holder will be required to pay a non-refundable permit amendment fee in the amount of ONE HUNDRED and SEVEN (\$107.00) DOLLARS plus applicable taxes.
41. For the purposes of determining the fees under Part 8, any lot against which a land use contract has been registered shall be deemed to have the zone underlying the applicable land use contract and lots zoned pursuant to Surrey Zoning Bylaw, 1979, No. 5942, as amended, shall be deemed to have the zoning which corresponds to the zone name in Zoning Bylaw, 1979, No. 5942, as amended.

Part 8A Securities

General

42. Where replacement trees or retention of existing trees are required as a condition of a tree cutting permit or as part of a **penaltyconsequence** for cutting, removing or damaging protected trees without a tree cutting permit or cutting, removing or damaging trees in excess of the number allowed by the tree cutting permit, the owner or person responsible for the cutting, removal or damage shall provide to the City a security deposit in cash or letter of credit in the amount specified on the **tree cutting permit or a penaltyapplicable** notice, for the period and on the terms specified in Part 8A of this Bylaw. No interest shall be paid by the City on security deposits.
43. Any letter of credit required to be provided under this Bylaw shall be a clean, unconditional and irrevocable letter of credit drawn from a Canadian financial institution acceptable to the City and in a form acceptable to the City. If, for any reason, the irrevocable letter of credit ceases to be effective security or becomes unenforceable so as to remove or reduce its purpose as full security for the due and proper performance of the requirements of this Bylaw, the owner shall replace it with a further letter of credit acceptable to the City within twenty-one (21) days prior to the expiry of the letter of credit then held by the City. If the owner fails to do so, the City will draw down on the current letter of credit without notice or restriction and hold the monies in lieu thereof.
44. If at any time an owner fails to comply with the provisions of this Bylaw relating to requirements for retention of existing trees or replacement trees and their maintenance, the City may by its employees or others under its direction enter upon the lands that are the subject of the requirements to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of so doing. Alternatively, the City may use the securities to plant trees elsewhere on any City-owned property.

Replacement Trees

45. The amount of the security for the provision, installation and maintenance of replacement trees, as may be required by this Bylaw, shall be as follows:
- (a) FIVE HUNDRED AND FIFTY (\$550.00) DOLLARS, plus applicable taxes per replacement tree where the replacement tree required is a five (5) centimetre caliper deciduous tree or a three (3) metre tall conifer;
 - (b) ONE THOUSAND ONE HUNDRED (\$1,100.00) DOLLARS, plus applicable taxes per replacement tree where the replacement tree required is an eight (8) centimetre caliper deciduous tree or a four (4) metre tall conifer;
 - (c) as specified by the General Manager when the replacement tree is other than the sizes listed in 45(a) or 45(b); and
 - (d) where the replacement trees are part of the overall landscaping required under a development permit, development variance permit or subdivision, the security is to be in the amount specified in the approved landscape cost estimate associated with the development permit, development variance permit or subdivision.

Retained Trees

46. The amount of security for the trees proposed to be retained as a requirement of a subdivision application, development permit, development variance permit, building permit or demolition permit shall be as follows:
- (a) TEN THOUSAND (\$10,000.00) DOLLARS per significant tree;
 - (b) FIVE THOUSAND (\$5,000.00) DOLLARS per specimen quality tree;
 - (c) THREE THOUSAND (\$3,000.00) DOLLARS per protected tree other than 46(a) and 46(b) above;
 - (d) The total amount of security required under this Section may not exceed FIFTEEN THOUSAND (\$15,000.00) DOLLARS for a single family dwelling on an existing lot of record; and
 - (e) The total amount of security deposited under this Section may not exceed ONE HUNDRED AND FIFTY THOUSAND (\$150,000.00) DOLLARS for each subdivision, development permit, development variance permit or re-zoning application.

Release of Securities for Retained Trees

- 46.1 The security provided to the City under Section 46 will be held by the City until ~~an Environmental Technician~~ **the General Manager** determines that they have not been damaged during construction.
- 46.2 The security provided to the City under Section 46 for retained trees will be eligible for an inspection by ~~an Environmental Technician~~ **the General Manager** if one of the following conditions are met:
- (a) twelve (12) months after a Letter of Acceptance is issued by the City;
 - (b) two (2) years after Building Final has been issued; or
 - (c) at the discretion of the General Manager.

Release of Securities for Replacement Trees and Landscaping

47. The amount of security held by the City under Section 45 shall be released in stages as provided in Sections 48 and 49. It will be a condition of the release of any security provided under this Bylaw, that the General Manager be satisfied that the owner has complied with the tree replacement and maintenance requirements of this Bylaw and the tree cutting permit.
48. Subject to Section 47, a security deposit collected to cover the cost and maintenance of a replacement tree, shall be reduced as follows:
- (a) by fifty (50%) percent of the original amount after the planting of replacement trees has been approved by the City in accordance with the inspection requirements as set out in Part 11; and
 - (b) by the balance of the deposit after one year from the date of the first reduction provided that the condition of the replacement trees has been approved by the City in accordance with the inspection requirements as set out in Part 11.
49. Subject to Section 47 a security deposit collected to cover the total costs of the required landscaping, including replacement trees, shall be reduced as follows:
- (a) by ninety (90%) percent of the original amount after the landscaping is completed and approved by the City in accordance with the inspection requirements set out in Part 11; and
 - (b) by the balance of the deposit after three (3) months from the date of the first reduction provided that the landscaping is approved by the City in accordance with the inspection requirements set out in Part 11.

49.1 If the time in Section 49(b) has passed without completion of the required work, a strata corporation that owns the lands upon which the work is to be done may request that the balance of the deposit be paid to the strata corporation. Upon receipt of such request the City will provide written notice to the person who paid the deposit at the last contact address in the City's files. The person who paid the deposit may then:

- (a) carry out the required work; or
- (b) agree in writing to allow the City to pay the deposit to the strata corporation,

and if the person does not carry out the work or respond within the time specified in the notice, the City may pay all or part of the deposit to the strata corporation upon completion by the strata corporation of the required work. The General Manager may require copies of invoices paid by the strata corporation, or such other proof as may be determined necessary by the General Manager, prior to payment of all or part of the deposit to the strata corporation.

Forfeit of Securities

49.2 If replacement trees are not planted as required under a tree cutting permit issued independently of a building permit, development permit, subdivision or rezoning, the replacement tree securities will be forfeited to the City two (2) years from the date of issuance of the tree cutting permit.

49.3 If replacement trees are not planted as required under a tree cutting permit issued for a building permit, development permit, subdivision or rezoning, the replacement tree securities will be forfeited to the City two (2) years from the date the building receives final approval or a letter of acceptance has been issued for the project, whichever is earlier. If the replacement trees are not planted and the building does not receive final approval or a letter or acceptance has not been issued, then the replacement tree securities will be forfeited to the City five (5) years from the date the tree cutting permit was issued.

49.4 If required landscaping, including replacement trees, is not carried out, the securities described in Section 49 will be forfeited to the City ten (10) years from the date the securities were paid to the City.

Part 9 Replacement Trees

49.5 If an owner cuts, removes or damages a protected tree or suffers or permits a protected tree to be cut, removed, or damaged in contravention of this Bylaw, or in violation or in excess of any terms and conditions of a tree cutting permit issued pursuant to this Bylaw, the owner shall be required to plant replacement trees, and the size, number, species, and location of replacement trees and amount of securities required to ensure the planting and maintenance of replacement trees is to be determined by the General Manager, based on the size, condition, species, value, and location of the tree cut, removed, or damaged and the conditions of the lot where the replacement trees are to be planted.

- 49.6 If the tree cut, removed, or damaged pursuant to section 49.5 is identified in a tree preservation plan approved by the City as a tree to be retained or protected, the owner may be required by the General Manager to:
- (a) plant the replacement trees at the exact location as the tree that has been cut, removed, or damaged; or
 - (b) ensure that any building or structure not be located within the drip line of the replacement trees at full growth.
50. ~~Replacement~~In circumstances other than those prescribed by section 49.5, **replacement** trees shall be required in accordance with this Bylaw for each lot from which any protected tree is cut, removed or damaged and must be of a species and size as determined by the General Manager or as specified in the tree cutting permit, at the discretion of the General Manager. ~~Replacement trees required pursuant to Part 5 shall be of a size, species and location as determined by the General Manager.~~
- ~~51. Replacement Trees must meet the plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard" to be considered acceptable by the General Manager.~~
51. **Deleted.**
52. Replacement ~~Treestrees~~ must be planted and maintained in accordance with the requirements ~~set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard of this Bylaw.~~
53. Replacement ~~Treestrees~~ shall be planted, where possible, on the same lot as the trees that are cut or removed ~~from the lot,~~ to the extent that the lot will accommodate such replacement trees **in accordance with sound arboricultural practices so as to not cause damage to the replacement trees.**
- 53.1 Replacement trees shall not be planted:
- (a) within 1 metre of any property line of a lot;
 - (b) within 3.5 metres of a permitted building or structure's foundation wall;
 - (c) within 1 metre of service lines including but not limited to sanitary, water, electrical, underground services;
 - (d) within 1 metre of any hardscape including but not limited to retaining walls, driveways, patios, walkways;
 - (e) within 3 metres of another tree; or
 - (f) within 3 metres of overhead powerlines.
- 53.2 Replacement trees must be planted in a space that will be appropriate for the mature height and size of the tree species planted. Appropriate tree species may be recommended by an arborist and ~~must~~**may** be accepted by ~~an Environmental Technician~~**the General Manager.**

54. Where no construction or site disturbance is proposed that would affect the planting of replacement trees, the replacement trees must be planted within ninety (90) days of the date of issuance of the tree cutting permit.
55. Where a replacement tree is to be planted pursuant to ~~Part 5~~**section 49.5** of this Bylaw, it must be planted within ninety (90) days of written notice being delivered to the owner by the City.
- 55.1 If an owner fails or refuses to plant the required replacement trees pursuant to section 49.5 of this Bylaw in the specified location(s) within one hundred and twenty (120) days of receiving written direction from the General Manager to do so, the City may:**
- (a) use the security collected pursuant to this Bylaw to either have the trees planted onto the owner's lot or use the securities to plant trees elsewhere on City-owned property; or**
 - (b) by its employees or other persons, at reasonable times and in a reasonable manner, enter the owner's lot and fulfil the requirement by planting the replacement trees at the expense of the owner.**
56. Where the planting of replacement trees would hinder proposed construction or where proposed construction would jeopardize the survival of replacement trees, the replacement trees must be planted within ninety (90) days of the final occupancy approval for the last building being constructed that would jeopardize the survival of the tree, but in any case, within three (3) years of the date of the issuance of the tree cutting permit when the date of construction completion is not known, except where an extension of time is granted in writing by the General Manager.
57. The number of replacement trees required under Section 50 shall be two (2) replacement trees for each one (1) protected tree that is cut, removed, or damaged except as follows:
- (a) if the protected tree is a red alder or black cottonwood, and the tree is not located within a riparian area, the number of replacement trees required shall be one (1) tree for each one (1) protected tree that is cut, removed, or damaged; **or**
 - (b) if, in the assessment of the General Manager, the lot cannot accommodate ~~two (2)~~ **the number of** replacement trees ~~for each protected tree that is cut, removed or damaged without compromising sound arboricultural practices, required pursuant to this Bylaw, due to a reasonable likelihood that the replacement trees or surrounding trees will sustain damage as a result of the planting of the replacement trees~~ due to the size or other characteristics of the lot, **as determined by the General Manager**, then the number of replacement trees required ~~will~~**may** be reduced ~~to the number of replacement trees that can be accommodated~~ **as determined by the General Manager;**
 - ~~(c) — if Section 57(a) applies and, in the assessment of the General Manager, the lot cannot accommodate one (1) replacement tree for each protected red alder or black cottonwood tree that is cut, removed or damaged without compromising~~

~~sound arboricultural practices, due to the size or other characteristics of the lot, then the number of replacement trees required for the red alder and black cottonwood trees will be reduced to the number of replacement trees that can be accommodated as determined by the General Manager; and~~

~~(d)57.1~~ If the number of replacement trees required is reduced under Section 57(b)~~-or (c)~~, the owner shall be required to pay cash-in-lieu to the City in the amount of FIVE HUNDRED AND FIFTY (\$550.00) DOLLARS plus applicable taxes for each replacement tree that cannot be accommodated.

58. The General Manager may reduce the number of replacement trees required in Section 57 and increase the size of the required replacement trees and increase the amount of securities from FIVE HUNDRED AND FIFTY (\$550.00) DOLLARS plus applicable taxes per tree to ONE THOUSAND ONE HUNDRED (\$1100.00) DOLLARS plus applicable taxes per tree where it is determined by the General Manager that upsizing is required.

59. The cash-in-lieu described in Section ~~57~~57.1 shall not exceed FORTY-ONE THOUSAND TWO HUNDRED AND FIFTY (\$41,250.00) DOLLARS, plus applicable taxes per acre of land from which trees are removed.

60. The number of replacement trees to be planted on each lot in small-scale multi-unit housing subdivisions, based on the zoning designation of the lot being created, may not exceed the number as specified below, provided that the requirements of Sections 57, 58, and 59 are met:

Size of Lot Being Created	No. of Replacement Trees Required Per New Lot
Lots smaller than 340 m ²	0, unless otherwise determined by the General Manager
Lots 341 m ² to 460 m ²	2
Lots 461 m ² to 580 m ²	3
Lots 581 m ² to 700 m ²	4
Lots 701 m ² to 820 m ²	5
Lots larger than 821 m ²	To be determined by the General Manager

61. Where the total number of replacement trees required for the subdivision is less than one-half of the total number of protected trees to be removed from the parent lots that are being subdivided, the General Manager may require that the size of the replacement trees be increased and the amount of securities be increased to reflect the larger size of the replacement trees.

62. Where a tree that is not a protected tree is proposed to be retained within a proposed subdivision, and where the tree is the same size or larger than the size of the required replacement tree, the retained tree may be considered as one (1) of the replacement trees required for that lot, provided that it is growing in a location that does not conflict with

proposed buildings, driveways, services or the construction of those buildings, driveways or services. If the number of trees retained on one (1) lot exceeds the number of replacement trees required for that lot, the extra trees may be credited against other lots. However, this transfer of credits from one (1) lot to another will be limited to a maximum of one (1) credit per lot, provided that a minimum of one (1) tree is planted in the front yard of each new lot.

Part 10 Tree Protection

63. Where the trunk of any protected tree is within ten (10) metres of any excavation, demolition, construction, or engineering works, or as otherwise required by the General Manager, a tree protection barrier must be installed around the protected tree in accordance with Schedule "C".
64. No demolition permit, building permit or tree cutting permit shall be issued before the tree protection barrier has been installed and approved by ~~either the Environmental Technician or the General Manager or his duly authorized representative, unless otherwise directed by~~ the General Manager.
65. A tree protection barrier must remain in place and in accordance with Schedule "C" until the removal of the tree protection barrier is approved by the General Manager.
66. Site disturbance within the tree protection zone is prohibited including, but not limited to, site grading, deposition or storage of soil or any other any material, disposal of any toxic material, access by any vehicular traffic or heavy equipment, storage of construction equipment, excavation, or use of the area as an amenity space during construction.
67. Any work within a tree protection zone must be approved by the General Manager, prior to its commencement and the General Manager may refuse to allow the work or may specify conditions under which the work is to be undertaken.

Part 11 Inspection and Assessment

68. The ~~Environmental Technician, City Landscape Architect, Trees and Landscape~~**General** Manager, an arborist, or similarly qualified expert retained by the General Manager to provide technical advice to the General Manager, or any Bylaw Enforcement Officer of the City is authorized to enter at all reasonable times without the consent of the owner on any lot that is subject to the Bylaw to ascertain whether the regulations, prohibitions and requirements of this Bylaw or any tree cutting permit are being met or to assess or inspect any tree or tree remains on the lot.
69. Where a protected tree has been cut or damaged on a lot in violation of this Bylaw, without a tree cutting permit, or in excess of any permission or in violation of any terms and conditions of a tree cutting permit, the trunks, limbs, roots, and remains of the cut or damaged tree shall not be removed from the lot until an investigation and assessment by the General Manager is completed and the removal is expressly authorized by the General Manager.

70. In accordance with Part 8, Section 47, once all replacement trees required under a tree cutting permit have been planted, or once the landscaping requirements of a development permit or building permit have been substantially completed, the owner may either:
- (a) request that the ~~Environmental Technician~~**General Manager** conduct a field review to confirm that the replacement trees or landscaping have been provided and installed in accordance with this Bylaw and any related permits, and if a reduction or release of securities is in order; or
 - (b) have a landscape architect **registered with the British Columbia Society of Landscape Architects (BCSLA)** submit to the City a sealed BCSLA Schedule C-L along with a field review, provided that the same landscape architect has previously submitted to the City a BCSLA Schedule L for the same project and work.
71. A TWO HUNDRED and TWENTY-EIGHT (\$228.00) DOLLARS plus applicable taxes Site Visit fee will be charged for every field review that has been requested and conducted after the first review for any project, where no reasonable attempt has been made by the owner to correct the deficiency(s) identified during the previous field review. No further field reviews will be conducted until the Site Visit fee has been paid in full.

Part 12

Right to Reconsideration

- 71.1 If a person is subject to a decision of the General Manager pursuant to this Bylaw and is dissatisfied with the decision, the person may apply to Council to have the matter reconsidered, which application shall be made in writing, delivered to the City Clerk within 30 calendar days of the person being made aware of the decision, and shall include:**
- (a) the applicant's personal information and contact details;**
 - (b) the address of the subject property;**
 - (c) a description of the decision the applicant is seeking be reconsidered; and**
 - (d) the reason(s) the applicant objects to the decision.**

Part 13

General Provisions

72. Deleted.
73. All Schedules referred to herein are attached to and form part of this Bylaw.
74. The provisions of this Bylaw are several and the invalidity of any part of this Bylaw shall not affect the validity of the remainder of this Bylaw.

75. This Bylaw shall come into force on the date of final adoption hereof.

PASSED THREE READINGS on the 11th day of September, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 25th day of September, 2006.

_____ Mayor

_____ Clerk

SCHEDULE "A"
Deleted by Bylaw No. 20251.

SCHEDULE "B"
Significant Trees

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
1.	English Oak	King George Blvd - 1984	City of Surrey	
2.	English Oak	King George Blvd - 1985	City of Surrey	
3.	English Oak	King George Blvd - 2009	City of Surrey	
4.	English Oak	King George Blvd - 2015	City of Surrey	
5.	English Oak	King George Blvd - 2023	City of Surrey	
6.	English Oak	King George Blvd - 2050	City of Surrey	
7.	English Oak	King George Blvd - 2078	City of Surrey	
8.	English Oak	King George Blvd - 2120	City of Surrey	
9.	English Oak	King George Blvd - 2121	City of Surrey	
10.	English Oak	King George Blvd - 2130	City of Surrey	
11.	English Oak	King George Blvd - 2140	City of Surrey	
12.	English Oak	King George Blvd - 2150	City of Surrey	
13.	English Oak	King George Blvd - 2155	City of Surrey	
14.	English Oak	King George Blvd - 2195	City of Surrey	
15.	English Oak	King George Blvd - 2227	City of Surrey	
16.	English Oak	King George Blvd - 2511	City of Surrey	
17.	English Oak	King George Blvd - 2525	City of Surrey	
18.	English Oak	King George Blvd - 2567	City of Surrey	
19.	English Oak	King George Blvd - 2601	City of Surrey	
20.	English Oak	King George Blvd - 2619	City of Surrey	
21.	English Oak	King George Blvd - 2620	City of Surrey	
22.	English Oak	King George Blvd - 2646	City of Surrey	
23.	English Oak	King George Blvd - 2812	City of Surrey	
24.	English Oak	King George Blvd - 2825	City of Surrey	
25.	English Oak	King George Blvd - 2845	City of Surrey	
26.	English Oak	King George Blvd - 2855	City of Surrey	
27.	English Oak	King George Blvd - 2875	City of Surrey	
28.	English Oak	King George Blvd - 2885	City of Surrey	
29.	English Oak	King George Blvd - 2925	City of Surrey	
30.	English Oak	King George Blvd - 2952	City of Surrey	
31.	English Oak	King George Blvd - 2958	City of Surrey	
32.	English Oak	King George Blvd - 2962	City of Surrey	
33.	English Oak	King George Blvd - 2970	City of Surrey	
34.	English Oak	King George Blvd - 2986	City of Surrey	
35.	English Oak	King George Blvd - 3061	City of Surrey	
36.	English Oak	King George Blvd - 3155	City of Surrey	
37.	English Oak	King George Blvd - 3189	City of Surrey	
38.	English Oak	King George Blvd - 3237	City of Surrey	
39.	English Oak	King George Blvd - 3247	City of Surrey	
40.	English Oak	King George Blvd - 3269	City of Surrey	
41.	English Oak	King George Blvd - 3329	City of Surrey	

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
42.	English Oak	King George Blvd - 3331	City of Surrey	
43.	Various	Cloverdale Library 17671 - 56 Avenue	City of Surrey	
44.	Various	St. Helen's Church 10787-128 Street	Synod of the Diocese of New Westminster	
45.	Various	Christ Church and Cemetery 16631 Old McLellan Road	Synod of the Diocese of New Westminster	
46.	Various	Elgin Hall 14250 Crescent Road	City of Surrey	
47.	Various	Elgin Centre 3530-144 Street	City of Surrey	
48.	Various	Pillath Hall/ House 1113-148 Street	City of Surrey	
49.	Various	Crescent Road, which land was designated as a heritage area and is more particularly described in Section 2 of "Surrey Municipal Heritage Site Designation Bylaw, 1983, No. 7716"	City of Surrey	
50.	Various	Steward House/Ward's Marina 13723 Crescent Road	City of Surrey	
51.	Red Cedar Stump	8920 Queen Mary Boulevard	City of Surrey	
52.	Various	Old Anniedale School 9744-176 Street	Surrey School District No. 36	
53.	Royal Oak Tree	16613 Old McLellan Road	City of Surrey	
54.	Douglas Fir	Avenue of Trees 16613 Old McLellan Road	City of Surrey	
55.	Various	5418-184 Street Robert Dougal MacKenzie House	Private	12
56.	English Oak	King George Blvd - 3333	City of Surrey	
57.	English Oak	King George Blvd - 3387	City of Surrey	
58.	English Oak	King George Blvd - 3389	City of Surrey	
59.	English Oak	King George Blvd - 3391	City of Surrey	
60.	English Oak	King George Blvd - 3393	City of Surrey	
61.	English Oak	King George Blvd - 3395	City of Surrey	
68.	English Oak	King George Blvd - 1195	City of Surrey	
69.	English Oak	King George Blvd - 1201	City of Surrey	
70.	English Oak	King George Blvd - 1210	City of Surrey	
71.	English Oak	King George Blvd - 1211	City of Surrey	
72.	English Oak	King George Blvd - 1221	City of Surrey	
73.	English Oak	King George Blvd - 1231	City of Surrey	
74.	English Oak	King George Blvd - 1250	City of Surrey	
75.	English Oak	King George Blvd - 1251	City of Surrey	
76.	English Oak	King George Blvd - 1255	City of Surrey	
77.	English Oak	King George Blvd - 1259	City of Surrey	

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
78.	English Oak	King George Blvd - 1265	City of Surrey	
79.	English Oak	King George Blvd - 1269	City of Surrey	
80.	English Oak	King George Blvd - 1272	City of Surrey	
81.	English Oak	King George Blvd - 1275	City of Surrey	
82.	English Oak	King George Blvd - 1276	City of Surrey	
83.	English Oak	King George Blvd - 1279	City of Surrey	
84.	English Oak	King George Blvd - 1280	City of Surrey	
85.	English Oak	King George Blvd - 1284	City of Surrey	
86.	English Oak	King George Blvd - 1288	City of Surrey	
87.	English Oak	King George Blvd - 1289	City of Surrey	
88.	English Oak	King George Blvd - 1292	City of Surrey	
89.	English Oak	King George Blvd - 1293	City of Surrey	
90.	English Oak	King George Blvd - 1296	City of Surrey	
91.	English Oak	King George Blvd - 1299	City of Surrey	
92.	English Oak	King George Blvd - 1300	City of Surrey	
93.	Douglas Fir	5804 Kilkee Drive (Kilkee Park)	City of Surrey	2
94.	Butternut/White Walnut	6272-152 Street (Sullivan Park)	City of Surrey	1
95.	Douglas Fir	15100-22 Avenue	City of Surrey	3
96.	Canadian/Japanese Walnut Cross	1660-168 Street (Darts Hill)	City of Surrey	4
98.	Douglas Fir	1990-134 Street	Private	16
99.	Douglas Fir	9016-164 Street	Private	5
100.	Douglas Fir	19587-0 Avenue	Private	6
101.	Weeping Willow	2865 - 164 Street	Private	15
102.	Sitka Spruce	13398-Vine Maple Drive	Private	7
103.	English Oak	9353-160 Street	City of Surrey	8
104.	Scotch Elm	4100 - 152 Street	Private	Group 10
105.	Nordmann Fir	1660-168 Street (Darts Hill)	City of Surrey	Group 1
106.	Spanish Fir	1660-168 Street (Darts Hill)	City of Surrey	Group 1
107.	Incense Cedar (3 Trees)	1660-168 Street (Darts Hill)	City of Surrey	Group 1
108.	Corkscrew Hazel	1660-168 Street (Darts Hill)	City of Surrey	Group 1
109.	Sekkan Sugi Japanese Cedar	1660-168 Street (Darts Hill)	City of Surrey	Group 1
110.	Sweet Chestnut	1660-168 Street (Darts Hill)	City of Surrey	Group 1
111.	White Mulberry	1660-168 Street (Darts Hill)	City of Surrey	Group 1
112.	Bigleaf Magnolia	1660-168 Street (Darts Hill)	City of Surrey	Group 1
113.	Medlar	1660-168 Street (Darts Hill)	City of Surrey	Group 1
114.	Antarctic Beech	1660-168 Street (Darts Hill)	City of Surrey	Group 1
115.	Ironwood	1660-168 Street (Darts Hill)	City of Surrey	Group 1
116.	Empress Tree	1660-168 Street (Darts Hill)	City of Surrey	Group 1
117.	Oriental Spruce	1660-168 Street (Darts Hill)	City of Surrey	Group 1

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
118.	Chinese Elm	1660-168 Street (Darts Hill)	City of Surrey	Group 1
119.	Variegated Hiba Arborv.	1660-168 Street (Darts Hill)	City of Surrey	Group 1
120.	California Bay Tree	1660-168 Street (Darts Hill)	City of Surrey	Group 1
121.	China Fir	1660-168 Street (Darts Hill)	City of Surrey	Group 1
122.	Weep. Giant Sequoia	1660-168 Street (Darts Hill)	City of Surrey	Group 1
123.	Western Red Cedar	10648-127 Street	City of Surrey	
124.	Douglas Fir	19016-96 Avenue (St. Oswalds)	City of Surrey	Group 2
125.	Douglas Fir	19016-96 Avenue (St. Oswalds)	City of Surrey	Group 2
126.	Douglas Fir	19016-96 Avenue (St. Oswalds)	City of Surrey	Group 2
127.	Douglas Fir	19016-96 Avenue (St. Oswalds)	City of Surrey	Group 2
128.	English Oak	19016-96 Avenue (St. Oswalds Church)	City of Surrey	31
129.	Western Red Cedar	19587-0 Avenue	Private	9
130.	European Beech	Peace Arch Park	Province of BC	Group 3
131.	Western White Pine	Peace Arch Park	Province of BC	Group 3
134.	Red Japanese Maple	Peace Arch Park	Province of BC	Group 3
135.	Atlas Cedar	Peace Arch Park	Province of BC	Group 3
136.	Crimson King Maple	Peace Arch Park	Province of BC	Group 3
137.	Maidenhair Tree	Peace Arch Park	Province of BC	Group 3
138.	Lawson's Cypress	Peace Arch Park	Province of BC	Group 3
139.	Horse Chestnut (15 Trees)	17857-56 Avenue (Cloverdale Elementary)	Surrey School District No. 36	Group 4
140.	Incense Cedar	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
141.	Sweet Chestnut	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
142.	Golden Lawson's Cypress	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
143.	English Walnut	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
144.	Dawn Redwood	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
145.	Red Oak	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
146.	Giant Sequoia	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
147.	Hiba Arborvitae (2 trees)	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
148.	Siberian Elm	17900-20 Avenue (Redwood Park)	City of Surrey	Group 5
149.	Golden Locust	14239 Melrose	Private	
150.	English Oak Grove	140 Street and 96 Avenue (Green Timbers)	City of Surrey	Group 6
151.	Douglas Fir	5480-184A Street	City of Surrey	21
152.	Oriental Plane	4117-152 Street	Private	10
155.	English Oak	16671 Old McLellan Road	City of Surrey	19
156.	Western Red Cedar	168 Street and 50 Avenue (Mound Farm)	City of Surrey	Group 7
157.	Western Red Cedar	168 Street and 50 Avenue (Mound Farm)	City of Surrey	Group 7
158.	Douglas Fir	168 Street and 50 Avenue (Mound Farm)	City of Surrey	Group 7
159.	Douglas Fir	168 Street and 50 Avenue (Mound Farm)	City of Surrey	Group 7
160.	Douglas Fir	168 Street and 50 Avenue (Mound Farm)	City of Surrey	Group 7
161.	Weep. Norway Spruce	561-172 Street (The Glades)	City of Surrey	Group 8
162.	Kobus Magnolia	561-172 Street (The Glades)	City of Surrey	Group 8
163.	Dove Tree	561-172 Street (The Glades)	City of Surrey	Group 8
164.	Dawn Redwood	561-172 Street (The Glades)	City of Surrey	Group 8
166.	California Bay St	561-172 Street (The Glades)	City of Surrey	Group 8
167.	Mirbeck's Oak	561-172 Street (The Glades)	City of Surrey	Group 8
169.	Western Red Cedar	561-172 Street (The Glades)	City of Surrey	Group 8
170.	Various Arboretum -	9800-140 Street (Green Timbers)	City of Surrey	Group 9
171.	English Oak	13997-90 Avenue (on 140 Street)	Private	11
172.	Butternut	6091-181A Street	City of Surrey	28
174.	Sitka Spruce	Tynehead Regional Park	GVRD	
175.	Sitka Spruce	Tynehead Regional Park	GVRD	
176.	Common Apple	18029 Highway 10	Private	
177.	Horse Chestnut	18029 Highway 10	Private	
178.	English Walnut	18029 Highway 10	Private	
179.	English Walnut	18029 Highway 10	Private	
180.	Black Walnut	18029 Highway 10	Private	

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
181.	Black Walnut	18029 Highway 10	Private	
183.	Douglas Fir	18 Avenue and 136 Street (Bell Park)	City of Surrey	Group 11
184.	Douglas Fir	18 Avenue and 136 Street (Bell Park)	City of Surrey	Group 11
185.	Coulter Pine	12649-25 Avenue	Private	
186.	English Oak	13722-56 Avenue	Private	
187.	Douglas Fir	13600-55A Avenue	City of Surrey	29
188.	Tulip Tree	12976-Old Yale Road	City of Surrey	20
189.	English Walnut	19251-76 Avenue	Private	23
190.	Beech	12691-14 Avenue	Private	
191.	Dead Douglas Fir	South Side of Highway #1 East of 176 Street	Province of B.C.	
193.	Douglas Fir	14158 Hyland Road	City of Surrey	24
194.	Bigleaf Maple	19184-16 Avenue	City of Surrey	25
195.	Brewer's Weeping Spruce	12731 Becket Road	Private	26
196.	Purple Beech	13275 Colebrook Road	City of Surrey	Group 12
197.	Purple Beech	13275 Colebrook Road	City of Surrey	Group 12
198.	Purple Beech	13275 Colebrook Road	City of Surrey	Group 12
199.	Weeping Linden	13275 Colebrook Road	City of Surrey	Group 12
200.	English Oak	13275 Colebrook Road	City of Surrey	Group 12
201.	Rock Tree	12237 - 91A Avenue	Private	
202.	All trees on Semiahmoo Trail	Various lots (see Schedule B1 for details)	City of Surrey	
203.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
204.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
205.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
206.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
207.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
208.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
209.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
210.	Hedge Maple	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
211.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
212.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
213.	Hedge Maple	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
214.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
215.	Hedge Maple	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
216.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
217.	Hedge Maple	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
218.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
219.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
220.	Hedge Maple	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
221.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
222.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
223.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
224.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
225.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
226.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
227.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
228.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
229.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
230.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
231.	Common Beech	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
232.	English Oak	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
233.	Sitka Spruce	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
234.	Sitka Spruce	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
235.	Douglas Fir	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
236.	Douglas Fir	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
237.	Douglas Fir	19340-88 Avenue (Port Kells Park)	City of Surrey	Group 14
238.	Douglas Fir	18918-88 Avenue (Port Kells Community Hall)	City of Surrey	Group 15
239.	Douglas Fir	18918-88 Avenue (Port Kells Community Hall)	City of Surrey	Group 15
240.	Douglas Fir	18918-88 Avenue (Port Kells Community Hall)	City of Surrey	Group 15
241.	Douglas Fir	18918-88 Avenue (Port Kells Community Hall)	City of Surrey	Group 15
242.	Douglas Fir	18918-88 Avenue (Port Kells Community Hall)	City of Surrey	Group 15
243.	Douglas Fir	18809-88 Avenue (Port Kells Library)	City of Surrey	30
244.	Douglas Fir	19076-88 Avenue (Port Kells Elementary School)	Surrey School District No. 36	Group 16
245.	Douglas Fir	19076-88 Avenue (Port Kells Elementary School)	Surrey School District No. 36	Group 16
246.	Douglas Fir	19076-88 Avenue (Port Kells Elementary School)	Surrey School District No. 36	Group 16
247.	Sugar Maple (12 trees)	8261-188 Street	City of Surrey	Group 17
249.	Douglas Fir	8850 Harvie Road	Private	Group 18
250.	Douglas Fir	8850 Harvie Road	Private	Group 18
251.	White Ash	18385 - 80 Avenue	Private	34
252.	English Oak	9012 - 160 Street	City of Surrey	32
253.	Sugar Maples (2 Trees)	8495 - 144 Street	City of Surrey	Group 13
254.	Silver maple	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
255.	Norway Maple	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
256.	Hedge Maple	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
257.	Whitebeam Mountain Ash	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
258.	Weeping American Elm	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
259.	Thornless Honeylocust	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
260.	Sawara Cypress False	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
261.	European Beech	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
262.	Weeping cut-leaf Birch	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
263.	European Mountain Ash	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
264.	Dawn Redwood	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
265.	Golden Atlas Cedar	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
266.	Sawara Cypress False	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
267.	Weeping White Mulberry	Surrey Nature Centre at Green Timbers	City of Surrey	Group 9
268.	American Elm	Green Timbers Way	Province of BC	Group 9
269.	Northern Red Oak	Green Timbers Way	Province of BC	Group 9
270.	White Hawthorn	Green Timbers Way	Province of BC	Group 9
271.	Common Horse Chestnut	Green Timbers Way	Province of BC	Group 9
272.	Northern Red Oak	Green Timbers Way	Province of BC	Group 9
273.	Black Locust	Green Timbers Way	Province of BC	Group 9
274.	Western Catalpa	Green Timbers Way	Province of BC	Group 9
275.	Red Maple	Green Timbers Way	Province of BC	Group 9
276.	Purple Leaf English Oak	Green Timbers Way	Province of BC	Group 9
277.	Northern Red Oak	Green Timbers Way	Province of BC	Group 9
278.	Northern Red Oak	Green Timbers Way	Province of BC	Group 9
279.	Northern Red Oak	Green Timbers Way	Province of BC	Group 9
280.	Tulip Poplar	Green Timbers Way	Province of BC	Group 9
281.	Norway Maple	Green Timbers Way	Province of BC	Group 9
282.	Black Locust	Green Timbers Way	Province of BC	Group 9
283.	Atlas cedar	Green Timbers Block H	Province of BC	Group 9
284.	Deodar Cedar	Green Timbers Block H	Province of BC	Group 9
285.	Colorado Blue Spruce	Green Timbers Block H	Province of BC	Group 9
286.	Weeping Giant Sequoia	Green Timbers Block H	Province of BC	Group 9
287.	Sugar Maple	Green Timbers RCMP E Division	Federal	Group 9
288.	European Ash	Green Timbers RCMP E Division	Federal	Group 9
289.	Sugar Maple	Green Timbers RCMP E Division	Federal	Group 9

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
290.	European Ash	Green Timbers RCMP E Division	Federal	Group 9
291.	American elm	Green Timbers RCMP E Division	Federal	Group 9
292.	Red Maple	Green Timbers RCMP E Division	Federal	Group 9
293.	London Plane	Green Timbers RCMP E Division	Federal	Group 9
294.	Sugar Maple	Green Timbers RCMP E Division	Federal	Group 9
295.	Weeping Willow	8375 - 168 Street	City of Surrey	
296.	American Elm	8135 - 132 Street	City of Surrey	
297.	White Spruce	Elgin Heritage Park, 13723 Crescent Rd.	City of Surrey	
298.	Western Red Cedar	Royal Kwantlen Park, 13079 - 104 Avenue	City of Surrey	
299.	Giant Sequoia	Enver Creek Park, 8170 - 146 Street	City of Surrey	
300.	Yellow Buckeye	Sullivan Park, 6272 - 152 Street	City of Surrey	
301.	Giant Sequoia	Larond Park, 1806 - 130 Street	City of Surrey	
302.	Douglas-fir	Cloverdale Athletic Park	City of Surrey	
303.	Lavalle hawthorn	19083-68B Avenue	City of Surrey	
304.	Coskspur Thorn	Green Timbers Nature Centre	City of Surrey	
305.	Dawn Redwood	Hjorth Road Park	City of Surrey	
306.	Giant Sequoia	Unwin Park, 13313 68 Ave	City of Surrey	
307.	Jeffrey pine	Hillcrest- maple leaf day 2008	City of Surrey	
308.	Western Red Cedar	13124 - 14A Avenue	Private	35
309.	English Oak	King George Blvd - 2200	City of Surrey	
310.	English Oak	King George Blvd - 2202	City of Surrey	
311.	English Oak	King George Blvd - 2204	City of Surrey	
312.	English Oak	King George Blvd - 2206	City of Surrey	
313.	English Oak	King George Blvd - 2208	City of Surrey	
314.	English Oak	King George Blvd - 2225	City of Surrey	
315.	English Oak	King George Blvd - 2227	City of Surrey	
316.	English Oak	King George Blvd - 2251	City of Surrey	
317.	English Oak	King George Blvd - 2255	City of Surrey	
318.	English Oak	King George Blvd - 2281	City of Surrey	
319.	English Oak	King George Blvd - 2293	City of Surrey	
320.	English Oak	King George Blvd - 2297	City of Surrey	
321.	English Oak	King George Blvd - 2300	City of Surrey	
322.	English Oak	King George Blvd - 2301	City of Surrey	
323.	English Oak	King George Blvd - 2302	City of Surrey	
324.	English Oak	King George Blvd - 2304	City of Surrey	
325.	English Oak	King George Blvd - 2306	City of Surrey	
326.	English Oak	King George Blvd - 2308	City of Surrey	
327.	English Oak	King George Blvd - 2310	City of Surrey	
328.	English Oak	King George Blvd - 2315	City of Surrey	
329.	English Oak	King George Blvd - 2320	City of Surrey	
330.	English Oak	King George Blvd - 2336	City of Surrey	

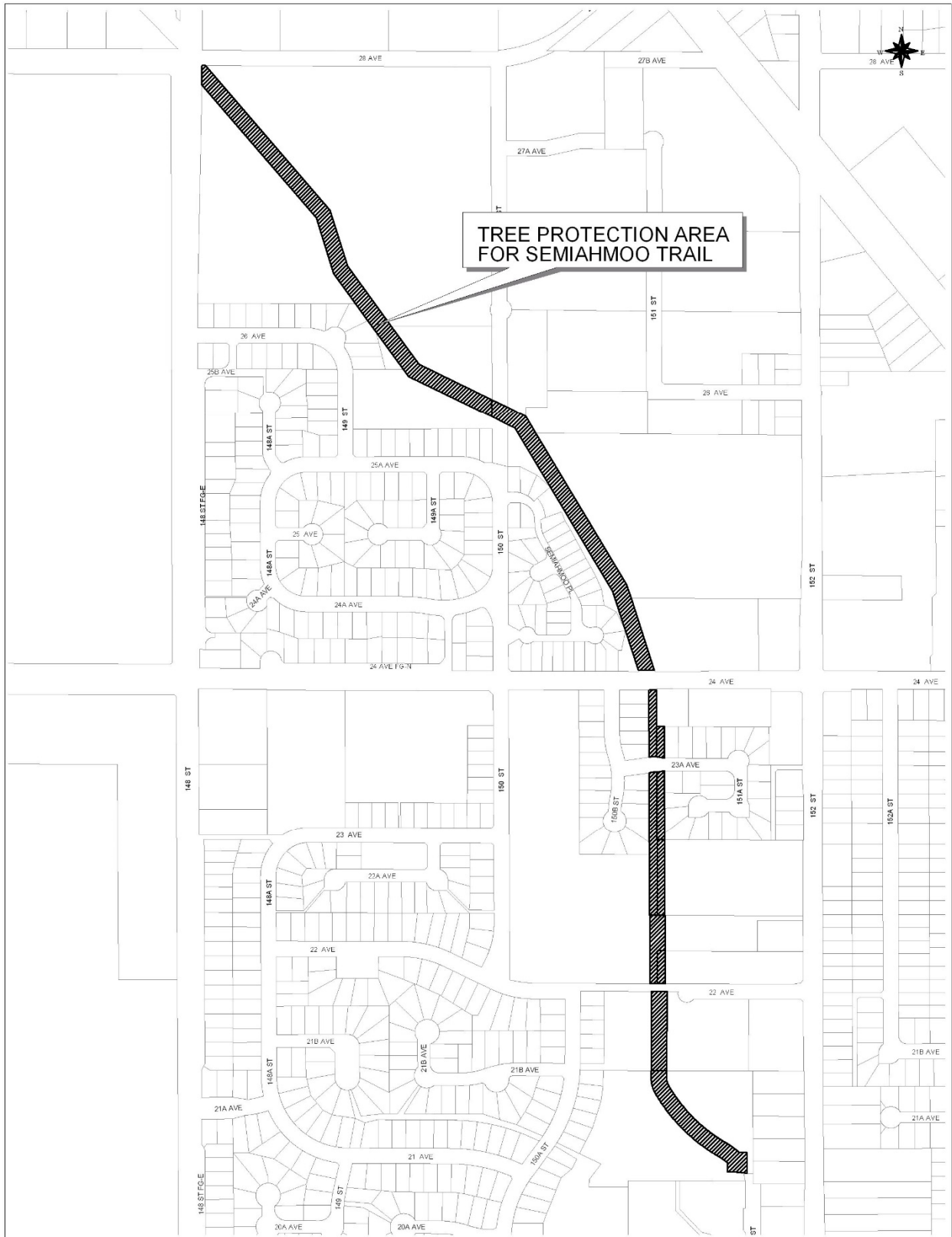
Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
331.	English Oak	King George Blvd - 2337	City of Surrey	
332.	English Oak	King George Blvd - 2355	City of Surrey	
333.	English Oak	King George Blvd - 2377	City of Surrey	
334.	English Oak	King George Blvd - 2381	City of Surrey	
335.	English Oak	King George Blvd - 2423	City of Surrey	
336.	English Oak	King George Blvd - 2428	City of Surrey	
337.	English Oak	King George Blvd - 2430	City of Surrey	
338.	English Oak	King George Blvd - 2451	City of Surrey	
339.	English Oak	King George Blvd - 2460	City of Surrey	
340.	English Oak	King George Blvd - 2461	City of Surrey	
341.	English Oak	King George Blvd - 2466	City of Surrey	
342.	English Oak	King George Blvd - 2471	City of Surrey	
343.	English Oak	King George Blvd - 2480	City of Surrey	
344.	English Oak	King George Blvd - 2491	City of Surrey	
345.	English Oak	King George Blvd - 2498	City of Surrey	
346.	English Oak	King George Blvd - 2500	City of Surrey	
347.	English Oak	King George Blvd - 2524	City of Surrey	
348.	English Oak	King George Blvd - 2530	City of Surrey	
349.	English Oak	King George Blvd - 2536	City of Surrey	
350.	English Oak	King George Blvd - 2546	City of Surrey	
351.	English Oak	King George Blvd - 2569	City of Surrey	
352.	English Oak	King George Blvd - 2570	City of Surrey	
353.	English Oak	King George Blvd - 2571	City of Surrey	
354.	English Oak	King George Blvd - 2601	City of Surrey	
355.	English Oak	King George Blvd - 2641	City of Surrey	
356.	English Oak	King George Blvd - 2645	City of Surrey	
357.	English Oak	King George Blvd - 2649	City of Surrey	
358.	English Oak	King George Blvd - 2650	City of Surrey	
359.	English Oak	King George Blvd - 2651	City of Surrey	
360.	English Oak	King George Blvd - 2655	City of Surrey	
361.	English Oak	King George Blvd - 2660	City of Surrey	
362.	English Oak	King George Blvd - 2670	City of Surrey	
363.	English Oak	King George Blvd - 2675	City of Surrey	
364.	English Oak	King George Blvd - 2680	City of Surrey	
365.	English Oak	King George Blvd - 2690	City of Surrey	
366.	English Oak	King George Blvd - 2700	City of Surrey	
367.	English Oak	King George Blvd - 2710	City of Surrey	
368.	English Oak	King George Blvd - 2713	City of Surrey	
369.	English Oak	King George Blvd - 2751	City of Surrey	
370.	English Oak	King George Blvd - 2755	City of Surrey	
371.	English Oak	King George Blvd - 2759	City of Surrey	
372.	English Oak	King George Blvd - 2763	City of Surrey	
373.	English Oak	King George Blvd - 2765	City of Surrey	

Tree No.	Tree Species	Location	Owner	Heritage Plaque Number (if applicable)
374.	English Oak	King George Blvd - 2769	City of Surrey	
375.	English Oak	King George Blvd - 2770	City of Surrey	
376.	English Oak	King George Blvd - 2780	City of Surrey	
377.	English Oak	King George Blvd - 2790	City of Surrey	
378.	English Oak	King George Blvd - 2800	City of Surrey	
379.	Common Horse Chestnut	12645 - 14B Avenue	City of Surrey	
380.	Giant Sequoia	9700 Block - 168 Street	City of Surrey	
381.	Black Walnut	10871 - 139A Street	Private	
382.	Douglas Fir	9631 - 161A Street	Private	

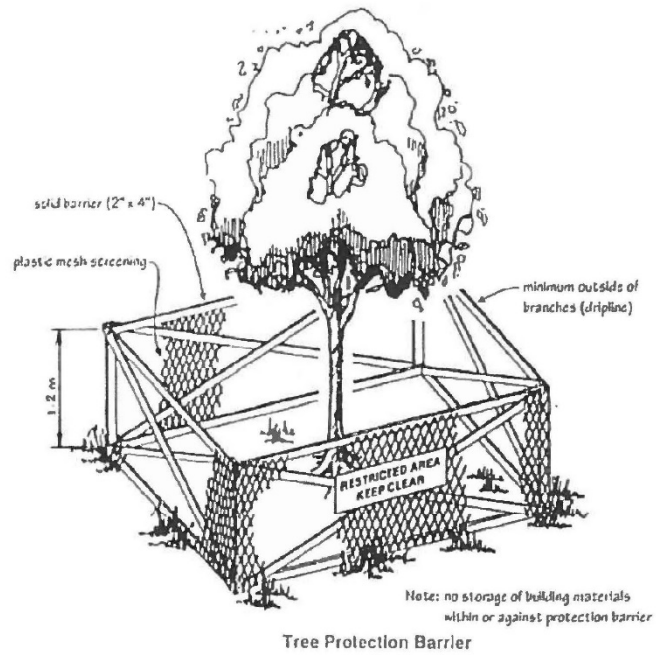
**SCHEDULE "B1"
Semiahmoo Trail**



SCHEDULE "B1" Semiahmoo Trail



SCHEDULE "C"



Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

Tree Protection Barrier Detail

CITY OF SURREY

BYLAWS AND PERMITS



NOTICE OF REZONING BYLAW

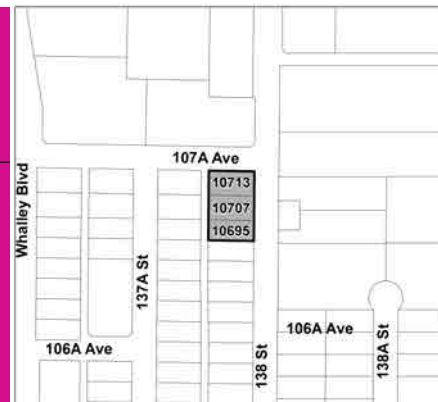
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450—104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21425" and "Surrey Comprehensive Development Zone 254 (CD 254), Bylaw, 2024, No. 21426" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Planning Report - Application No. 7924-0103-00

Location: 10695, 10707 and 10713 – 138 Street

Purpose of Bylaws: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by permitting a density of up to 2.82 FAR (net density) for the site shown shaded in grey on the location map. The proposal also includes rezoning the same site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 6-storey 87-unit rental apartment building secured through a Housing Agreement.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 - 104 Avenue.



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City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0103-00

Planning Report Date: October 7, 2024

PROPOSAL:

- **OCP Amendment** to increase the maximum floor area ratio (FAR) from 2.5 to 2.82 in the Multiple Residential designation of the site.
- **Rezoning** from R3 to CD (based on RM-70)
- **Development Permit**
- **Subdivision**

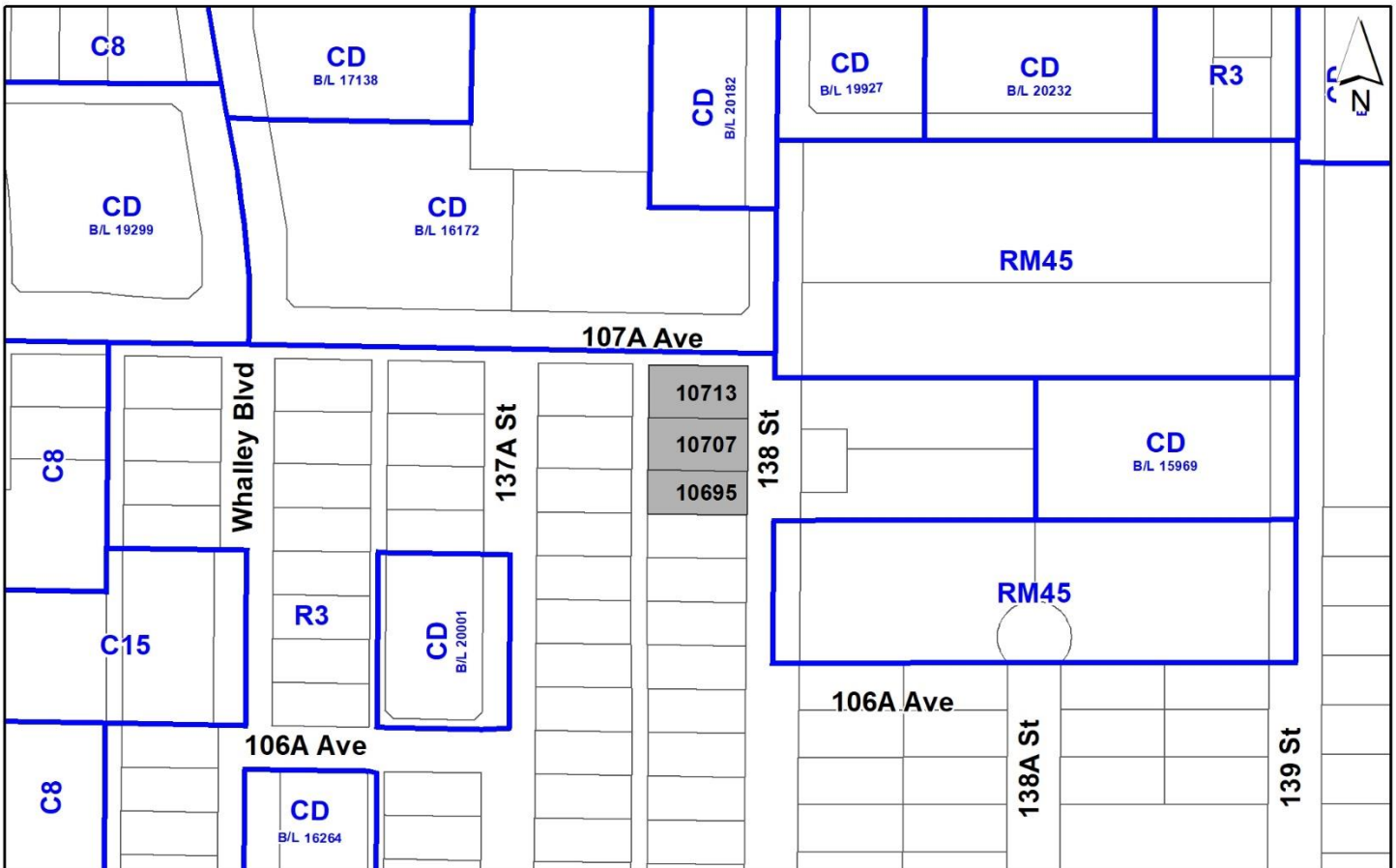
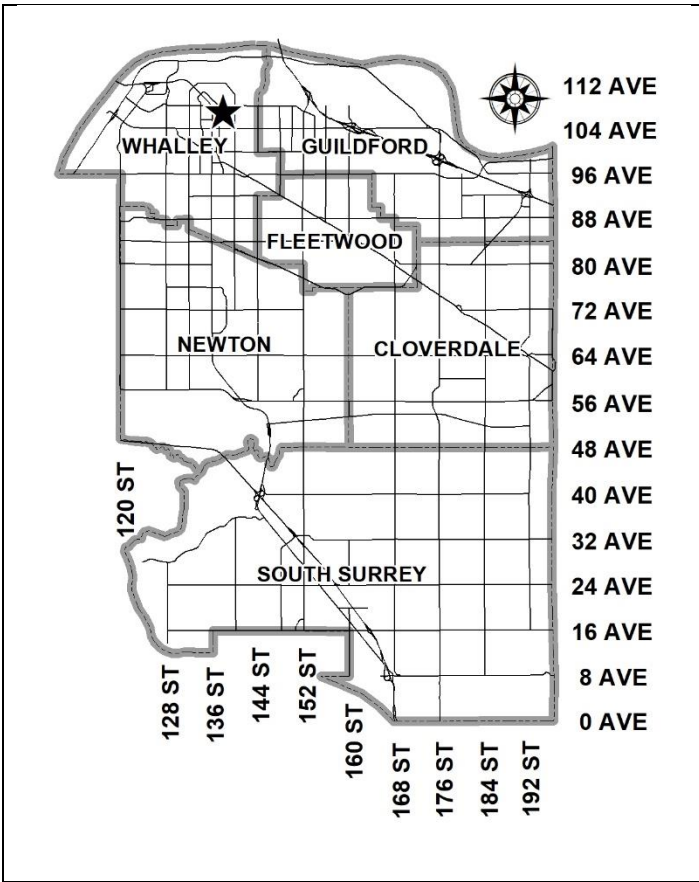
to permit the development of a 6-storey 87 unit rental apartment building secured through a Housing Agreement

LOCATION: 10707 - 138 Street, 10695 - 138 Street
 10713 - 138 Street

ZONING: R3

OCP DESIGNATION: Multiple Residential

CITY CENTRE PLAN DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- OCP Amendment and Rezoning By-laws to proceed to Public Notification. If supported the By-laws will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to increase the maximum permitted density of the Low to Mid Rise Residential designation from 2.5 FAR to 2.82 FAR (Net density).

RATIONALE OF RECOMMENDATION

- The applicant is proposing an OCP Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.82 FAR. The requested OCP Amendment is supported given that the proposed development complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP) and conforms to the goal of achieving higher density in and around existing SkyTrain stations within Surrey City Centre.
- Under Bill 47 (2023) a Public Hearing is not permitted for the subject Official Community Plan (OCP) amendment and rezoning application as the proposed density is consistent with Transit-Oriented Area (TOA) density and height provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP By-law and Rezoning By-law. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is consistent with the intent with the form of development that is envisioned under the Low Rise to Mid Rise designation under the City Centre Plan. Similarly the proposal is within a Tier 3 TOA and conforms to the goal of achieving higher density development near a transit corridor, while at the same time providing an appropriate density and interface with lower density designated lands to the west.
- The applicant is proposing that all 87 units will be provided as rental units and has agreed to enter into a Housing Agreement for a 60 year period to ensure that these remain available as rental units during this time. Registration of a Housing Agreement is identified as a condition of approval for the subject application and will be brought forward for consideration by Council separately, should the proposal be supported.
- The proposed density and building form are appropriate for this part of Surrey City Centre Plan area.

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for an Official Community Plan (OCP) amendment By-law (Appendix V) to amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density of up to 2.82 FAR (Net density).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft Development Permit No. 7924-0103-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant enter into a Housing Agreement with the City to ensure the provision of 87 market rental units for a period no less than 60 years;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, and Tier 1 Capital Projects Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family House	Multiple Residential/	R ₃
North (Across 107A Avenue):	4 storey apartment	Multiple Residential/Low Rise Residential	CD (Bylaw No. 16172)
East (Across 138 Street):	3 vacant lots	Multiple Residential/Low Rise Residential	R ₃
South:	Single family house	Multiple Residential/Low Rise Residential	R ₃
West (Across Lane):	Single family houses.	Multiple Residential/Low Rise Residential	R ₃

Context & Background

- The 0.216-hectare subject site is comprised of three (3) single family residential lots that are currently zoned single family residential, between 138 Street and 107A Avenue in the Forsyth Neighbourhood of City Centre. The site is also within the Gateway Station TOA (Tier 3).
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and currently zoned "Urban Residential Zone (R₃)".

DEVELOPMENT PROPOSAL

Planning Considerations

- To permit the development of a 6-storey apartment building containing 87 units over two (2) levels of shared underground parking in City Centre, the applicant has requested the following:
 - OCP Amendment to allow a higher density of 2.8₂ FAR (Net) in the Multiple Residential designation for the consolidated site;
 - Rezoning from R₃ to CD (based on RM-70);
 - Detailed Development Permit for Form and Character; and
 - Subdivision (Consolidation) from three (3) lots to one (1) lot
- The applicant is proposing that all 87 units will be provided as rental units and has agreed to enter into a Housing Agreement for a 60 year period to ensure that these remain available as rental units during this time. Registration of a Housing Agreement is identified as a condition of approval for the subject application and will be brought forward for consideration by Council separately, should the proposal be supported.

	Proposed
Lot Area	
Gross Site Area:	2156.8 m ²
Road Dedication:	111.34 m ²
Net Site Area:	2045.46 m ²
Number of Lots:	3
Building Height:	20.13 m (6-storeys)
Unit Density:	30.74 upa
Floor Area Ratio (FAR):	2.68 gross, 2.82 net
Floor Area	
Residential:	5,891 m ²
Residential Units:	
1-Bedroom:	59
2-Bedroom:	22
3-Bedroom:	6
Total:	87

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

8 Elementary students at Forsyth Road Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture: The closest active park is Forsyth Park and is 217 metres away, and the closest natural area is Hawthorne Rotary Park and is 610 metres away.

Surrey Fire Department: The Surrey Fire Department does not have any objections to this project moving forward to the next step in the development process.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will provide the following road improvements to service the subject proposal:
 - Construct the south side of 107A Ave with barrier curb and gutter, boulevard with street lighting and street trees, and sidewalk.
 - Dedication and construction of a portion of 138 Street with barrier curb and gutter, boulevard with street lighting and street trees, and sidewalk.
 - Construct the 6.0 - metre wide residential lane along the western property line

Parking and Access

- Access to the underground parkade will be provided from the lane only.

Transit and/or Active Transportation Routes

- The subject site is within walking distance (approximately 975 metres) from the Gateway SkyTrain station.
- The subject site is located approximately 350 metres from the following TransLink services routes along King George Boulevard:
 - Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
 - Route No. N19 (Downtown/Surrey Central Station Nightbus)
- The subject site is located approximately 160 metres from the following TransLink services routes along 108 Ave:
 - Route No. 335 (Surrey Central Station)

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the "General Urban" and "Urban Centres (Surrey Metro Centre)" land use designations of the subject site in Metro Vancouver's Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation and Amendment Rationale

- The subject site is designated "Multiple Residential" in the Official Community Plan.
- In accordance with the OCP, the "Multiple Residential" designation supports a maximum floor area ratio (FAR) of up to 2.5 for sites within the City Centre Plan area.
- The applicant is requesting an increase in allowable FAR under the "Multiple Residential" designation from 2.5 to 2.68 gross FAR (2.82 net FAR), which is required in order to allow the form of development proposed.
- The requested OCP Amendment is supported given the following rationale
 - the proposed development complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP) and has merit given;
 - the proposal is consistent with the existing pattern of multiple residential development in this portion of City Centre;
 - the proposal is has an appropriately designed 6-storey residential form on the consolidated site; and
 - all 87 units will be provided as market rental units, secured through a Housing Agreement for a minimum of 60 years.

Themes/Objectives

- The proposed development is compliant with the following OCP themes/policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Accommodate higher density development into Surrey's City Centre and near Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansions (A2);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
 - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3);
 - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4);
 - Encourage the development of accessible and adaptable units (F3); and

- Promote affordable family housing in City Centre by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments (F3)

CD By-law

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to CD based on the "Multiple Residential 70 Zone (RM-70)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey rental apartment on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	NA	NA
Floor Area Ratio:	1.5 FAR	2.82 FAR
Lot Coverage:	33%	60%
Yards and Setbacks	7.5 metres for all lot lines	North (Front): 4.5 m East (Exterior Side): 4.5 m South (Rear): 4.5 m West (Interior Side) 6.0 m
Principal Building Height:	50m	20.13 m
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings • Child Care Centres 	<ul style="list-style-type: none"> • Multiple unit residential building
Indoor Amenity:	261 m ²	The proposed 117 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	261 m ²	The proposed 775 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Proposed
Residential:		83
Residential Visitor:		9
Total:		92
Bicycle Spaces		110

- The applicant is proposing an OCP Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.82 FAR, when calculated on the net site area. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.82 (net) in the proposed CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 60% in the proposed CD Bylaw in order to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirements along all lot lines, including street frontages, for the proposed development is supported given that it will allow for a more urban, pedestrian-oriented streetscape.
- Part 1 Definitions of the Surrey Zoning Bylaw allow encroachments into the required setbacks, to a maximum of 0.6 metres. The balconies encroach 0.99 metres into this setback area. As a result, the proposed CD Bylaw will include provisions that will allow for the balconies to extend 0.39 metres into the required setbacks.
- Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located a minimum of 0.5 metres from all street frontages. As a result, the proposed CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metres of all lot lines.
- The site is located within a Transit-Oriented Area (TOA), and as such, there are no minimum residential parking requirements. The applicant is proposing to provide 83 residential parking spaces and 9 residential visitor parking spaces.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will not be subject to the Tier 1 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.
- The proposed development is not subject to the Tier 2 Capital Plan Project CACs as the proposed density complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution are used to purchase land for new affordable rental housing projects.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The Public Art contribution will not be required as the proposal includes 100% market rental units and will be applicable to the residential portion only if there is a future change in tenure from the market rental residential units. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 5, 2024, and the Development Proposal Signs were installed on June 12, 2024. Staff received no responses from neighbouring properties.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing a single 6-storey apartment building, containing 87 market rental dwelling units, located over two (2) levels of shared underground parking. The proposal also includes 11 adaptable units located throughout the proposed development.
- The proposed 6-storey apartment complex incorporates both building massing and design aesthetics that are generally in accordance with the vision for this part of Surrey City Centre. This area is envisioned as a medium-density, medium-height residential neighbourhood of 4- to 6-storey apartments and townhouses. Specifically, the apartment addresses a number of design related items:
 - The setbacks match the City Centre TCP Guidelines.
 - Entries are logically located for clarity and safety. The main street front entry/lobby is easily identifiable as different materials and colours are used in this area.

- The building design and massing is sympathetic to the 4-storey apartment building across 107A Ave. Level 6 is stepped back and there is a design emphasis on levels 1-4.
 - Indoor and outdoor amenity are located away from the street and relate to each other.
 - Fenestration and balconies are designed to have a logical and attractive order.
 - There is a limited palette of materials that are high-quality and placed to create a pedestrian-scaled building base and visual interest.
 - There is a clear architectural design character that engages pedestrian interest with balanced scale and composition.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. Outdoor amenity is provided both at grade as well as on the roof top. For more details, please see the Indoor and Outdoor Amenity Space sections in this report.

Landscaping

- The landscape plans include a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- Street-facing, ground-level dwelling units each have access to a semi-private, raised patio space which are screened from the adjacent public sidewalk through a combination of low landscaped retaining walls, low-lying shrubs and individual trees. Each patio can be accessed either through the dwelling unit or via a gated, street-level entrance.
- Extensive landscaping and a pathway that runs alongside the rear lane are proposed along the west lot line, as well as a landscape buffer to the south adjacent to an existing single family dwelling.
- See the Outdoor Amenity section below regarding landscaping in association with the proposed on-site outdoor amenity spaces

Indoor Amenity

- The Surrey Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of amenity space per dwelling unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the Surrey Zoning Bylaw requirement, the proposed development must provide 261 square metres of indoor amenity space to serve the residents of the proposed 87-unit apartment building. Of this 261-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through a cash-in-lieu contribution.
- The applicant proposed 117 square metres of indoor amenity space thereby requiring cash-in-lieu for the proposed shortfall in accordance with City Council policy.
- The applicant is proposing the following ground floor indoor amenity spaces within the project:

- A 70.8 - square metre games room, multi-purpose lounge, and communal kitchen area; and,
- A 46.5 - square metre fitness/yoga studio

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit, the proposed development must provide a total of 261 square metres of outdoor amenity space to serve the residents of the proposed 87-unit apartment building.
- The applicant is proposing 775 square metres of outdoor amenity space, exceeding the minimum requirement.
- All of the proposed outdoor amenity space is proposed in two locations: at grade along the western portion of the site adjacent to the lane and accessed directly from the indoor amenity space on the first floor, as well as on the roof top. The proposed outdoor amenity space accessed from the indoor amenity area consists of an outdoor sitting area. The proposed roof top outdoor amenity area consists of 5 sitting areas, several planters, a children's play structure, garden plots and a BBQ area.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include revising some materials use at the lobby area, minor changes to soffits, and a top floor massing treatment.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Kimberley Dahl, ISA Certified Arborist of Davey Resource Group prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix V.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0		
Alder/Cottonwood (within riparian area)	0		
Deciduous Trees	4	4	0
Coniferous Trees	2	2	0
Onsite Tree Totals	6	6	0
Onsite Replacement Trees Proposed	12		
Total Onsite Retained and Replacement Trees	12		

- The Arborist Assessment states that there are a total of 6 bylaw protected trees on the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of **12** replacement trees on the site. The applicant is proposing **12** replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 138 Street and 107A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Fullmoon Maple, Autumn Brilliance Serviceberry, The Rising Sun Redbud, Gold Spire Maidenhair, Ruby Vase Persian Ironwood, Bruns Serbian Spruce, Orangebark Stewartia and Snowcone Japanese Snowbell.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CL/ar

6-STOREY MULTI-RESIDENTIAL RENTAL BUILDING 10713/10707/10695 - 138 STREET SURREY

CIVIC ADDRESS: # 10713, #10707, #10695 138 STREET SURREY

LEGAL DESCRIPTION: LOTS 1 & 2 PLAN 14218, LOT 1 11662
ALL OF SEC 23 BLOCK 5 NORTH RANGE 2 WEST NWD

EXISTING ZONE : RF
PROPOSED ZONE : CD

GROSS SITE AREA 2156.80m²
NET SITE AREA 2045.46m²



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No.	Date	Revision
1	2024-08-19	KRG RESUBMISSION



2024-08-19

Project Title

**6-STOREY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

COVER PAGE

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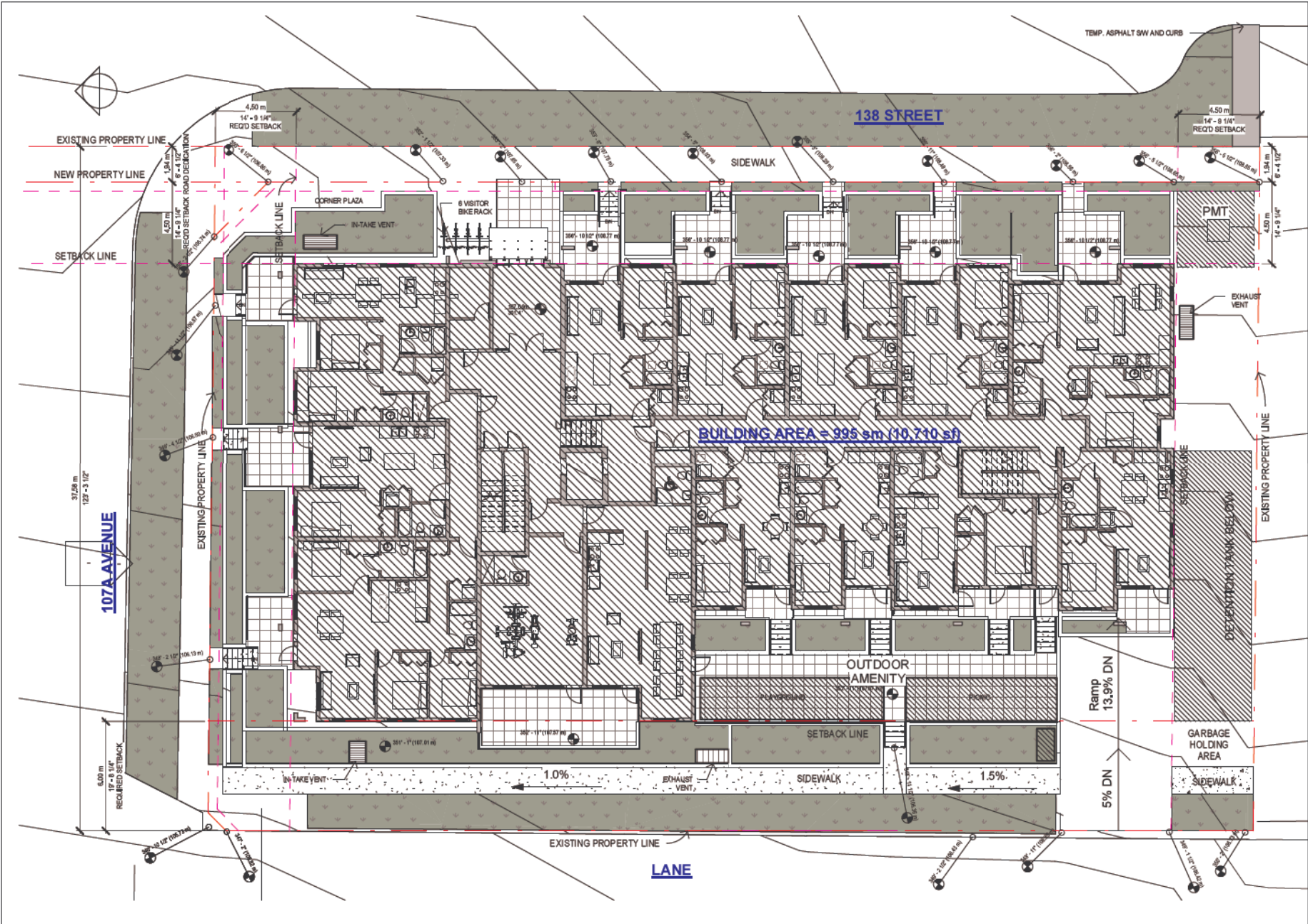
Project Number:
23SAP01

Revised Date: Dep. No.:

Print Date: 04/02/23
Dep. No.: **A00**

Sheet List	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	SITE PLAN
A02	SITE INFO. & SURVEY PLAN
A03	FIRE FIGHTER ACCESS PLAN
A04	BASE PLAN
A05	FLOOR AREA OVERLAY
A05a	FLOOR AREA OVERLAY
A06	PROJECT DATA
A07	CONTEXT PLAN
A08	STREETSCAPE SECTION
A09	SETBACK SECTIONS & STREET INTERFACE
A10	3D VIEWS
A11	MASSING STUDIES & MATERIALS
A12	SHADOW ANALYSIS
A13	DESIGN CONCEPTS & PRECEDENT
A14	DESIGN CONCEPTS & PRECEDENT
A201	PARKING LEVEL 2
A202	PARKING LEVEL 1
A203	LEVEL 1 FLOOR PLANS
A204	LEVEL 2-5 FLOOR PLANS
A205	LEVEL 6 FLOOR PLAN
A206	ROOF DECK PLAN
A207	1-BEDROOM UNIT TYPES
A208	2/3-BEDROOM UNIT TYPES & INDOOR AMENITY
A300	WEST ELEVATION
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	EAST ELEVATION
A304	ENLARGED ENTRANCE LOBBY AND UNIT ENTRANCES
A400	CROSS SECTION
A401	LONGITUDINAL SECTION
A402	SITE SECTIONS





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2024-09-19

Project Title
6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
SITE PLAN

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2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

**10695/10713/10707 138
Street, Surrey**

Sheet Title

**SITE INFO. &
SURVEY PLAN**

Drawn: RNO

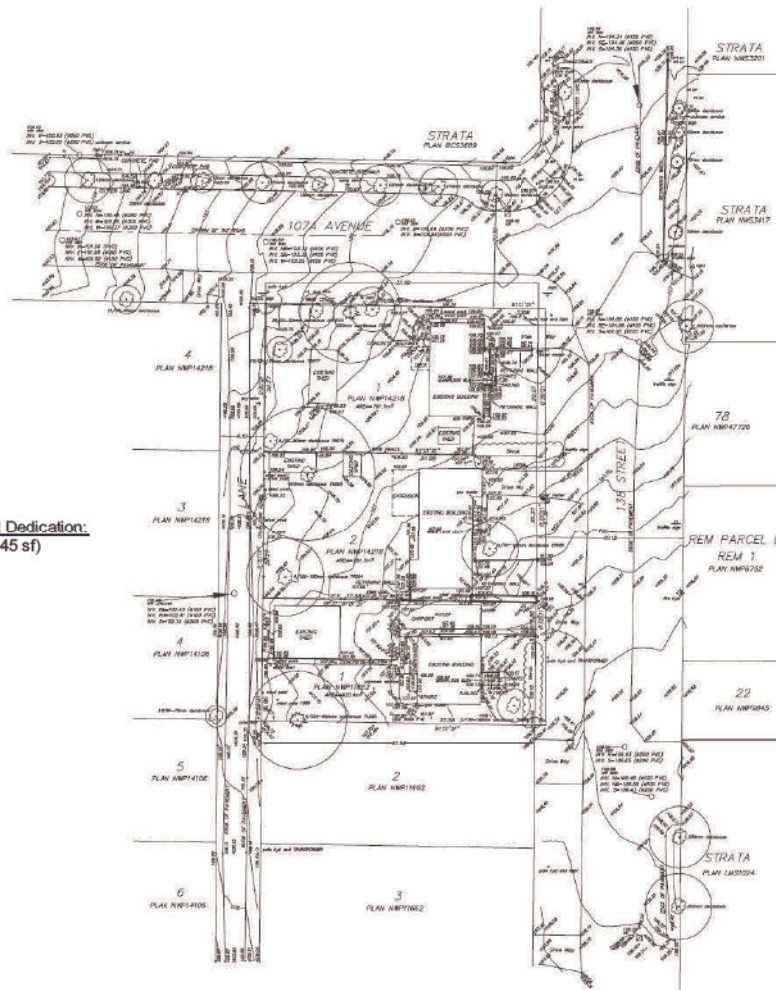
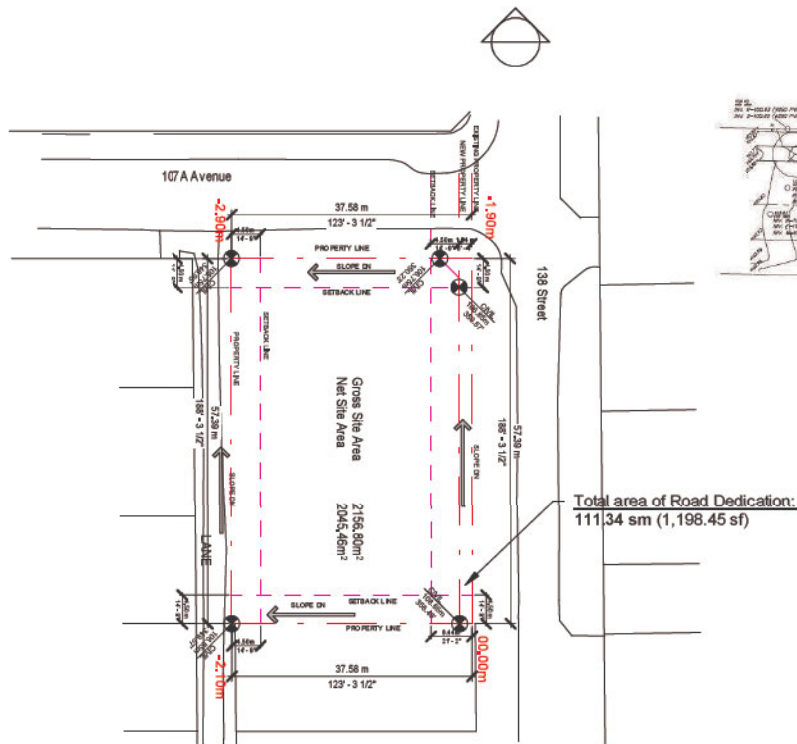
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A02

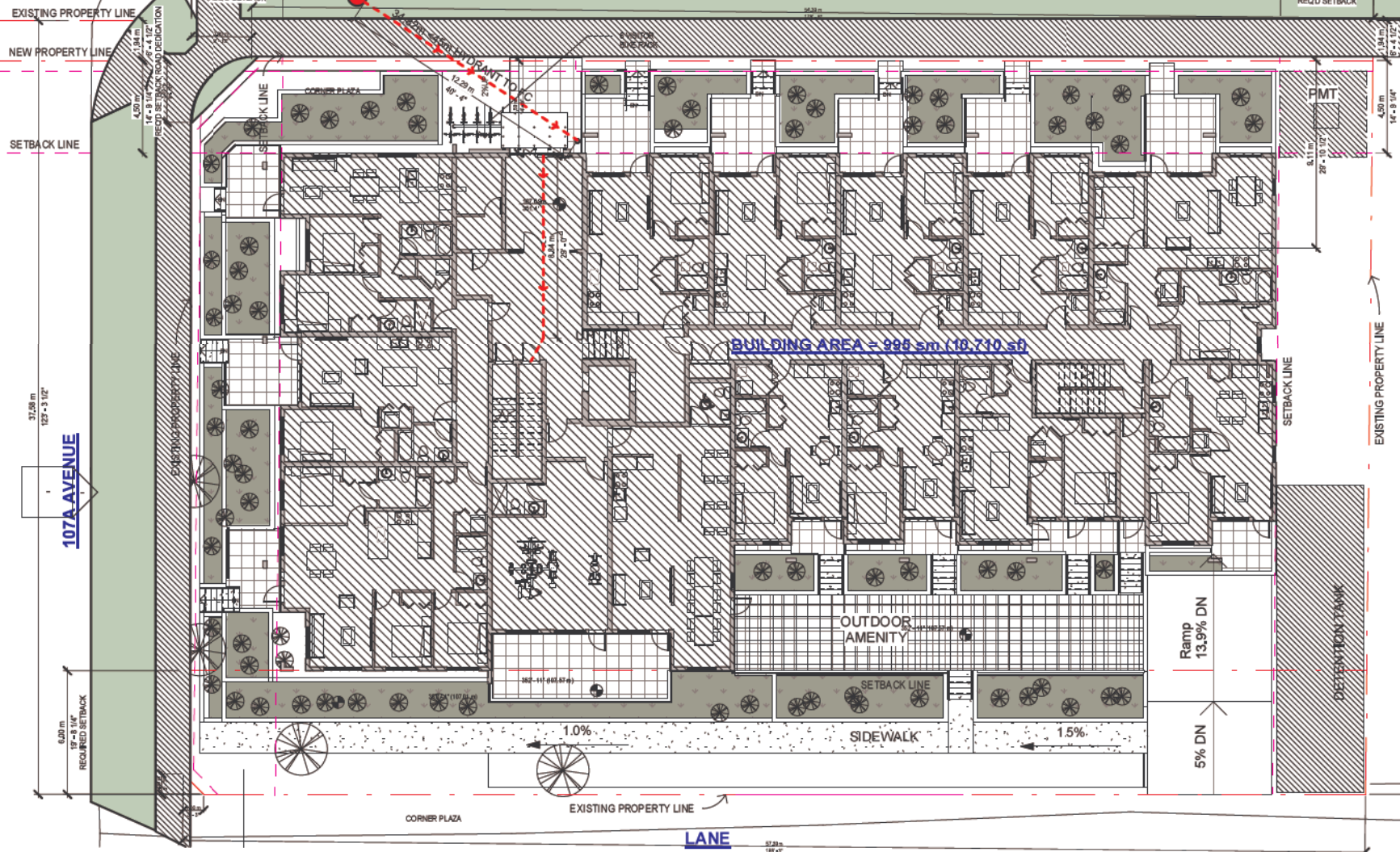


Average Existing Grade: 106.84 m



9.75 m
31'-11 3/4"
PROPOSED NEW FIRE HYDRANT LOCATION
FIRE TRUCK STAGING

138 STREET



BUILDING AREA = 998 sm (10,710 sf)



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Project Title
6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
FIRE FIGHTER ACCESS PLAN

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Project Number: 235AP01
Revised Date: Dep. No.:
Print Date: 11/02/24
A03

AREA TABULATIONS				
Level	Name	Number	Area	Count

Level 1				
1 BR				
Level 1	1 BR	103	542 ft ²	1
Level 1	1 BR	113	487 ft ²	1
Level 1	1 BR	112	486 ft ²	1
Level 1	1 BR	110	557 ft ²	1
		(Adaptable)		
Level 1	1 BR	108	526 ft ²	1
Level 1	1 BR	106	526 ft ²	1
Level 1	1 BR	105	526 ft ²	1
Level 1	1 BR	107	526 ft ²	1
1 BR: 8			4175 ft ²	8
1 BR + D				
Level 1	1 BR + D	111	578 ft ²	1
1 BR + D: 1			578 ft ²	1
2 BR				
Level 1	2 BR	104	757 ft ²	1
Level 1	2 BR	109	823 ft ²	1
2 BR: 2			1580 ft ²	2
3 BR				
Level 1	3 BR	102	1050 ft ²	1
		(Adaptable)		
3 BR: 1			1050 ft ²	1
AMENITY				
Level 1	AMENITY	101	1253 ft ²	1
AMENITY: 1			1253 ft ²	1
COMMON AREAS				
Level 1	COMMON AREAS	100	2017 ft ²	1
COMMON AREAS: 1			2017 ft ²	1
Level 1: 14			10654 ft ²	14
Level 2				
1 BR				
Level 2	1 BR	214	545 ft ²	1
Level 2	1 BR	212	623 ft ²	1
		(Adaptable)		
Level 2	1 BR	209	486 ft ²	1
Level 2	1 BR	208	497 ft ²	1
Level 2	1 BR	205	526 ft ²	1
Level 2	1 BR	203	526 ft ²	1
Level 2	1 BR	204	526 ft ²	1
Level 2	1 BR	210	487 ft ²	1
Level 2	1 BR	202	526 ft ²	1
Level 2	1 BR	201	488 ft ²	1
1 BR: 10			5228 ft ²	10
2 BR				
Level 2	2 BR	215	780 ft ²	1
Level 2	2 BR	211	763 ft ²	1
Level 2	2 BR	207	753 ft ²	1
Level 2	2 BR	206	824 ft ²	1
2 BR: 4			3120 ft ²	4
3 BR				
Level 2	3 BR	213	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 2	COMMON AREAS	200	1244 ft ²	1
COMMON AREAS: 1			1244 ft ²	1
Level 2: 16			10639 ft ²	16

AREA TABULATIONS				
Level	Name	Number	Area	Count

Level 3				
1 BR				
Level 3	1 BR	314	545 ft ²	1
Level 3	1 BR	312	623 ft ²	1
		(Adaptable)		
Level 3	1 BR	309	486 ft ²	1
Level 3	1 BR	308	497 ft ²	1
Level 3	1 BR	305	526 ft ²	1
Level 3	1 BR	303	526 ft ²	1
Level 3	1 BR	304	526 ft ²	1
Level 3	1 BR	310	487 ft ²	1
Level 3	1 BR	302	526 ft ²	1
Level 3	1 BR	301	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 3	2 BR	315	759 ft ²	1
Level 3	2 BR	311	763 ft ²	1
Level 3	2 BR	307	753 ft ²	1
Level 3	2 BR	306	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 3	3 BR	313	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 3	COMMON AREAS	300	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 3: 16			10639 ft ²	16
Level 4				
1 BR				
Level 4	1 BR	414	545 ft ²	1
Level 4	1 BR	412	623 ft ²	1
		(Adaptable)		
Level 4	1 BR	409	486 ft ²	1
Level 4	1 BR	408	497 ft ²	1
Level 4	1 BR	405	526 ft ²	1
Level 4	1 BR	403	526 ft ²	1
Level 4	1 BR	404	526 ft ²	1
Level 4	1 BR	410	487 ft ²	1
Level 4	1 BR	402	526 ft ²	1
Level 4	1 BR	401	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 4	2 BR	415	759 ft ²	1
Level 4	2 BR	411	763 ft ²	1
Level 4	2 BR	407	753 ft ²	1
Level 4	2 BR	406	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 4	3 BR	413	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 4	COMMON AREAS	400	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 4: 16			10639 ft ²	16

LOT COVERAGE COMPUTATION:

LOT COVERAGE AREA: 1,224.55 m²
 NET SITE AREA: 2,045.46 m²
 LOT COVERAGE: 1,224.55 / 2,045.46 = 0.599 = 59.9 %

AREA TABULATIONS				
Level	Name	Number	Area	Count

Level 5				
1 BR				
Level 5	1 BR	514	545 ft ²	1
Level 5	1 BR	512	623 ft ²	1
		(Adaptable)		
Level 5	1 BR	509	486 ft ²	1
Level 5	1 BR	508	497 ft ²	1
Level 5	1 BR	505	526 ft ²	1
Level 5	1 BR	503	526 ft ²	1
Level 5	1 BR	504	526 ft ²	1
Level 5	1 BR	510	487 ft ²	1
Level 5	1 BR	502	526 ft ²	1
Level 5	1 BR	501	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 5	2 BR	515	759 ft ²	1
Level 5	2 BR	511	763 ft ²	1
Level 5	2 BR	507	753 ft ²	1
Level 5	2 BR	506	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 5	3 BR	513	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 5	COMMON AREAS	600	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 5: 16			10639 ft ²	16
Level 6				
1 BR				
Level 6	1 BR	614	436 ft ²	1
Level 6	1 BR	612	621 ft ²	1
		(Adaptable)		
Level 6	1 BR	609	486 ft ²	1
Level 6	1 BR	608	497 ft ²	1
Level 6	1 BR	605	526 ft ²	1
Level 6	1 BR	603	526 ft ²	1
Level 6	1 BR	604	526 ft ²	1
Level 6	1 BR	610	487 ft ²	1
Level 6	1 BR	602	526 ft ²	1
Level 6	1 BR	601	482 ft ²	1
1 BR: 10			5112 ft ²	10
2 BR				
Level 6	2 BR	615	603 ft ²	1
Level 6	2 BR	611	762 ft ²	1
Level 6	2 BR	607	753 ft ²	1
Level 6	2 BR	606	824 ft ²	1
2 BR: 4			2942 ft ²	4
3 BR				
Level 6	3 BR	613	870 ft ²	1
		(Adaptable)		
3 BR: 1			870 ft ²	1
COMMON AREAS				
Level 6	COMMON AREAS	800	1272 ft ²	1
COMMON AREAS: 1			1272 ft ²	1
Level 6: 16			10195 ft ²	16
Grand total: 94			63416 ft ²	94

ADAPTABLE UNITS COMPUTATION:

REQUIREMENTS: 10% OF DWELLING UNITS
 REQUIRED: 87 UNITS X 10% = 8.7 UNITS @ UNITS
 PROVIDED: 11 ADAPTABLE DWELLING UNITS

GROSS SITE AREA	2,156.80m ²
NET SITE AREA	2,045.46m ²
FLOOR AREA CALCULATION:	
LEVEL 1 AREA	10,664 sf
LEVEL 2 AREA	10,639 sf
LEVEL 3 AREA	10,639 sf
LEVEL 4 AREA	10,639 sf
LEVEL 5 AREA	10,639 sf
LEVEL 6 AREA	10,195 sf
GROSS FLOOR AREA (A)	63,416 sf (5,891.54 m ²)
FAR EXEMPTIONS:	
REQUIRED INDOOR AMENITY	87 x 3m ² = 261m ²
PROVIDED INDOOR AMENITY (B)	1,263 sf (117.34 m ²)
NET FLOOR AREA (A-B)	62,153 sf (5,774.20 m ²)
GROSS FAR	2.68
NET FAR	2.82
REQUIRED OUTDOOR AMENITY	
PROVIDED OUTDOOR AMENITY ON GROUND LEVEL	87x3m ² =261 m ²
PROVIDED OUTDOOR AMENITY ON THE ROOF	497 m ²
PARKING SPACE CALCULATION IS BASED ON 0.9 RESIDENTIAL PARKING SPACE AND 0.1 PARKING SPACE VISITOR FOR EACH UNIT.	
REQUIRED PARKING SPACES	0.9 x 87 = 78.3
PROVIDED PARKING SPACES	83
REQUIRED VISITOR PARKING SPACES	0.1 x 87 = 9
PROVIDED VISITOR PARKING SPACES	9
PARKING SPACES FOR PERSONS WITH DISABILITIES:	
REQUIRED:	87 X 0.02 = 1.74
PROVIDED INCLUDING + SPACE FOR VAN.	2
TOTAL PARKING SPACES REQUIRED:	87 SPACES
TOTAL PARKING SPACES PROVIDED:	92 SPACES
ALLOWED SMALL CAR	35% X 87 = 30.45
PROVIDED SMALL CAR	22
REQUIRED BICYCLE SPACES BASED ON 1.2 SPACE FOR EACH UNIT + 6 PER MULTIPLE UNIT RESIDENTIAL BUILDING	
87 x 1.2 = 104 + 6 = 110	110
PROVIDED BICYCLE SPACES	110

LEVEL	UNIT MIX SUMMARY				
	1 BR	1 BR+D	2 BR	3 BR	TOTAL
LEVEL 1	8	1	2	1	12
LEVEL 2	10	-	4	1	15
LEVEL 3	10	-	4	1	15
LEVEL 4	10	-	4	1	15
LEVEL 5	10	-	4	1	15
LEVEL 6	10	-	4	1	15
TOTAL	58	1	22	6	87
	66.67%	1.15%	25.28%	6.90%	
	67.82%		32.18%	100%	



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No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

PROJECT DATA

Drawn: RNO

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Project Number: 23SAP01

Revised Date: Dep. No.:

Print Date: 11/07/23

A06



MATTHEW CHENG ARCHITECT INC.

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2024-08-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

STREETSCAPE SECTION

Drawn: RNO

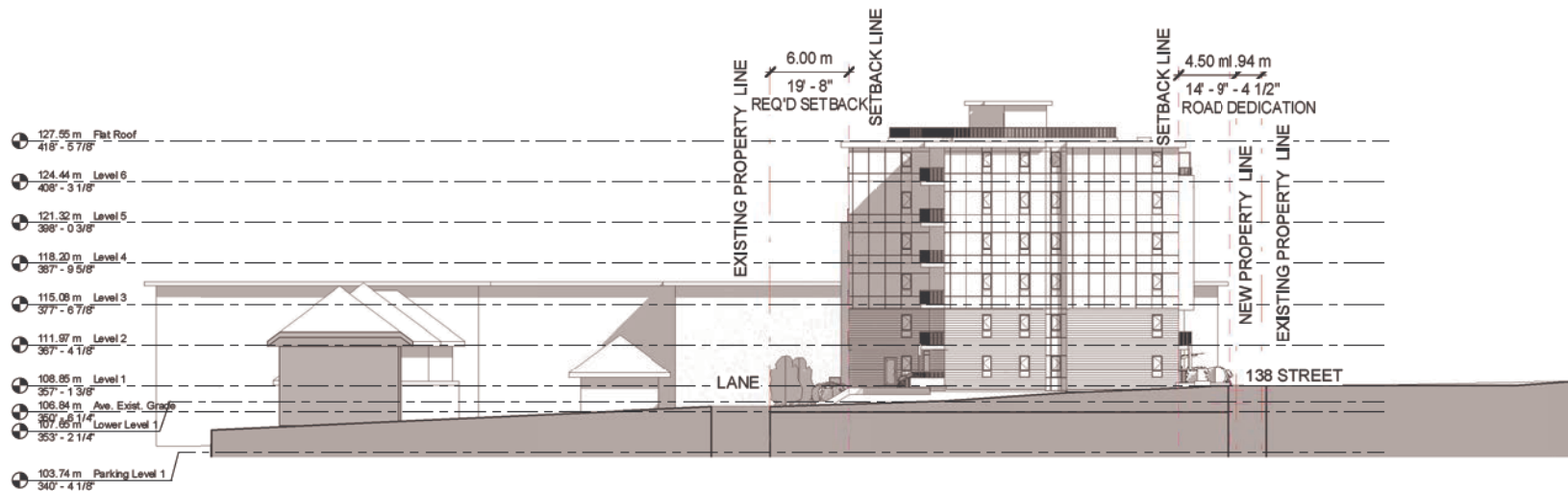
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Project Number: 23SAP01

Revised Date: Dep. No.:

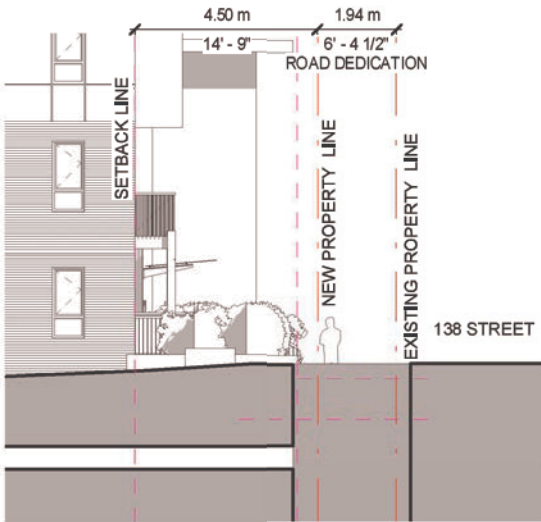
Print Date: 04/22/24 **A08**



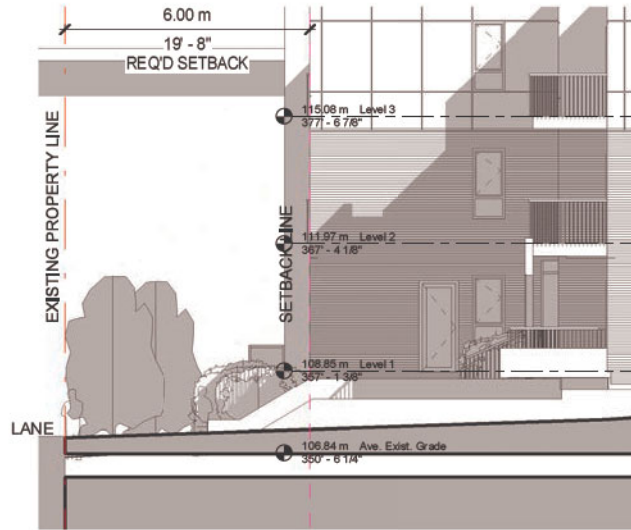
① CROSS SECTION-STREETSCAPE
1" = 30'-0"



② LONGITUDINAL SECTION -STREETSCAPE
1" = 30'-0"



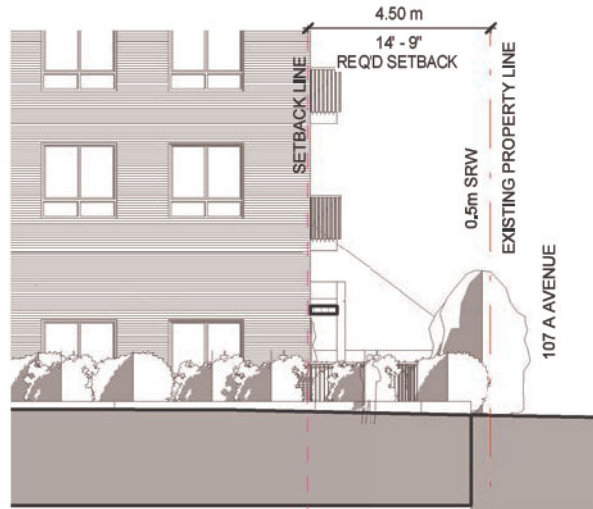
① RATIONAL SECTION/CROSS
1" = 10'-0"



② RATIONAL SECTION /CROSS
1" = 10'-0"



④ LONGITUDINAL SECTION -RATIONAL
1" = 10'-0"



⑤ LONGITUDINAL SECTION -RATIONAL Copy 1
1" = 10'-0"



③ UNIT ENTRANCE VIEW



MATTHEW CHENG
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No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



2024-09-19

Project Title

6-STORY
MULTI-RESIDENTIAL
RENTAL

10695/10713/10707 138
Street, Surrey

Sheet Title

SETBACK
SECTIONS &
STREET
INTERFACE

Drawn: RNO

Checked: MC

Scale: 1" = 10'-0"

Project Number:
23SAP01

Revised Date: Dep. No:

Print Date: 04/02/24 A09



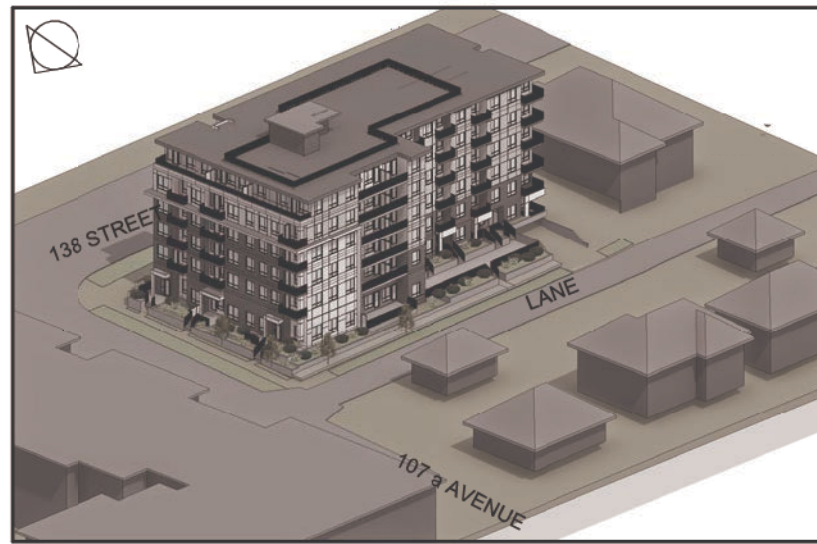
② South-East View



③ South-West View



① North-East View



④ North-West View



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No.	Date	Revision
1	2024-08-19	DRG RESUBMISSION



2024-08-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

3D VIEWS

Drawn: RNO

Checked: MC

Scale:

Project Number:
235AP01

Revised Date: Dep. No.:

Print Date: 08/27/24 A10

EXTERIOR FINISHES



M01: EXTERIOR WALLS
FIBRE CEMENT BOARD
CEDARMILL TEXTURE
MIDNIGHT BLACK



M04: EXTERIOR WALLS
HARDIE PLANK, LAP SIDING
BEADED CEDARMILL
SMOOTH TEXTURE
RICH ESPRESSO



M07: MAIN ENTRANCE WALL
FAUX WOOD METAL PANEL, HEMLOCK
OR EQUIVALENT



M02: EXTERIOR, FASCIA, WALLS
AND BELTS
FIBRE CEMENT BOARD
SMOOTH TEXTURE
ARCTIC WHITE



M06: EXTERIOR WALLS
FIBRE CEMENT BOARD
SMOOTH TEXTURE
LIGHT MIST



M03: EXTERIOR WALLS
HARDIE PLANK, LAP SIDING
BEADED CEDARMILL
SMOOTH TEXTURE
LIGHT MIST



M06: BUILT-UP WALLS, EXTERIOR
WALLS, ROOF FASCIA, SOFFITS
FIBRE CEMENT BOARD
SMOOTH TEXTURE
IRON GRAY



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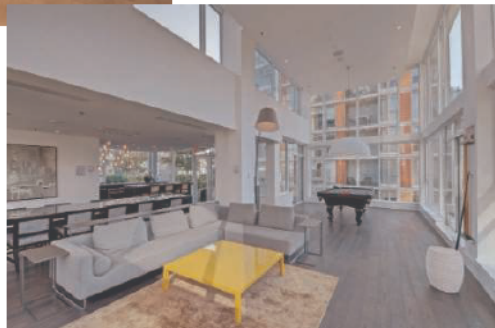
No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



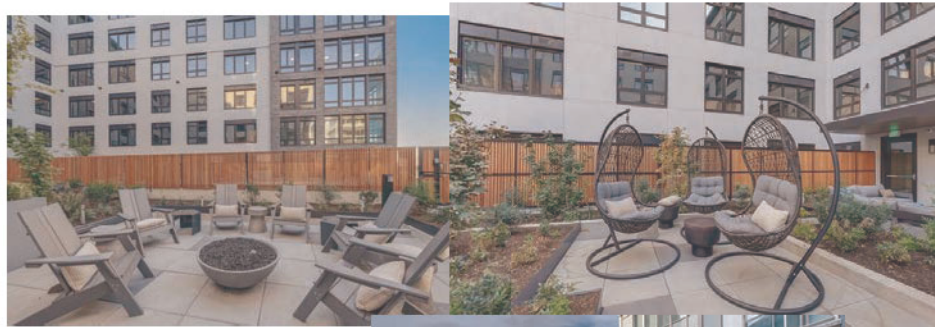
Project Title
**6-STOREY
MULTI-RESIDENTIAL
RENTAL**
10695/10713/10707 138
Street, Surrey

Sheet Title
**MASSING
STUDIES &
MATERIALS**

Drawn: RNO
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 23SAP01
Revised Date: Dep. No.:
Print Date: 04/02/24
A11



INDOOR AMENITIES



OUTDOOR AMENITIES



LOBBY



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2024-08-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

**10695/10713/10707 138
Street, Surrey**

Sheet Title

**DESIGN
CONCEPTS &
PRECEDENT**

Drawn: RNO

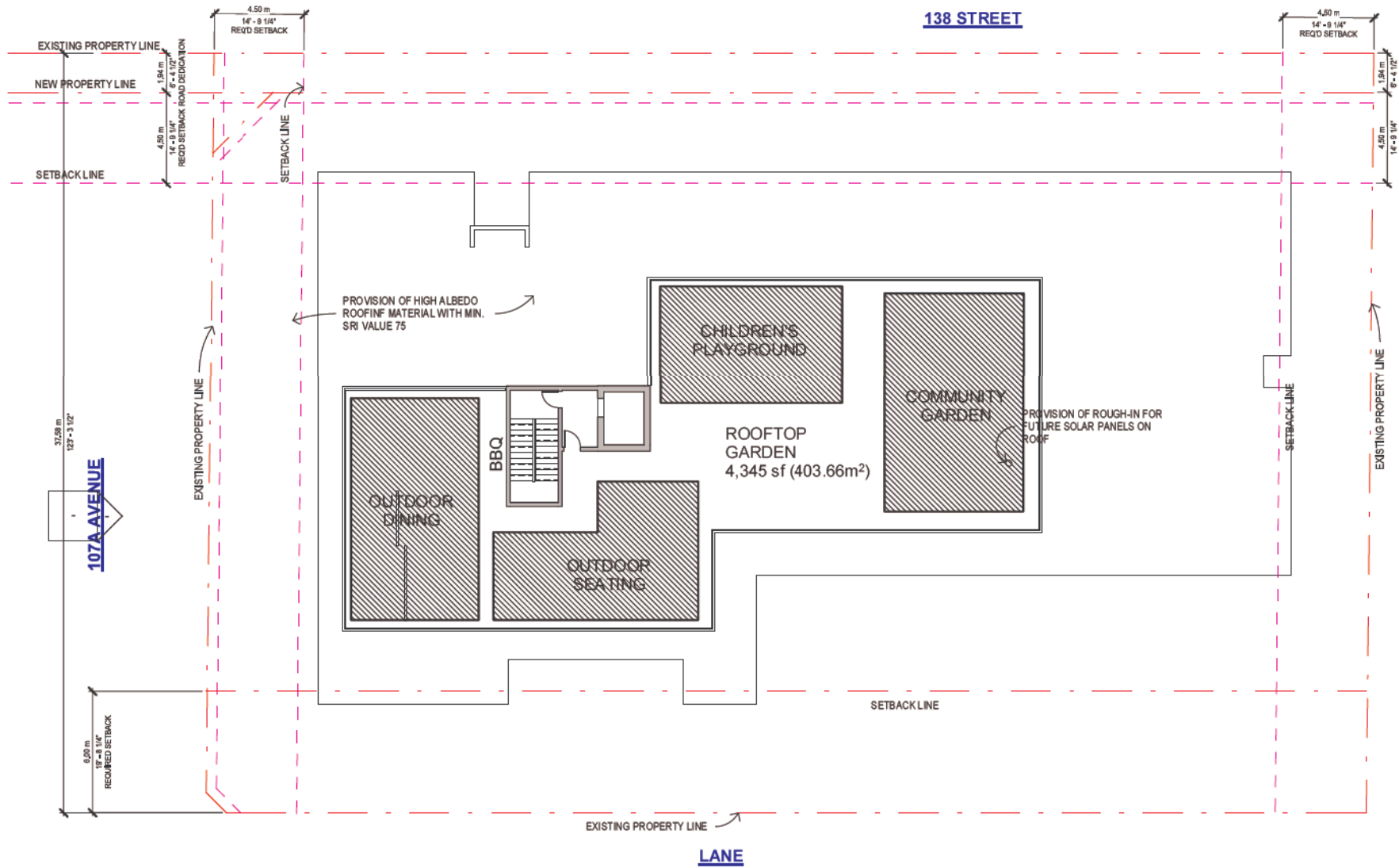
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Scale:

Project Number:
23SAP01

Revised on Date: Dep. No.:

Print Date: 04/18/24 **A14**



138 STREET

107A AVENUE

LANE



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No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



2024-09-19

Project Title
6-STOREY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
ROOF DECK PLAN

Drawn: RNO

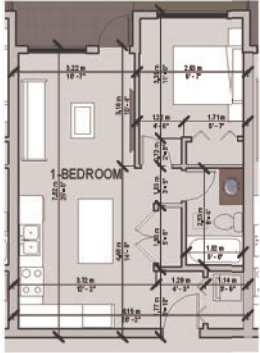
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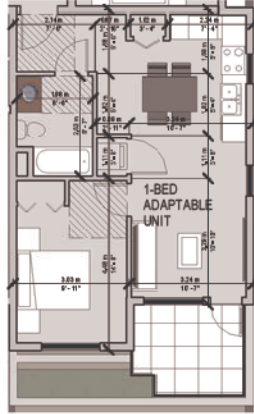
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Revised Date: Dep. No:

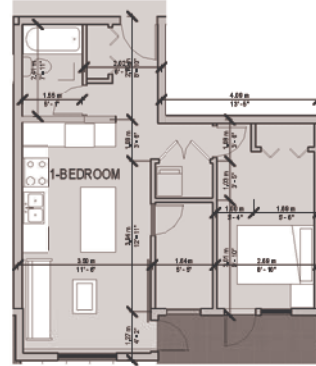
Print Date: 09/14/23 **A206**



① A-1 1-BEDROOM (528 sf)
3/32" = 1'-0"



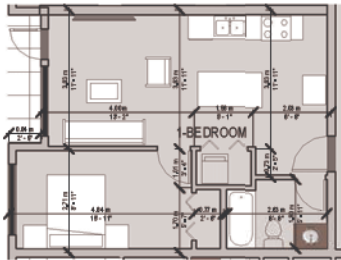
② A-2 ADAPTABLE 1-BEDROOM (561sf)
3/32" = 1'-0"



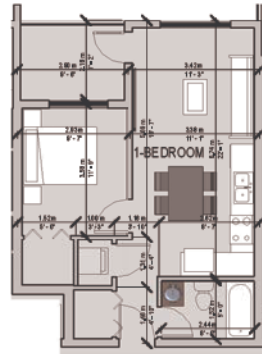
③ A-3 1-BEDROOM (582 sf)
3/32" = 1'-0"



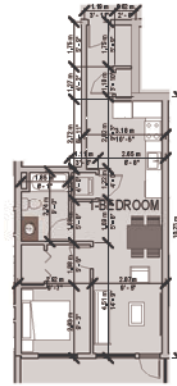
④ A-4 1-BEDROOM (488 sf)
3/32" = 1'-0"



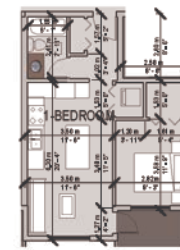
⑤ A-5 1-BEDROOM (544 sf)
3/32" = 1'-0"



⑥ A-6 1-BEDROOM (496 sf)
3/32" = 1'-0"



⑦ A-7 1-BEDROOM (622 sf)
1/16" = 1'-0"



⑧ A-8 1-BEDROOM (499 sf)
1/16" = 1'-0"



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No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



2024-09-19

Project Title

6-STORY
MULTI-RESIDENTIAL
RENTAL

10695/10713/10707 138
Street, Surrey

Sheet Title

1-BEDROOM UNIT
TYPES

Drawn: RNO

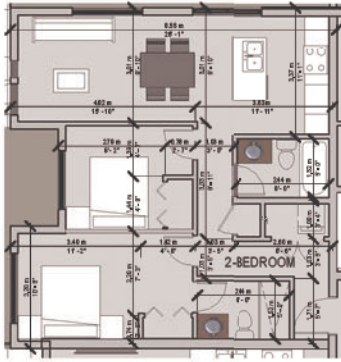
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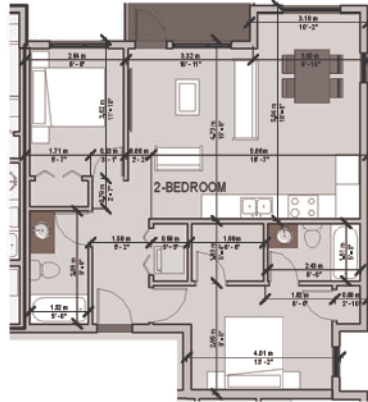
Project Number:
23SAP01

Revised on Date: Dep. No.:

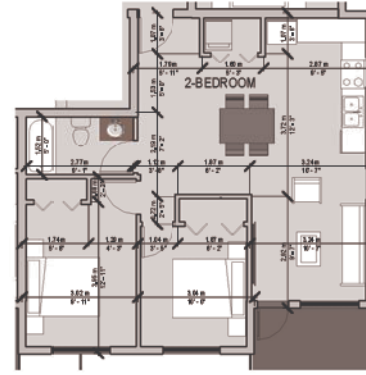
Print Date
09/20/24 A207



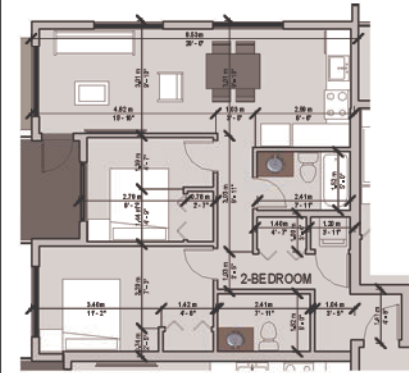
① B-1 2-BEDROOM (765 sf)
3/32" = 1'-0"



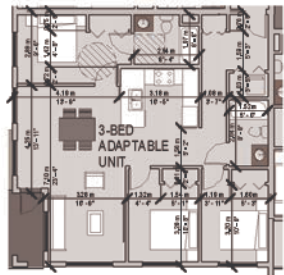
② B-2 2-BEDROOM (830 sf)
3/32" = 1'-0"



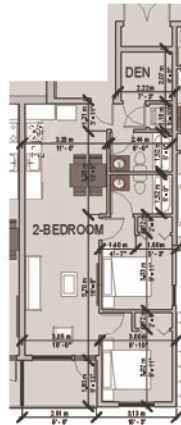
③ B-3 2-BEDROOM (759 sf)
3/32" = 1'-0"



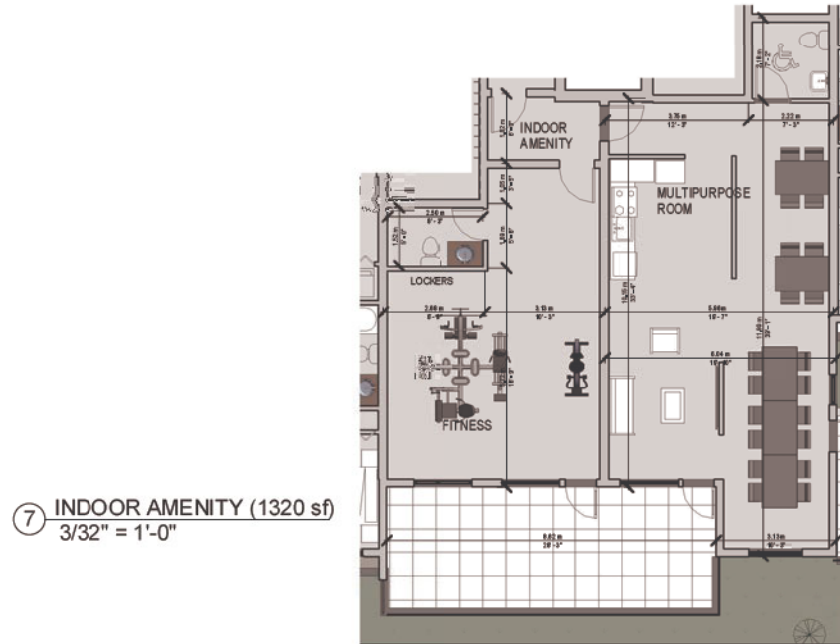
④ B-4 2-BEDROOM (787 sf)
3/32" = 1'-0"



⑥ C-1 ADAPTABLE (1054 sf)
1/16" = 1'-0"



⑤ B-5 2-BEDROOM+DEN (767 sf)
1/16" = 1'-0"



⑦ INDOOR AMENITY (1320 sf)
3/32" = 1'-0"



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No.	Date	Revision
1	2024-09-19	KRG RESUBMISSION



2024-09-19

Project Title
**6-STORY
MULTI-RESIDENTIAL
RENTAL**
10695/10713/10707 138
Street, Surrey

Sheet Title
**2/3-BEDROOM
UNIT TYPES &
INDOOR AMENITY**

Drawn: RNO

Checked: MC

Scale: As indicated

Project Number:
23SAP01

Revised Date: Dep. No.:

Print Date
09/20/24 **A208**



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No.	Date	Revision
1	2024-09-19	FOR RESUBMISSION



2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

**WEST
ELEVATION**

Drawn: RNO

Checked: MC

Scale: 1/16" = 1'-0"

Project Number:
23SAP01

Revised Date: Dep. No.:

Print Date:

A300





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No.	Date	Revision
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2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

**NORTH
ELEVATION**

Drawn: RNO

Checked: MC

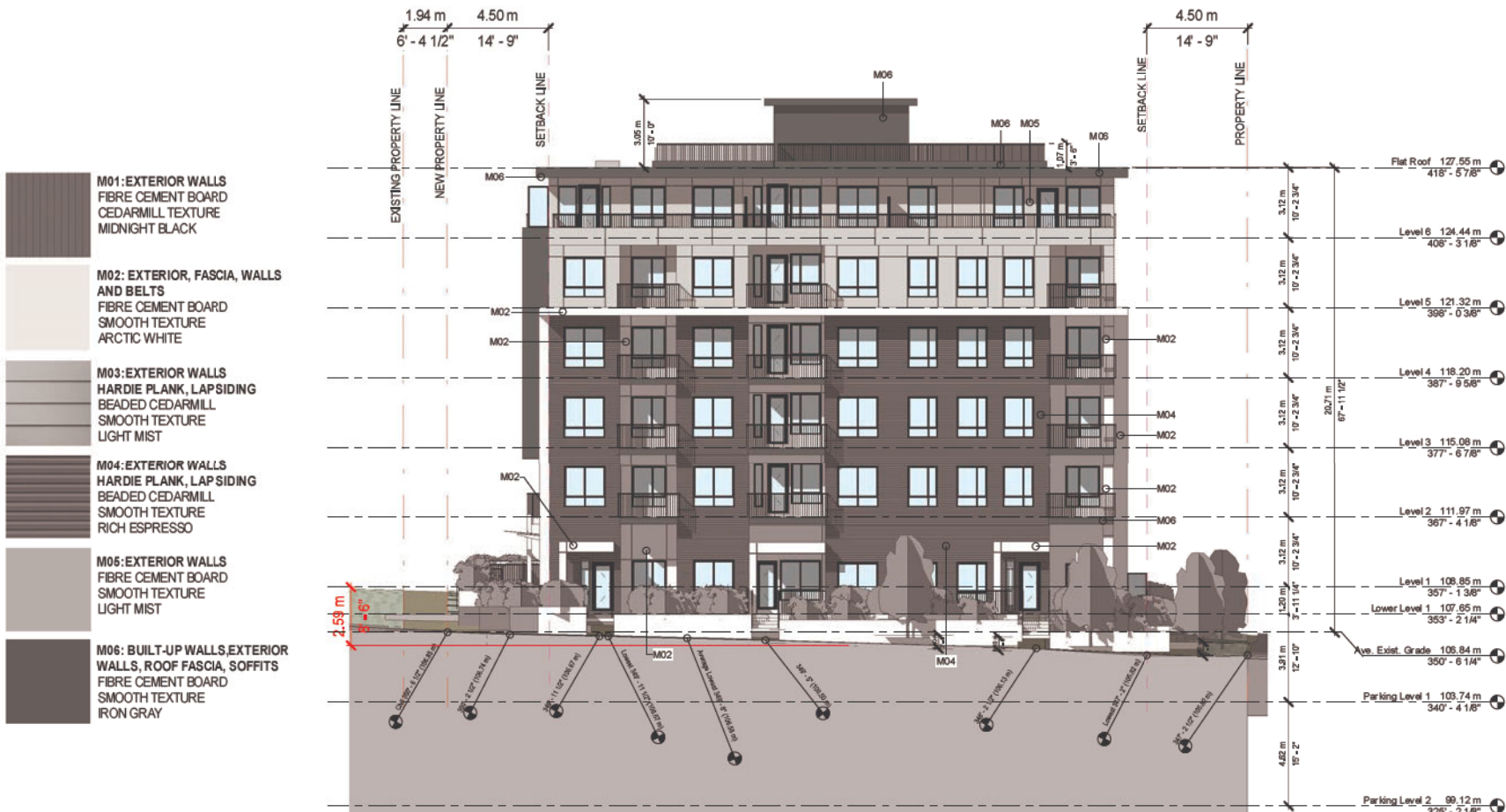
Scale: 1/16" = 1'-0"

Project Number:
23SAP01

Revised Date: Dep. No:

Print Date
09/19/20

A301



North Elevation (107a Avenue)



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No.	Date	Revision
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2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

**SOUTH
ELEVATION**

Drawn: RNO

Checked: MC

Scale: 1/16" = 1'-0"

Project Number:
23SAP01

Revised Date: Dep. No.:

Print Date
04/2/23

A302



SOUTH ELEVATION



EAST ELEVATION (138 STREET)



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No.	Date	Revision
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2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

EAST ELEVATION

Drawn: RNO

Checked: MC

Scale: 1/16" = 1'-0"

Project Number: 23SAP01

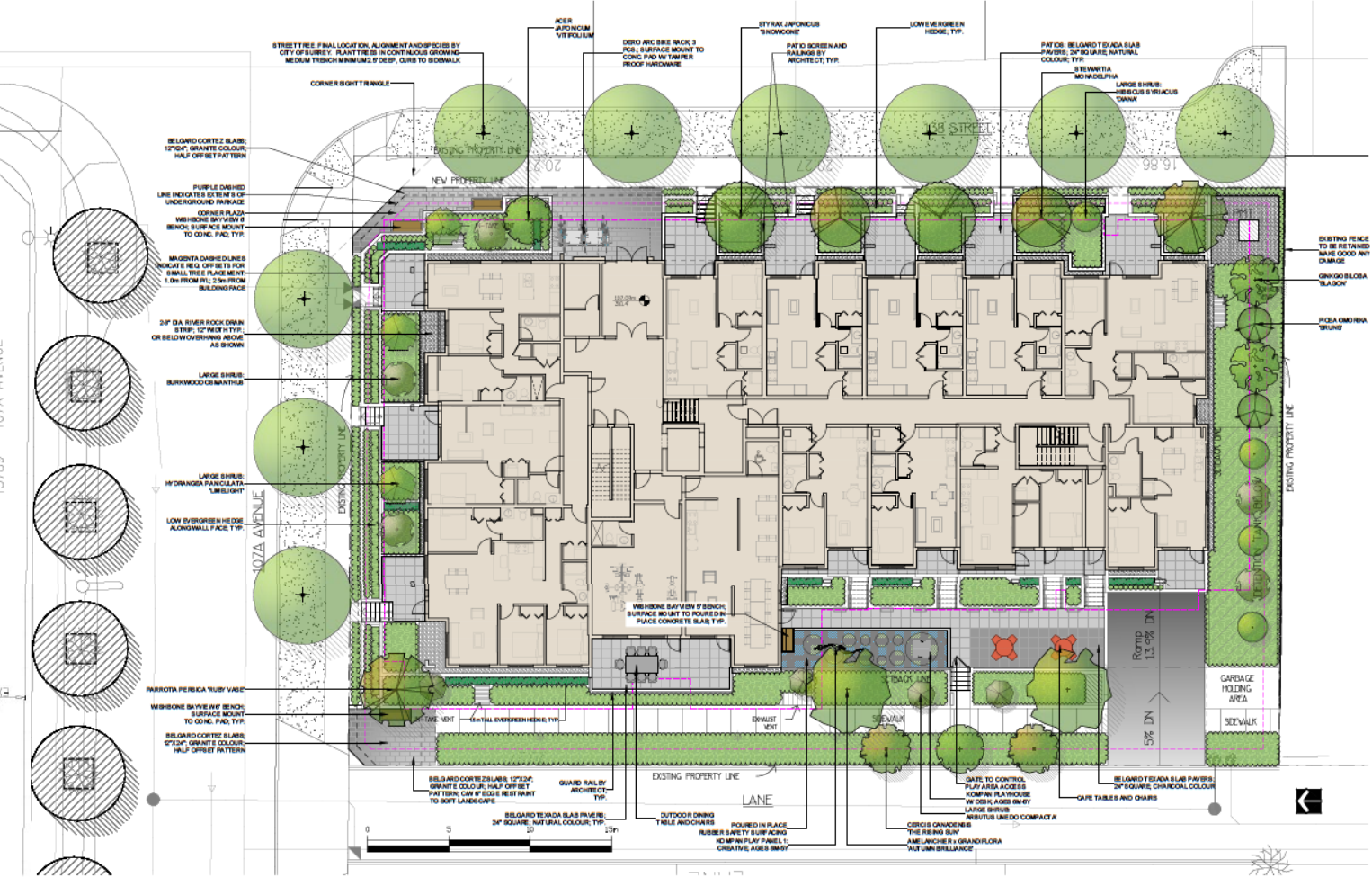
Revised Date: Dep. No:

Print Date: 04/2/2024 A303

TREES



FURNISHINGS



ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.L.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

MATERIALS

BELGARD CORTÈZ 1 1/2 PAVERS, GRANITE

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER JAPONICUM 'VITIFOLIUM'	FULL MOON MAPLE	50# CAL. BAR. CLIMATE RESILIENT
	2	AMELANCHIER 'GRANDIFLORA' 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICE BERRY	50# CAL. 1.8M STD. BAR. CLIMATE RESILIENT
	2	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	50# CAL. BAR. CLIMATE RESILIENT
	2	OSMANTHUS 'BURKWOODII'	GOLD SPIKE MADAGASCAR	50# CAL. LOW STD. BAR. CLIMATE RESILIENT
	2	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	50# CAL. 1.5M STD. BAR. CLIMATE RESILIENT
	2	PICEA OMORICA 'BRUN'S'	BRUN'S SPERMAN SPRUCE	3M HT. BAR. CLIMATE RESILIENT
	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE STYRAX	50# CAL. 1.5M STD. BAR. CLIMATE RESILIENT
	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	50# CAL. 1.5M STD. BAR. CLIMATE RESILIENT
LARGE SHRUB	4	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	# POT. 1.25M HT
	4	HEBISCUS SYRIACUS 'DIANA'	DIANA ROSE OF SHARON (WHITE)	# POT. 1.25M HT
	4	HYDRANGEA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	# POT. 1.5M HT. - ON STANDARD
	5	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	# POT. 1.5M HT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MARK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BG-SOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: 16 PROPOSED BY-LAW-SIZED REPLACEMENT TREES.

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Suite C100 - 4185 98th Drive Burnaby, B.C. V5C 6S8
P: 604-294-0911 F: 604-294-0922

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.01.25	REVIEW PRELIMINARY PLAN	Q
2	24.04.25	RE-INTERPRET SITE	Q
3	24.05.25	ADD UNDERGROUND	Q
4	24.06.25	REVISE PLANTING COMMENTS	Q
5	24.06.25	REVIEW PRELIMINARY PLAN	Q
6	24.06.25	REVIEW PRELIMINARY PLAN	DR.

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG

10713/10707/10695 138 ST SURREY BC

DRAWING TITLE: LANDSCAPE PLAN

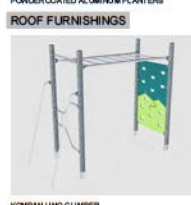
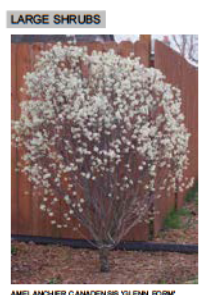
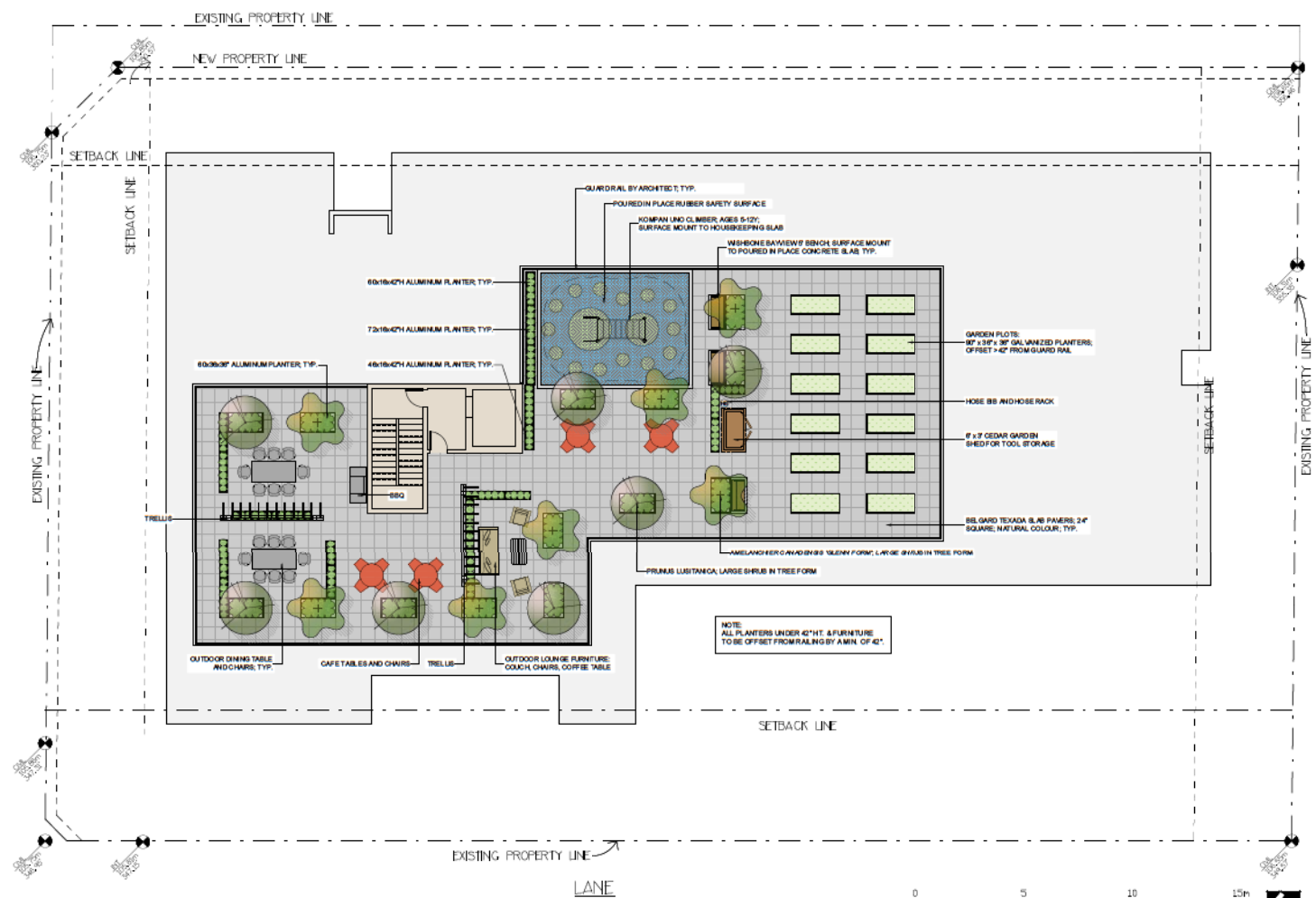
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SCALE: 1/32" = 1'-0"
DRAWN: Q
DESIGN: C
CHK'D: QG OF 9

33209-42P PMG PROJECT NUMBER: 23-209

SCALE

138 STREET

107A AVENUE



PLANT SCHEDULE - ROOF		PMG PROJECT NUMBER: 23-209	
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
LARGE SHRUB			
7	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR CANADIAN SERVICEBERRY	2M HT; LOW STD.; BAB
7	PRUNUS LUSITANICA	PORTUGUESE LAUREL	2M HT; 1M STD

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.09.23	REVIEW PRELIMINARY PLAN	Q
4	24.JAN.24	PLAN FINALISE	Q
5	24.AUG.24	ADD TO PRELIM PLAN	Q
7	24.AUG.24	REVISE PLANTING COMMENTS	Q
1	24.NOV.24	REVIEW PRELIMINARY PLAN	Q

CLIENT:

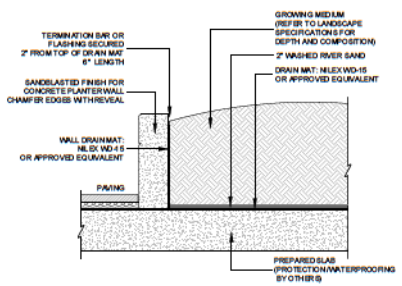
PROJECT:
6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
ROOF DECK LANDSCAPE PLAN

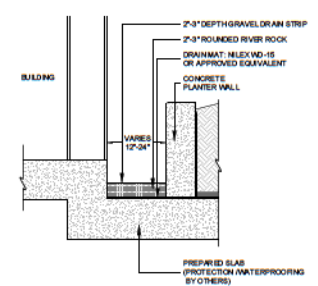
DATE: 23 NOV 24 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: [Signature]
DESIGN: [Signature]
CHK'D: [Signature] OF 9

PMG PROJECT NUMBER: 23-209

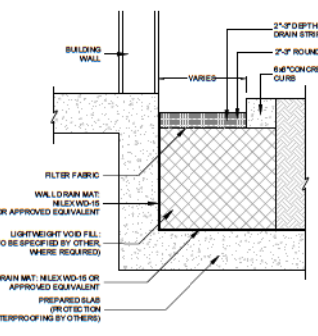
SCALE:



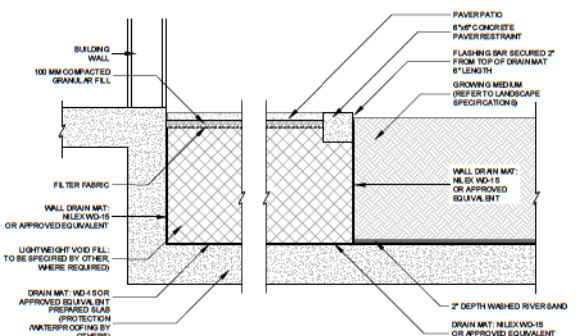
1 **PLANTER WALL ON SLAB**
1/2" = 1'-0"



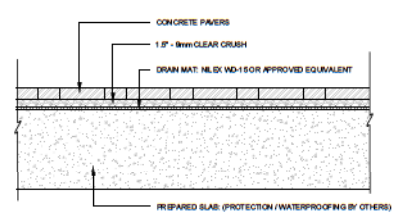
2 **DRAIN ROCK STRIP AT BUILDING ON SLAB**
1/2" = 1'-0"



3 **DRAIN STRIP AT BUILDING AT SLAB DROP**
1/2" = 1'-0"

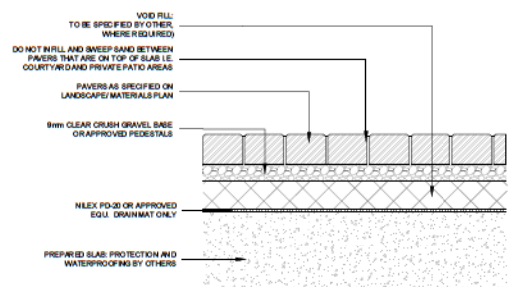


4 **PATIO/LANDSCAPE AT SLAB DROP**
1/2" = 1'-0"



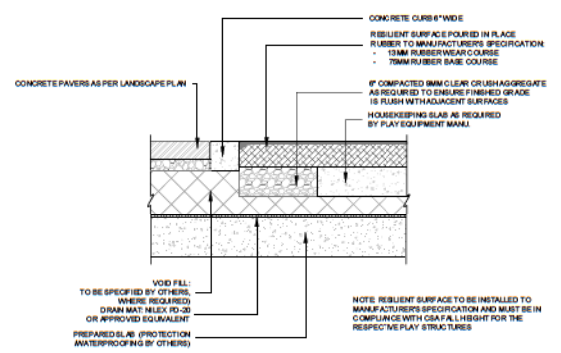
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DAMAGED CUT
SAND PAPER LIP/LAP 1/4\"/>

5 **PAVERS ON SLAB**
1" = 1'-0"



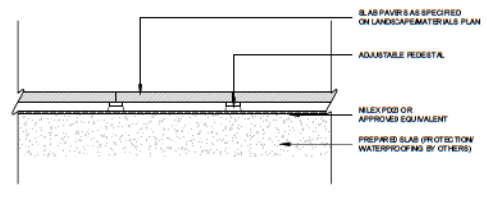
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DAMAGED CUT
MAX PAPER LIP/LAP 1/4\"/>

6 **PAVERS ON SLAB WITH VOID FILL**
1" = 1'-0"

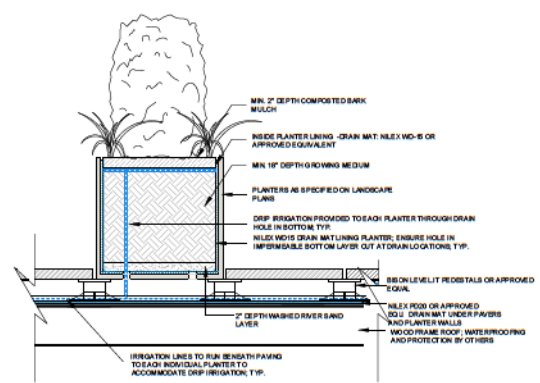


NOTE:
REBILIT SURFACE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES
IF COMPACTED 8MM CLEAR CRUSH AGGREGATE AS REQUIRED TO ENSURE FINISHED GRADE IS FLUSH WITH ADJACENT SURFACES
HOUSEKEEPING SLAB AS REQUIRED BY PLAY EQUIPMENT MANU.

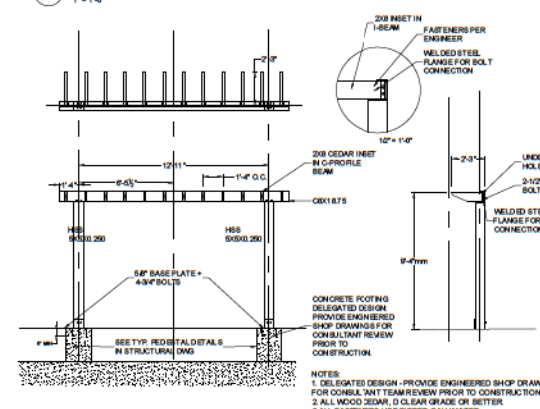
7 **POURED IN PLACE RUBBER SAFETY SURFACE & EDGE**
1" = 1'-0"



8 **HYDRAPRESSED SLABS OVER PEDESTALS**
1/4" = 1'-0"



9 **ROOF DECK PLANTERS**
1" = 1'-0"



CONCRETE FOOTING DELEGATED DESIGN PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION
NOTES:
1. DELEGATED DESIGN - PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION
2. ALL WOOD JOIST: D CLEAR GRADE OR BETTER
3. ALL FASTENERS HOT DIPPED GALVANIZED
4. HIDE/PAINTED FASTENERS AS SPECIFIED BY DELEGATED ENGINEER.

10 **TRELLIS ON ROOF DECK**
1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.AUG.24	REVIEW PER NEW SITE PLAN	Q
2	24.AUG.24	REVIEW PER NEW SITE PLAN	Q
3	24.AUG.24	REVIEW PER NEW SITE PLAN	Q
4	24.AUG.24	REVIEW PER NEW SITE PLAN	Q
5	24.AUG.24	REVIEW PER NEW SITE PLAN	Q

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23 NOV 24 DRAWING NUMBER:
SCALE:
DRAWN: C
DESIGN: C
CHK'D: C.G.
L9
OF 9

TO: **Director, Development Planning, Planning and Development Department**
 FROM: **Manager, Development Services, Engineering Department**
 DATE: **September 27, 2024** PROJECT FILE: **7824-0103-00**

RE: **Engineering Requirements**
Location: 10695, 10707, and 10713 - 138 Street

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 138 St.;
- Dedicate 1.0-metre x 1.0-metre corner cut at Lane;
- Dedicate 3.0-metre x 3.0-metre corner cut at intersection of 107A Ave. and 138 St.; and
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct the south side of 107A Ave.;
- Construct the west side of 138 St.;
- Construct Lane;
- Construct required mains for water, sanitary and drainage to service the development site;
 - Construct/upgrade existing sanitary main in the lane;
 - Design of the storm sewer in the rear (west) lane should consider the potential for properties to the south to also drain to the rear lane.
 - Submit sanitary catchment analysis up to King George Blvd (with NCP scenario).
 - Upsize any downstream systems if required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.
 Manager, Development Services

M51

Department: **Planning and Demographics**
Date: **June 7, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0103**

The proposed development of **87** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	3
Total Students =	11

Current Enrolment and Capacities:	
Forsyth Road Elementary	
Enrolment	427
Operating Capacity	317
# of Portables	6
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

Summary of Impact and Commentary

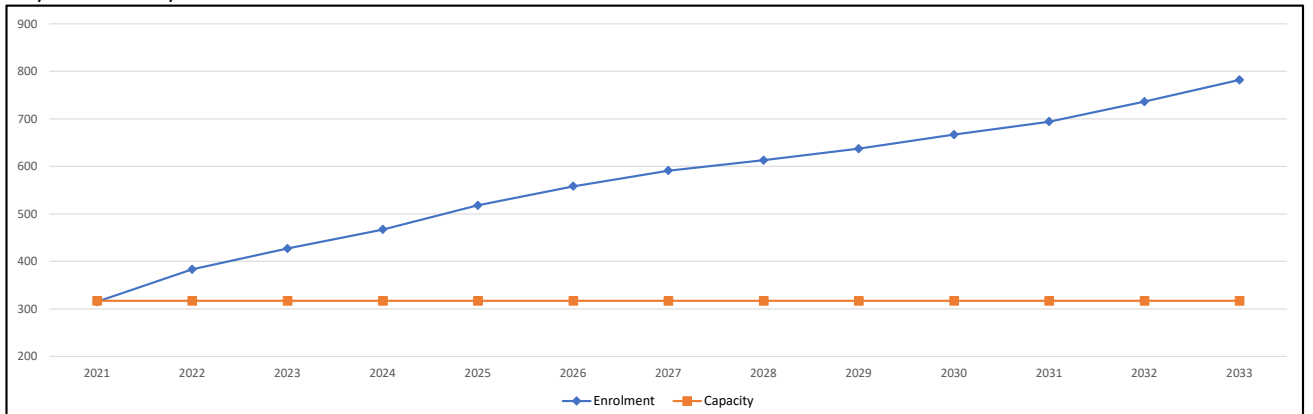
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary serves northern city centre neighborhood community and students. Given the densification of the City Centre surroundings, the school is projected to double its current student enrolment over the next 10 years, indicating a strong case for an addition to the school.

The Ministry of Education and Child Care has supported the District's capital request to plan and create a business case for a new 8-classroom capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2029.

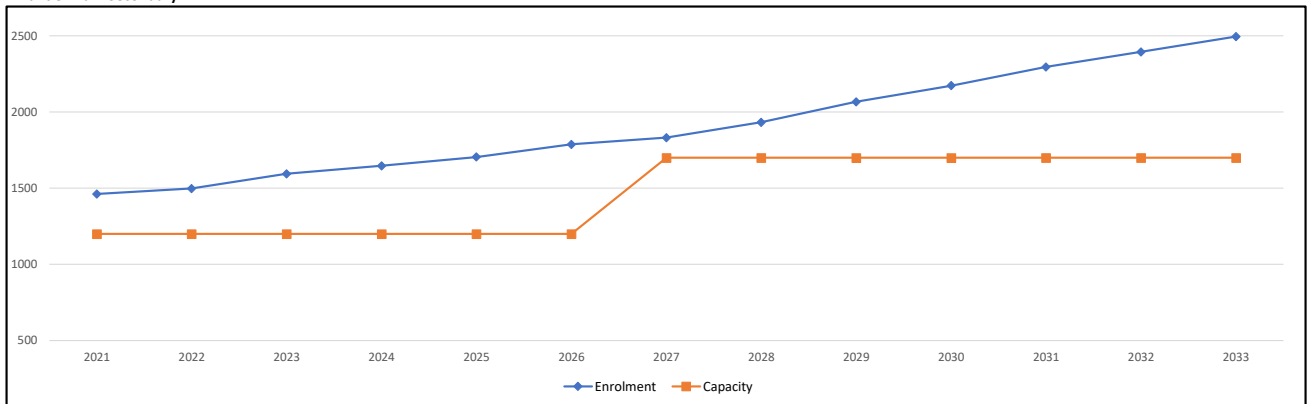
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

Forsyth Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

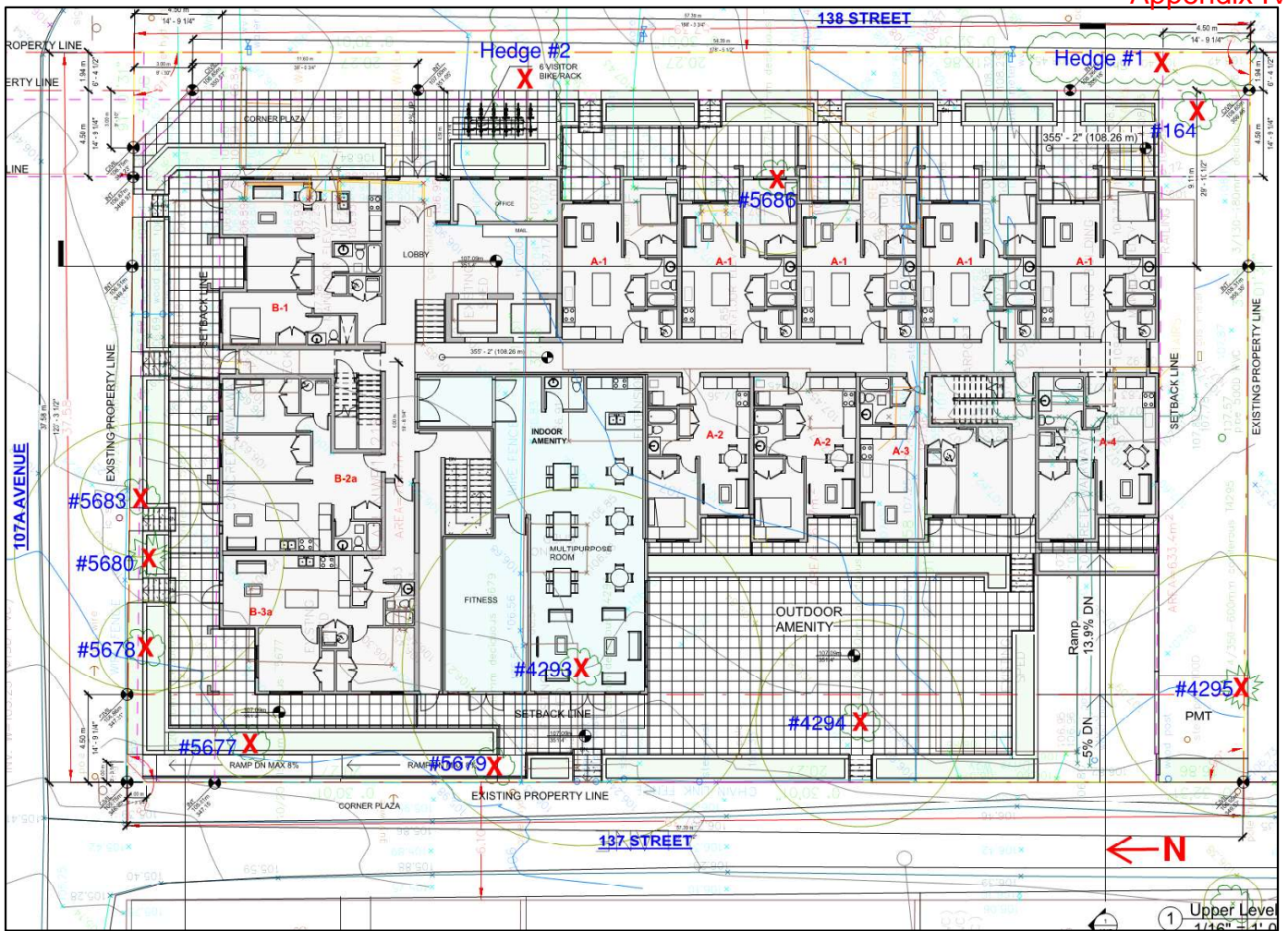
Kwantlen Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.



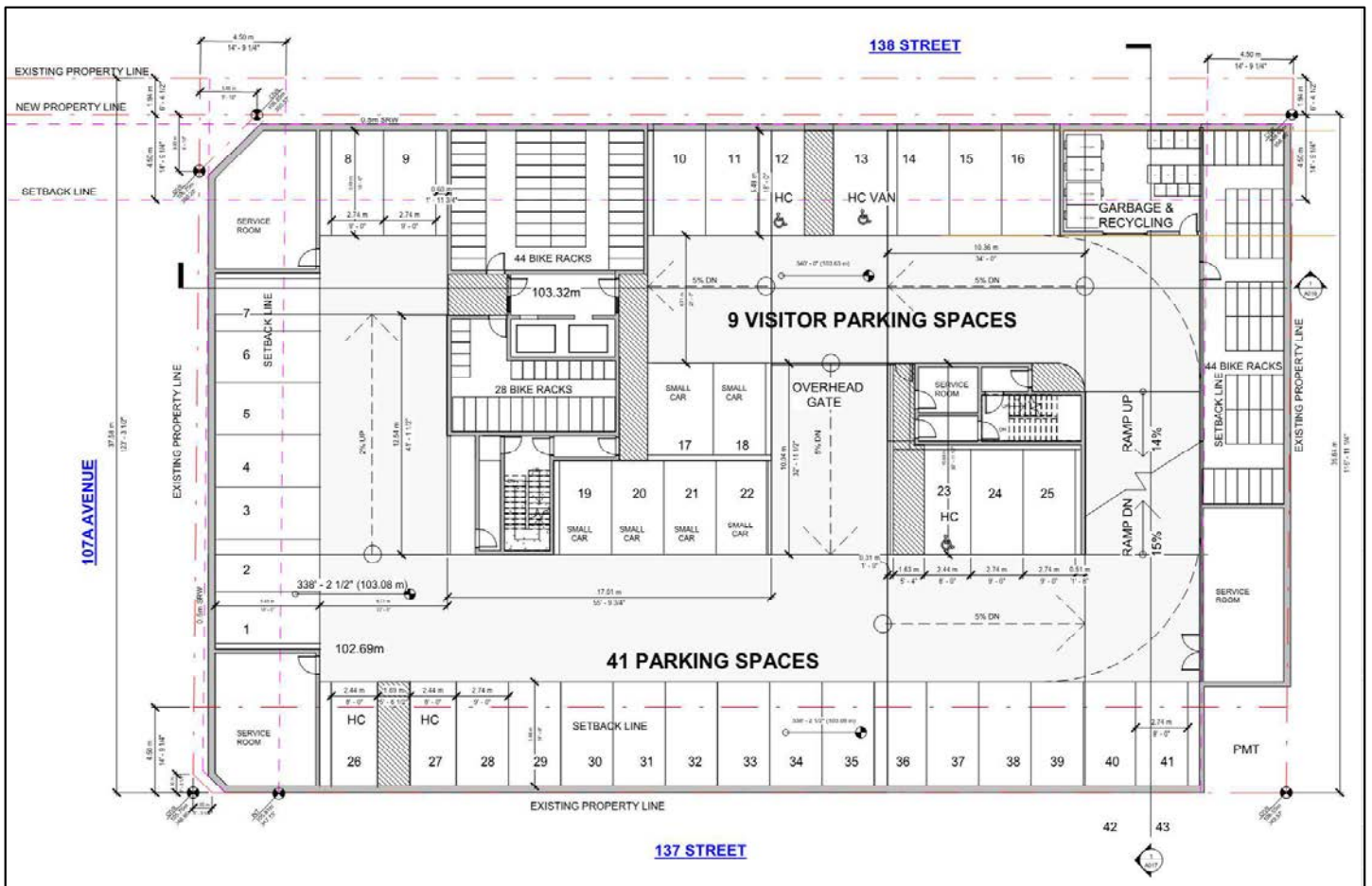
Tree Management Plan- Scale, 1" = 30'

Summary of Tree Preservation by Tree Species:

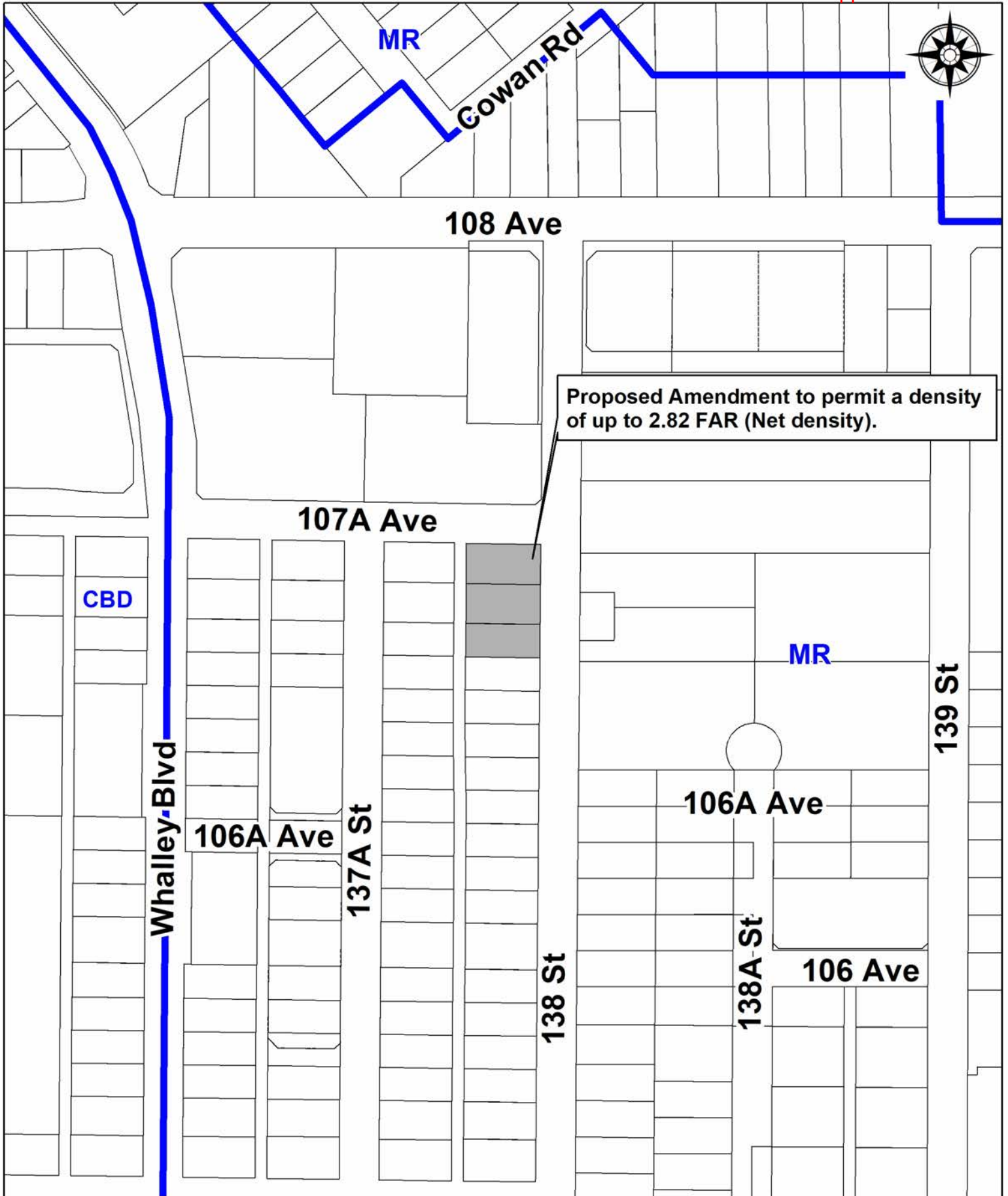
Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (Excluding Alder and Cottonwood Trees)			
Holly	1	1	0
Photinia	1	1	0
Walnut	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	12		
Total Retained and Replacement Trees	12		
Contribution to the Green City Program	-		

Tree Preservation Summary			
Surrey Project No:		Address: 10695-10713 138 Street, Surrey	
Registered Arborist: Davey Resource Group – Kimberley Dahl PN7658A			
On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	6	Protected Trees Identified	0
Protected Trees to be Removed	6	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X 0 = 0	12	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0

- All other species to be removed (2:1) 6 X two (2) = 12		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	12	Replacement Trees Proposed	-
Replacement Trees in Deficit	0	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			
Summary, report, and plan prepared and submitted by: <i>K. Dahl</i>			
		August 1, 2023	
(Signature of Arborist)		Date	



Parking Plan, Level 1 – Not to Scale



CITY OF SURREY

BYLAW NO. 21425

A bylaw to amend the provisions of Surrey Official
Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Table 7A: Land Use Designation Exceptions" to include 10695 – 138 Street, 10707 – 138 Street and 10713 – 138 Street, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 21425	Multiple Residential	10713 – 138 Street PID: 000-498-882 Lot 1 Section 23 Block 5 North Range 2 NWD Plan 14218 10707 – 138 Street PID: 009-936-653 Lot 2 Section 23 Block 6 North Range 2 NWD Plan 14218 10695 – 138 Street PID: 009-573-747 Lot 1 Section 23 Block 5 North Range 2 NWD Plan 11662	Density permitted up to 2.82 FAR (net density)"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21425".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21426

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 254 (CD 254), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: URBAN RESIDENTIAL ZONE (R₃)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 254" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 254"	(a) 10707 - 138 Street (b) 10695 - 138 Street (c) 10713 - 138 Street	(a) Lot 2 Plan 14218 (b) Lot 1 Plan 11662 (c) Lot 1 Plan 14218	21426	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 254 (CD 254), Bylaw, 2024, No. 21426".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 254 (CD 254)

This Comprehensive Development Zone 254 (CD 254) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following *Lands*:

Address	Legal Descriptions	PID
10713 - 138 Street	Lot 1 Section 23 Block 5 North Range 2 NWD Plan 14218	000-498-882
10707 - 138 Street	Lot 2 Section 23 Block 6 North Range 2 NWD Plan 14218	009-936-653
10695 - 138 Street	Lot 1 Section 23 Block 5 North Range 2 NWD Plan 11662	009-573-747

(collectively the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium-rise *multiple unit residential building*, and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

- (a) Maximum *floor area ratio* of 2.82, excluding:
 - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
 - ii. Up to a maximum of 170 sq. m. of the *secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone).

E. Lot Coverage

The maximum *lot coverage* for all *buildings and structures* shall be 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Buildings</i>	4.5 m	4.5 m	4.5 m	6.0 m
<i>Accessory Buildings and Structures</i>	1.0 m	1.0 m	4.5 m	4.0 m

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, *balconies* and canopies may encroach into the required *setbacks*.
- 2 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, parking - underground may be located up to 0.5 m of any lot line.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 21.0 m.
2. Accessory Buildings:
Accessory building height shall not exceed 4.5 m.
3. Structures:
Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
A secure bicycle parking area shall be provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building.

I. Landscaping and Screening

1. General Landscaping:
 - (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
 - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:
Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:

Amenity space, subject to Section B.6 of Part 4, General Provisions, shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
- (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
- (c) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*.

2. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision, except *strata lots*, shall conform to the following minimum standards:

- (a) *Lot Area*: Minimum 2,000 sq. m;
- (b) *Lot Width*: Minimum 40 m; and
- (c) *Lot Depth*: Minimum 40 m.

L. Other Regulations

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

NO: R192

COUNCIL DATE: October 7, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 3, 2024**

FROM: Acting General Manager, Planning & Development **FILE: 6745-20 (SSMUH)**

SUBJECT: Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and any associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”; and
3. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 21, 2024, and approval as to form for associated development variance permits after final adoption.

INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the fourth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22, 2024
2	September 9, 2024
3	September 23, 2024

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

Legal Services Review

Legal Services has reviewed this report.

CONCLUSION

This report provides for a fourth batch of in-stream Zoning Bylaw amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by
Ron Gill, MA, MCIP, RPP
Acting General Manager, Planning & Development

Appendix “I” Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

APPENDIX “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw Amendments, with any associated DVPs

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
20-0225	20761	RA	RF-13 RF-10	Yes	21415	RA	R4 R5	7920-0225-00	7920-0225-01 (See Attachment A)
21-0286	20792	RA	RH	Yes	21416	RA	R1	7921-0286-00	7921-0286-01 (See Attachment B)
23-0339	21296	RA	RF	Yes	21417	RA	R3	7923-0339-00	7923-0339-01 (See Attachment C)
16-0287	19314	RA	RF	No	21418	RA	R3	No	No
17-0194	19791	RA	RH	No	21419	RA	R1	No	No
22-0169	20921	RF	RF-SD	No	21420	R3	R6	No	No
22-0197	20904	RA	RF-13	No	21421	RA	R4	No	No

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0225-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-319-477
Lot 4 Section 10 Township 2 New Westminster District Plan 17132

14634 – 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

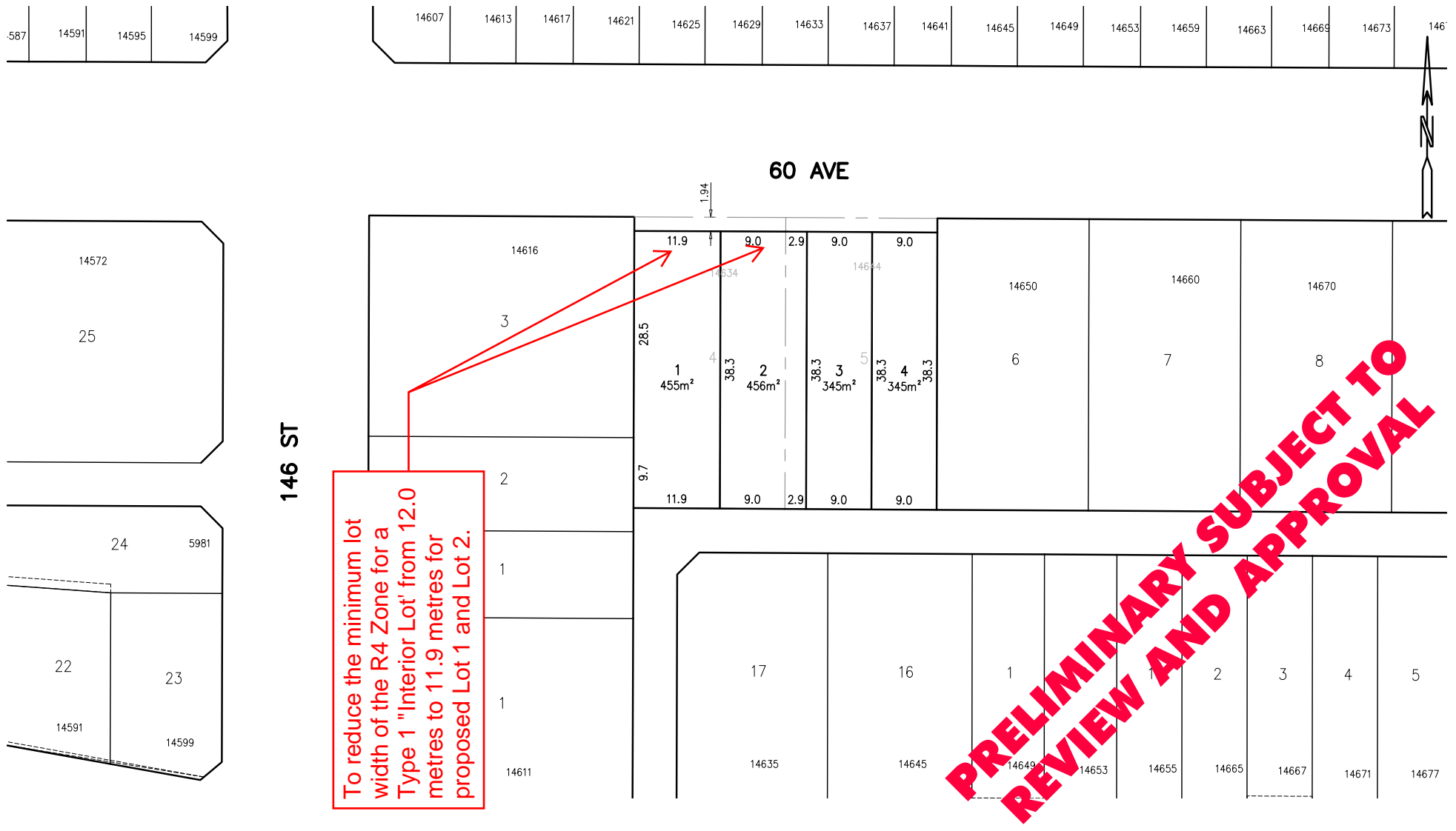
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection C. Subdivision of Part 16 Small Lot Residential Zone, the minimum lot width of the Type I Interior Lot is reduced from 12 metres to 11.9 metres for proposed Lot 1 and 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 14634 & 14644 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2021-032	DATE:	FEB 2021	LEGAL:	
SCALE: 1:500			MUNICIPAL PROJECT No:		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants
 Member PACIFIC LAND GROUP
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-149-077
Lot 30 Section 21 Township 1 New Westminster District Plan 43853
13949 28 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director of Legislative Services
Jennifer Ficocelli



Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

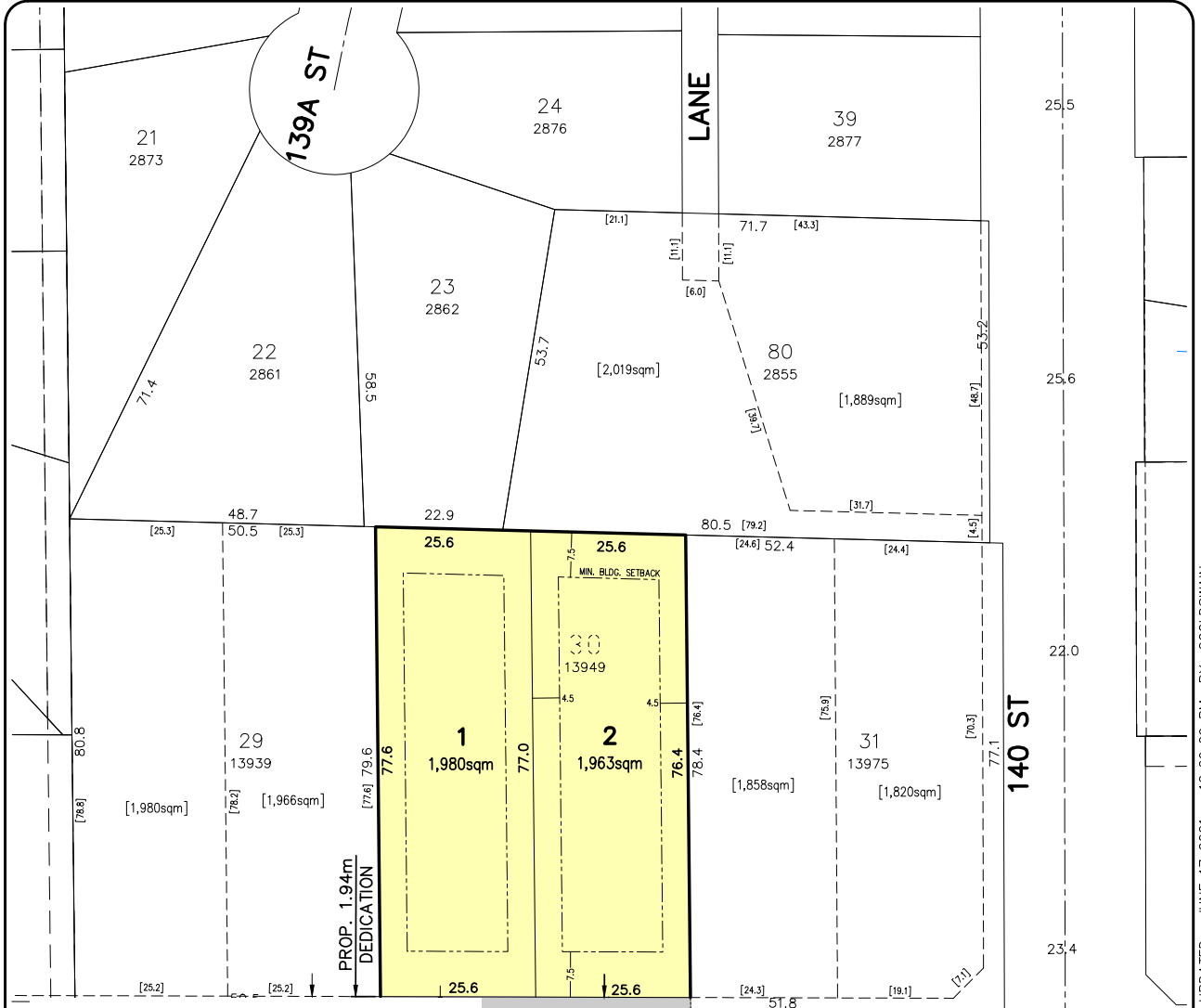
LAYOUT CONCEPT

Schedule A

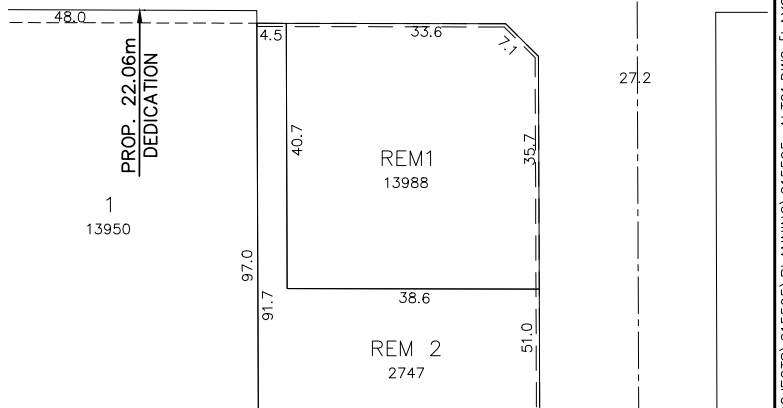
File No: 79-0-00
EXIST. ZONE: RA



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



Development Variance Permit
7921-0286-01:
to vary the minimum lot width
requirements under the R1 Zone from
30 metres to 25.6 metres.



GROSS SITE AREA: 4,043sqm (1.0ac)
ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:215595

ALTERNATIVE#: 01

DATE: 2021.06.09

SCALE: 1:750

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0339-01

Issued To:

(the "Owner")

Address of Owner:

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-443-801

Lot 11 Except: Part Dedicated Road On Plan Lmp40356; Block 85 New Westminster District Plan 18802
14718 Wellington Drive

(the "Land")

- 3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F., Yards and Setbacks of Part 15 "Urban Residential Zone (R3)", the rear (east) yard setback of Lot 2 is reduced from 7.5m to 1.8m to the principal building face.

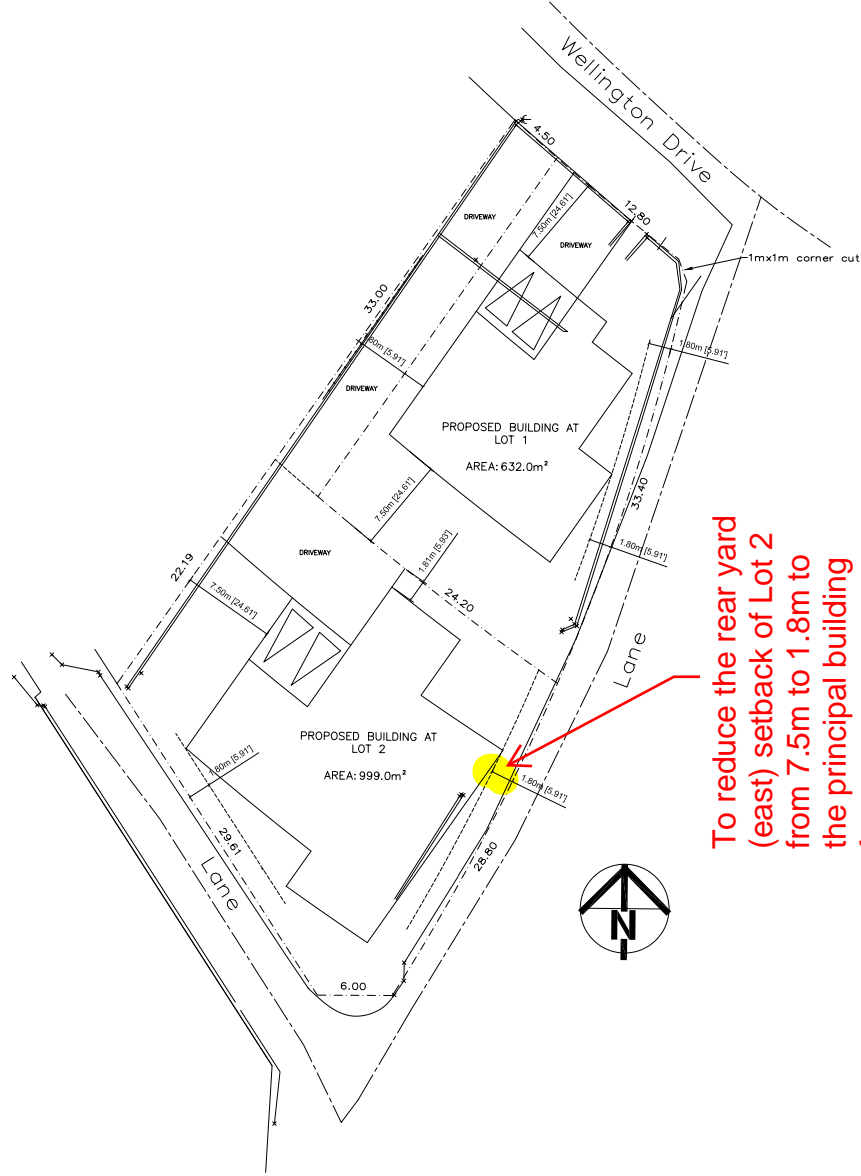
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
Jennifer Ficocelli



To reduce the rear yard (east) setback of Lot 2 from 7.5m to 1.8m to the principal building face.

LOT 1	
MAX LOT COVERAGE PERMITTED (38.4%)	= 2611.00 SF
LOT COVERAGE PROPOSED	= 2610.00 SF
MAX FSR PERMITTED	= 3880.00 SF
FSR PROPOSED	= 3870.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (30.49%)	= 3278.00 SF
LOT COVERAGE PROPOSED	= 3270.00 SF
MAX FSR PERMITTED	= 5264.00 SF
FSR PROPOSED	= 5255.00 SF
PROPOSED GARAGE	= 420.00 SF

PROPOSED RESIDENCE for
MR. AGAM PARMAR
ON 14718 WELLINGTON DR, SURREY, BC

PLAN: 7923-000-00

DRAWN: MZ

SCALE:

DATE: AUG 30, 2023



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NOTICE OF REZONING BYLAW

City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21415" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7920-0225-00; 7920-0225-01

Location: 14634 and 14644 – 60 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone a portion of the subject site shown hatched and labeled as Block A on the location map from Acreage Residential Zone to Small Lot Residential Zone and another portion of the subject site shaded in solid grey and labeled as Block B from Acreage Residential Zone to Compact Residential Zone, in order to permit subdivision into four single family small lots. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaw. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width (Type I Interior Lot) from 12 metres to 11.9 metres for proposed Lots 1 and 2.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 - 104 Avenue.



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CITY OF SURREY

BYLAW NO. 21415

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: SMALL LOT RESIDENTIAL ZONE (R4)

PID: 001-319-477
Lot 4 Section 10 Township 2 New Westminster District Plan 17132
(Portion of 14634 – 60 Avenue)

PID: 007-535-902
Lot 5 Section 10 Township 2 New Westminster District Plan 17132
(Portion of 14644 – 60 Avenue)

Shown on a Survey Plan labeled Block A containing 962 square metres, attached hereto and forming part of this Bylaw as Schedule A.

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: COMPACT RESIDENTIAL ZONE (R5)

Portion of PID: 007-535-902
Lot 5 Section 10 Township 2 New Westminster District Plan 17132
(Portion of 14644 – 60 Avenue)

Shown on a Survey Plan labeled Block B containing 725 square metres, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sukh Minder Dhaliwal, B.C.L.S. on the 3rd day of October, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21415".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. 21415
OF LOTS 4 AND 5, SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT, PLAN 17132**

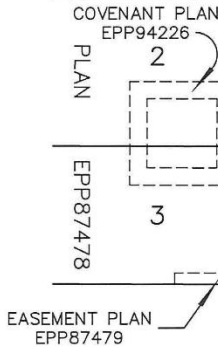
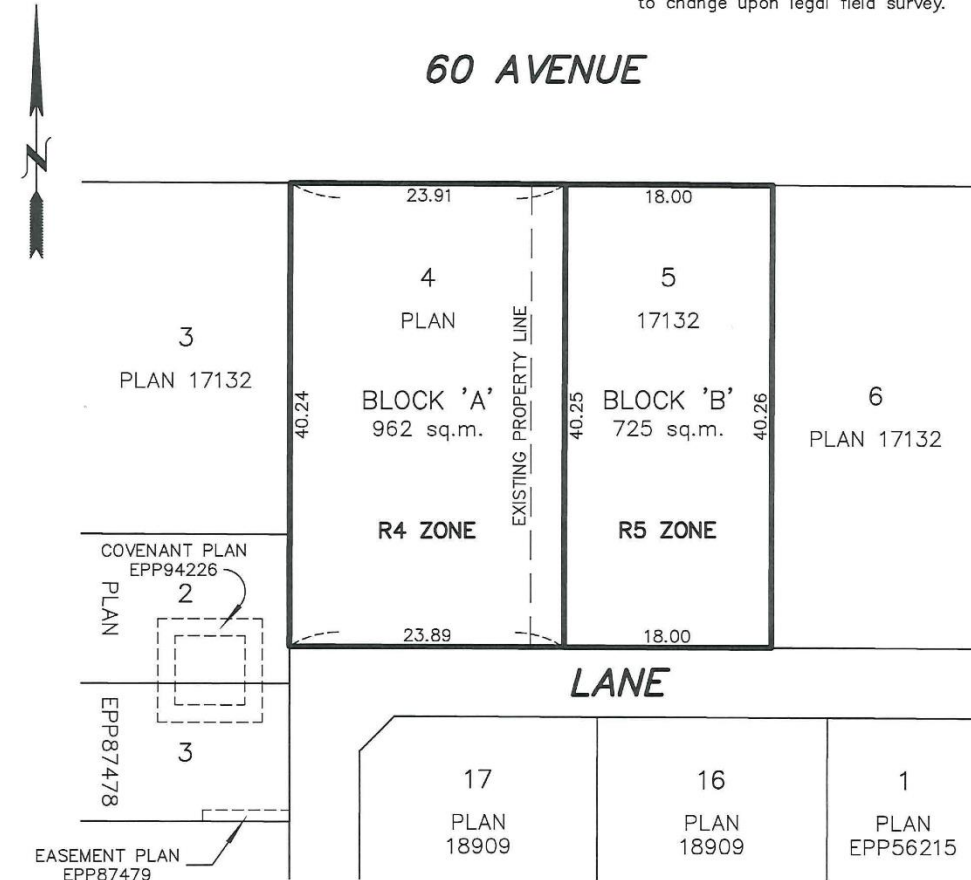
"FOR REZONING PURPOSES"

14634 – 60th Avenue
14644 – 60th Avenue
Surrey, B.C.

SCALE 1:500

NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Lot dimensions have been derived from Land Title Office records and are subject to change upon legal field survey.



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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
phone: (604) 501-6188
email: info@dhaliwalsurvey.com
File: 2108003-203
Drawn by: MD-BM

DATE OF SURVEY:
03rd DAY OF OCTOBER, 2024.

Sukh Minder
Dhaliwal
EK1JUF

Digitally signed by Sukh Minder
Dhaliwal EK1JUF
DN: cn=CA, cn=Sukh Minder
Dhaliwal EK1JUF, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/LRUP.cfm?
id=EK1JUF
Date: 2024.10.03 14:20:15 -07'00'

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

SUKH MINDER S. DHALIWAL
B.C.L.S. 756

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0225-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-319-477
Lot 4 Section 10 Township 2 New Westminster District Plan 17132

14634 – 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

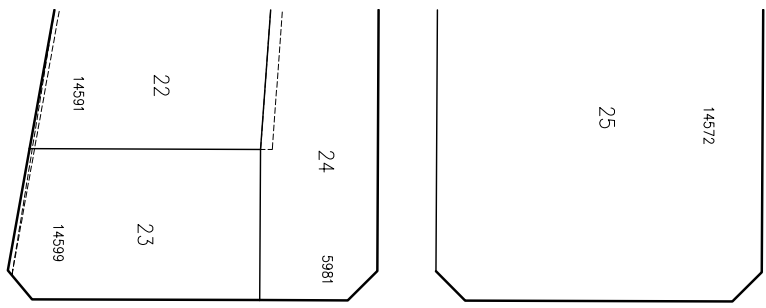
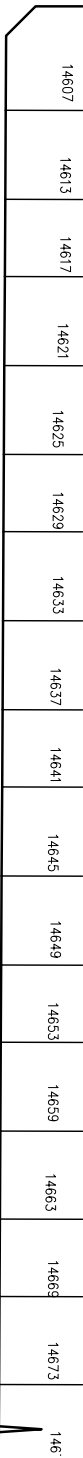
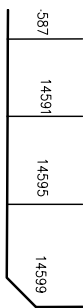
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection C. Subdivision of Part 16 Small Lot Residential Zone, the minimum lot width of the Type I Interior Lot is reduced from 12 metres to 11.9 metres for proposed Lot 1 and 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



146 ST

60 AVE

To reduce the minimum lot width of the R4 Zone for a Type 1 "Interior Lot" from 12.0 metres to 11.9 metres for proposed Lot 1 and Lot 2.



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



DRAWING TITLE: RESIDENTIAL SUBDIVISION		PROJECT: 14634 & 14644 60 AVENUE, SURREY	
PROJECT NO.: 2021-032	DATE: FEB 2021	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT NO.:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

Hub Engineering Inc.
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 tel: 604-572-4328 | fax: 604-501-1625 | email@hub-inc.com | www.hub-inc.com

Member **PACIFIC LAND GROUP**

NOTICE OF REZONING BYLAW

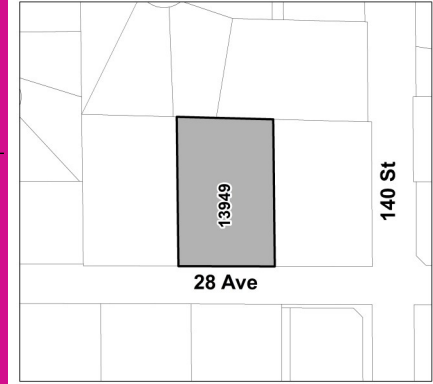
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21416" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7921-0286-00; 7921-0286-01

Location: 13949 – 28 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the subject site shown shaded in grey on the location map from Acreage Residential Zone to Suburban Residential Zone in order to allow subdivision into two lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 30 metres to 25.6 metres for proposed Lots 1 and 2.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 - 104 Avenue.



Stay informed with Public Hearing Notices Online or by Email

Receive the latest updates on public hearings, elections, taxes, land use changes, and more directly to your email inbox or view online anytime. Visit surrey.ca/publicnotices

CITY OF SURREY

BYLAW NO. 21416

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: SUBURBAN RESIDENTIAL ZONE (R1)

PID: 007-149-077
Lot 30 Section 21 Township 1 NWD Plan 43853

(13949 – 28 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21416".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-149-077
Lot 30 Section 21 Township 1 New Westminster District Plan 43853
13949 28 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director of Legislative Services
Jennifer Ficocelli



Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

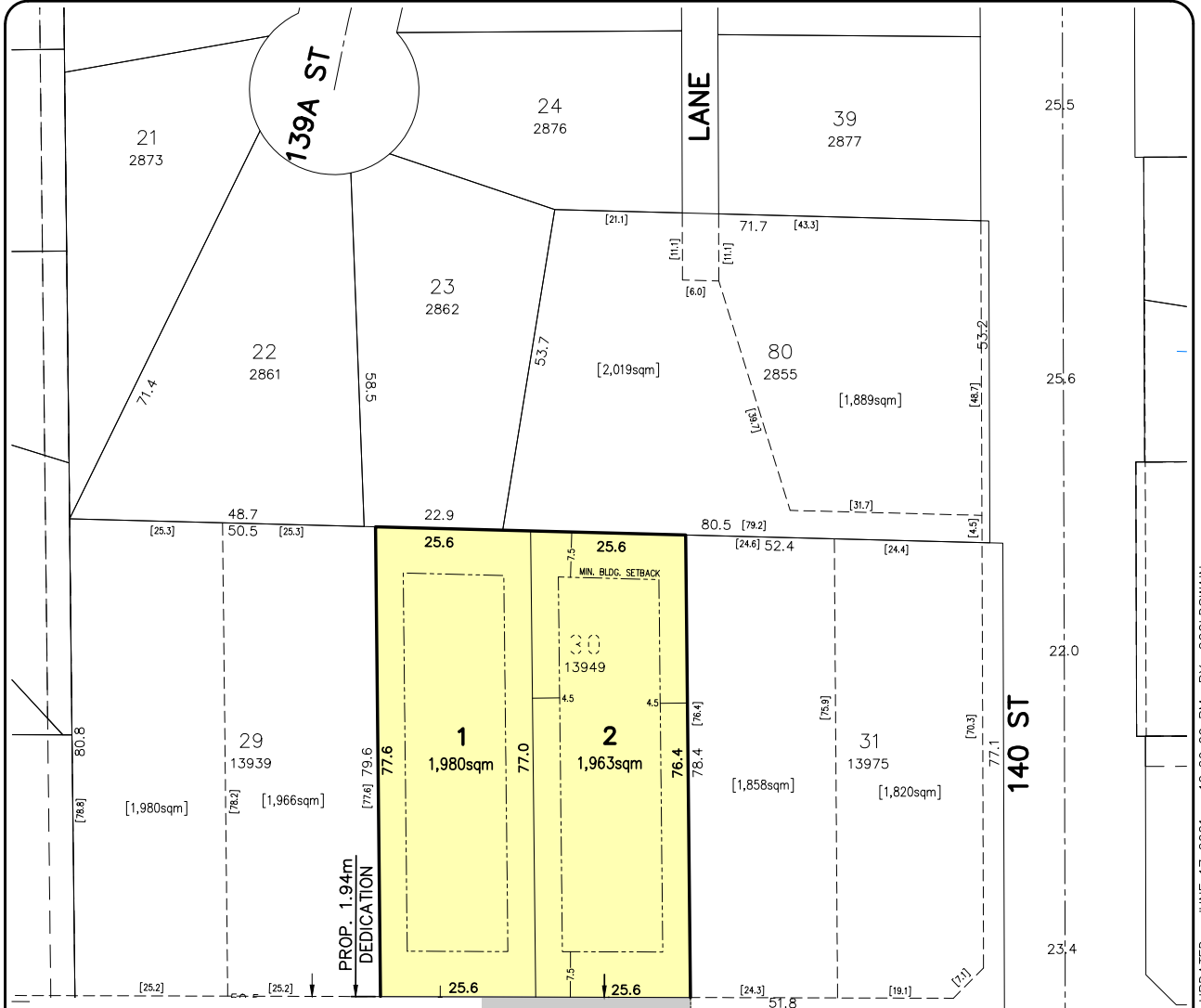
LAYOUT CONCEPT

Schedule A

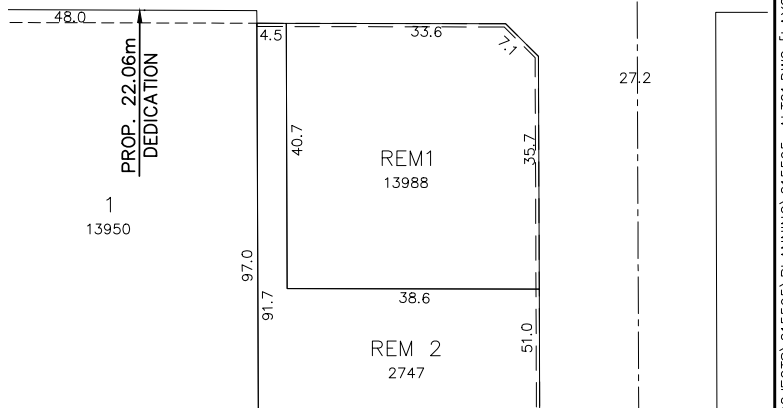
File No: 79-0-00
EXIST. ZONE: RA



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



Development Variance Permit
7921-0286-01:
to vary the minimum lot width
requirements under the R1 Zone from
30 metres to 25.6 metres.



GROSS SITE AREA: 4,043sqm (1.0ac)
ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:215595

ALTERNATIVE#: 01

DATE: 2021.06.09

SCALE: 1:750

NOTICE OF REZONING BYLAW

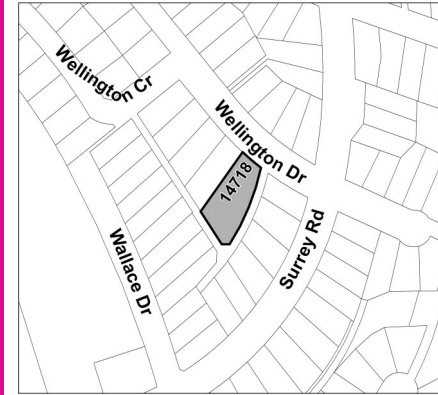
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21417" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7923-0339-00; 7923-0339-01

Location: 14718 Wellington Drive

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from Acreage Residential Zone to Urban Residential Zone in order to subdivide into two lots including one panhandle lot.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard (east) setback for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 - 104 Avenue.



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CITY OF SURREY

BYLAW NO. 21417

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 010-443-801

Lot 11 Except: Part Dedicated Road on Plan LMP40356; Block 85 NWD Plan 18802

(14718 Wellington Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21417".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0339-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-443-801

Lot 11 Except: Part Dedicated Road On Plan Lmp40356; Block 85 New Westminster District Plan
18802
14718 Wellington Drive

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F., Yards and Setbacks of Part 15 "Urban Residential Zone (R3)", the rear (east) yard setback of Lot 2 is reduced from 7.5m to 1.8m to the principal building face.

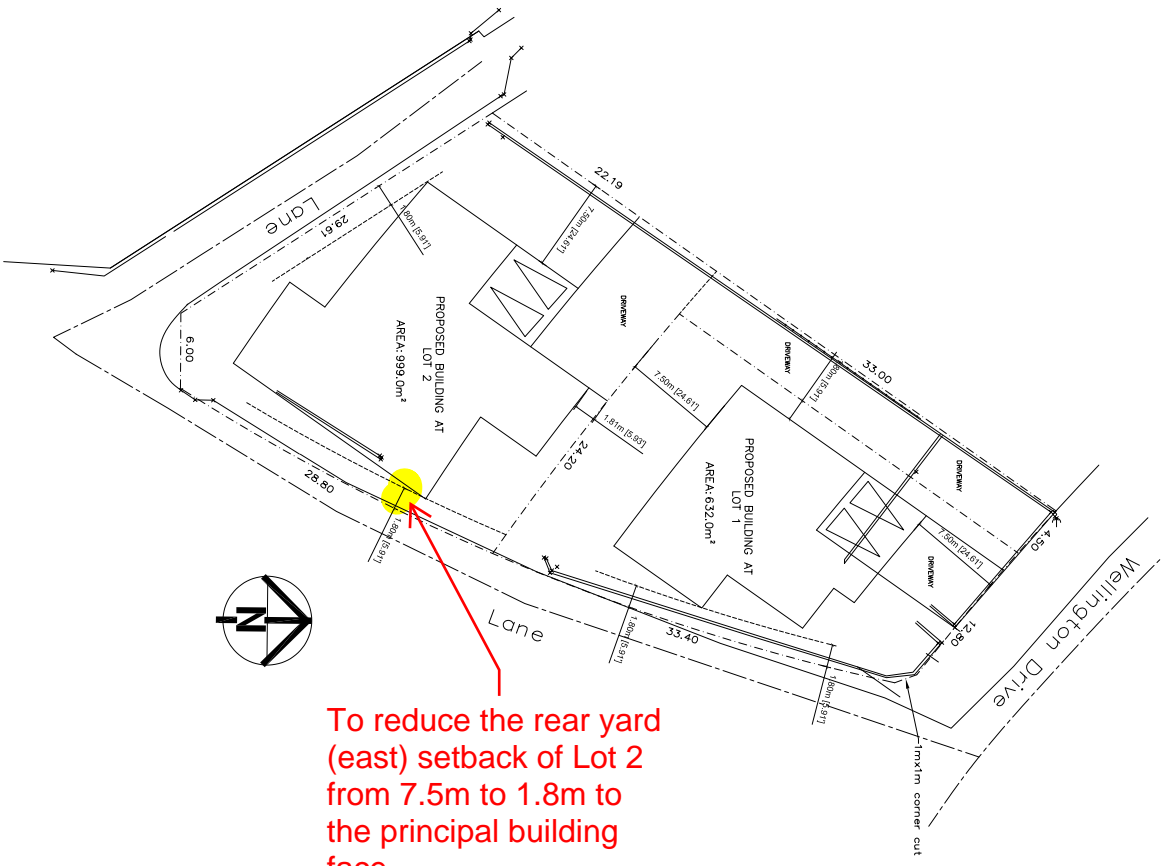
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
Jennifer Ficocelli



To reduce the rear yard (east) setback of Lot 2 from 7.5m to 1.8m to the principal building face.

LOT 1	
MAX LOT COVERAGE PERMITTED (39.4%)	= 261100 SF
LOT COVERAGE PROPOSED	= 261000 SF
MAX FSR PERMITTED	= 388000 SF
FSR PROPOSED	= 387000 SF
PROPOSED GARAGE	= 42000 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (30.49%)	= 327800 SF
LOT COVERAGE PROPOSED	= 327000 SF
MAX FSR PERMITTED	= 526400 SF
FSR PROPOSED	= 525500 SF
PROPOSED GARAGE	= 42000 SF

PROPOSED RESIDENCE for
MR. AGAM PARMAR
on 14718 WELLINGTON DR, SURREY, BC

PLAN: 7923-000-00
 DRAWN: MZ
 SCALE:
 DATE: AUG 30, 2023

home design
 1101-12057 Fernside Rd, Surrey, BC V3V 2M7
 P: 604.597.3588 F: 604.597.2513

this drawing/design is the exclusive property belongs to SIMPLEX HOME DESIGN no body is authorized to use or reproduce without the written approval from SIMPLEX HOME DESIGN.

NOTICE OF REZONING BYLAW

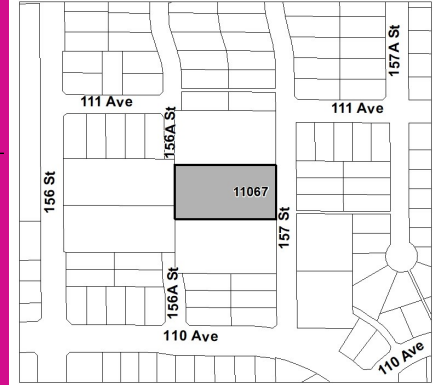
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21418" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7916-0287-00

Location: 11067 – 157 Street

Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from Acreage Residential Zone to Urban Residential Zone in order to subdivide into 6 lots.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

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CITY OF SURREY

BYLAW NO. 21418

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000," as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)

TO: URBAN RESIDENTIAL ZONE (R3)

Parcel Identifier: 005-494-974
Lot 57 Section 15 Block 5 North Range 1 West NWD Plan 56825

(11067 – 157 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21418".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 20 .

_____MAYOR

NOTICE OF REZONING BYLAW

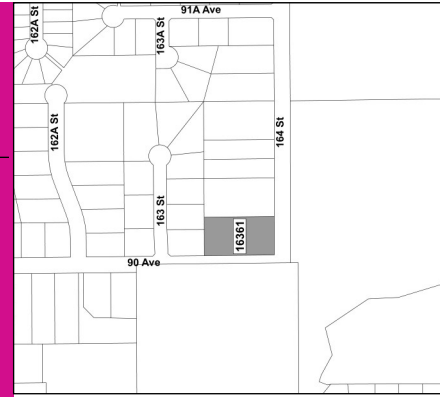
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21419" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7917-0194-00

Location: 16361 - 90 Avenue

Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from Acreage Residential Zone to Suburban Residential Zone in order to subdivide into 2 suburban residential lots and retain the existing dwelling on proposed Lot 1.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

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CITY OF SURREY

BYLAW NO. 21419

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000," as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: SUBURBAN RESIDENTIAL ZONE (R1)

Parcel Identifier: 002-252-961
Lot 19 Section 36 Township 2 New Westminster District Plan 27187
(16361 - 90 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21419".

ASSESSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 20 .

_____MAYOR

_____CLERK

NOTICE OF REZONING BYLAW

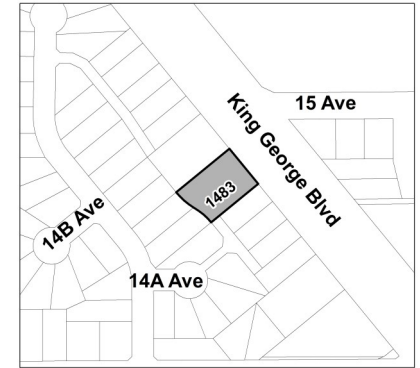
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21420" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7922-0169-00

Location: 1483 King George Boulevard

Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from Urban Residential Zone to Semi-Detached Residential Zone in order to subdivide the subject site into four lots.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 - 104 Avenue.



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CITY OF SURREY

BYLAW NO. 21420

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R3)
TO: SEMI-DETACHED RESIDENTIAL ZONE (R6)

PID: 011-286-911
Lot 19 Except: Part Subdivided by Plan LMP2376; Section 12 Township 1 NWD Plan 8123
(1483 King George Boulevard)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21420.

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

NOTICE OF REZONING BYLAW

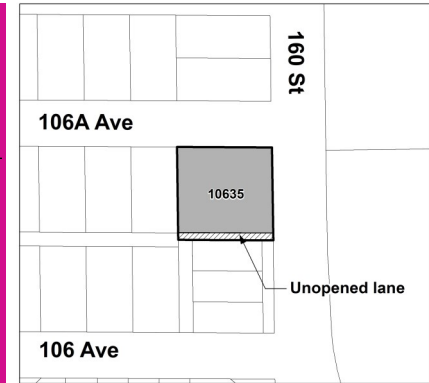
City of Surrey Council Meeting

MONDAY, OCTOBER 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21421" will be read for the first time by the City of Surrey Council at the Council Meeting on October 21, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Corporate Report R192

Planning Report - Application No. 7922-0197-00

Location: 10635 – 160 Street; Portion of unopened lane

Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from Acreage Residential Zone to Small Lot Residential Zone in order to subdivided the subject site into 3 lots.

Council supported the rezoning application and authorized notification to the public. On July 8, 2024 Council adopted bylaw changes to meet the requirements of new provincial legislation regarding small-scale multi-unit housing. To facilitate the alignment of in-stream rezoning applications, the original bylaw was filed and a new bylaw was drafted to follow the current legislation. Renotification of the rezoning bylaw is required.



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

This notice is intended for the Owner and/or Occupant of which this card is addressed.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

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CITY OF SURREY

BYLAW NO. 21421

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)
TO: SMALL LOT RESIDENTIAL ZONE (R4)

PID: 012-386-324

Lot "A" Block 13 Section 22 Block 5 North Range 1 West NWD Plan 1832

(10635 – 160 Street)

(Portion of unopened lane)

Labeled Block A, shown on a Survey Plan attached as Schedule A to this Bylaw, certified correct by Chris Beaugrand, B.C.L.S. on 26th day of September, 2022.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21421".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NUMBER 21421
OF PORTIONS OF BLOCK 13, SECTION 22, BLOCK 5 NORTH, RANGE 1 WEST
NEW WESTMINSTER DISTRICT PLAN 1832**

BCGS 92G.017

SCALE 1:250



ALL DISTANCES ARE IN METRES AND ARE HORIZONTAL GROUND

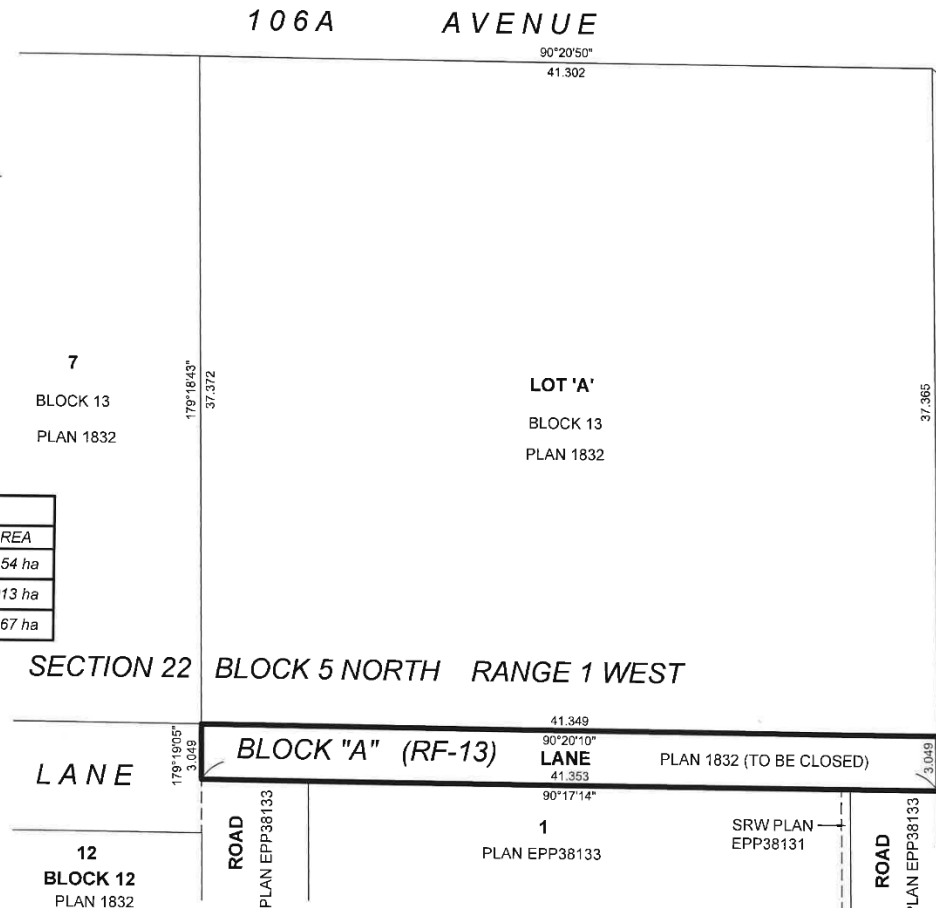
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

INTERGRADED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 NORTH (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGED COMBINED FACTOR OF 0.9995940. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON THE AVERAGE ELLIPSOIDAL ELEVATION OF 58.542 m.

BOOK OF REFERENCE		
BLOCK	DESCRIPTION	AREA
	LOT "A", BLOCK 13, SEC 22, BLOCK 5N, R1W, NWD	0.154 ha
BLOCK 'A'	LANE DEDICATED ON PLAN 1832 TO BE CLOSED	0.013 ha
TOTAL AREA		0.167 ha



160th STREET



CERTIFIED CORRECT ACCORDING TO FIELD SURVEY DATED THIS 25th DAY OF SEPTEMBER, 2022

Christopher
William Beauchamp

CHRIS BEAUCHAMP, B.C.L.S. 1022

This Document is Not Valid Unless Originally Signed and Sealed

VECTOR
GEOMATICS LAND SURVEYING LTD.

Chilliwack office
6-7965 Venture Place
Chilliwack, B.C. V2R 0K2
Ph.: (604) 792-4264
www.vectorgeomatics.com

NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:

MONDAY, October 21, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

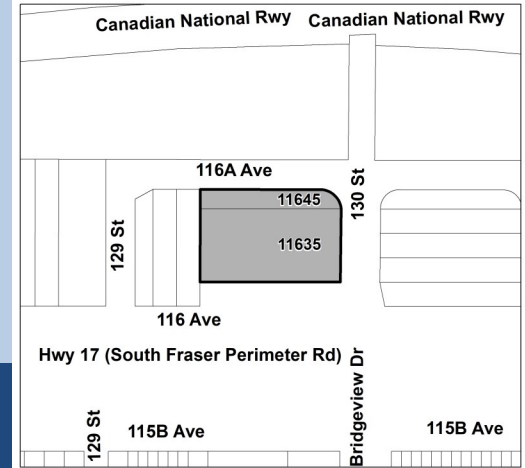
13450 —104 Avenue

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Planning Report—Application No. 7924-0192-00

Location: 11635, 11645 - 130 Street

Purpose of Permit: The applicant is seeking to reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street from 7.5 metres to 0 metres; and to vary Special Regulations in the Light Impact Industrial Zone to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building.



LOCATION





Office of the City Clerk

13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 — 104 Avenue

OWNER/OCCUPANT

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0192-00

Planning Report Date: October 7, 2024

PROPOSAL:

- **Development Variance Permit**

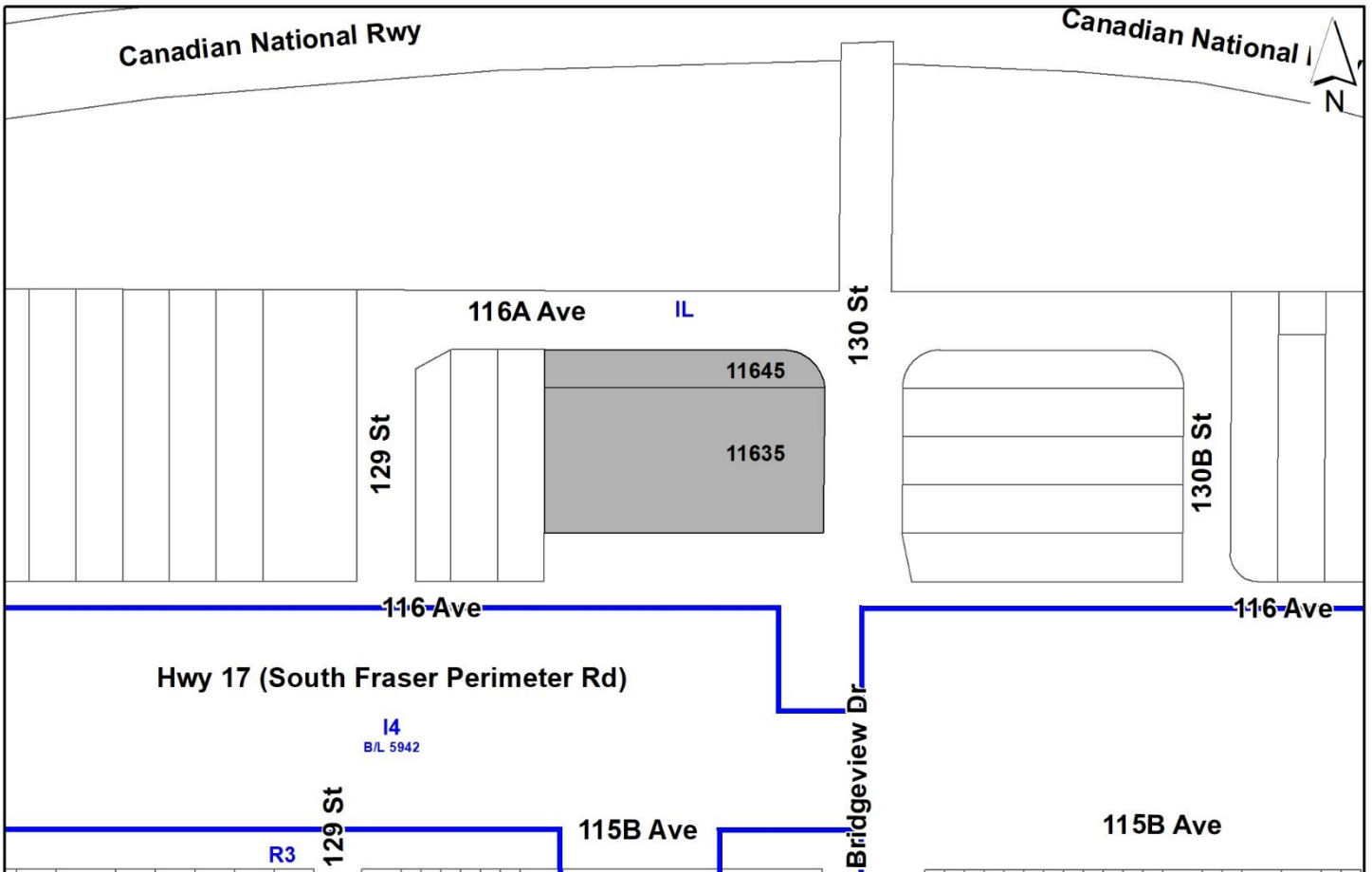
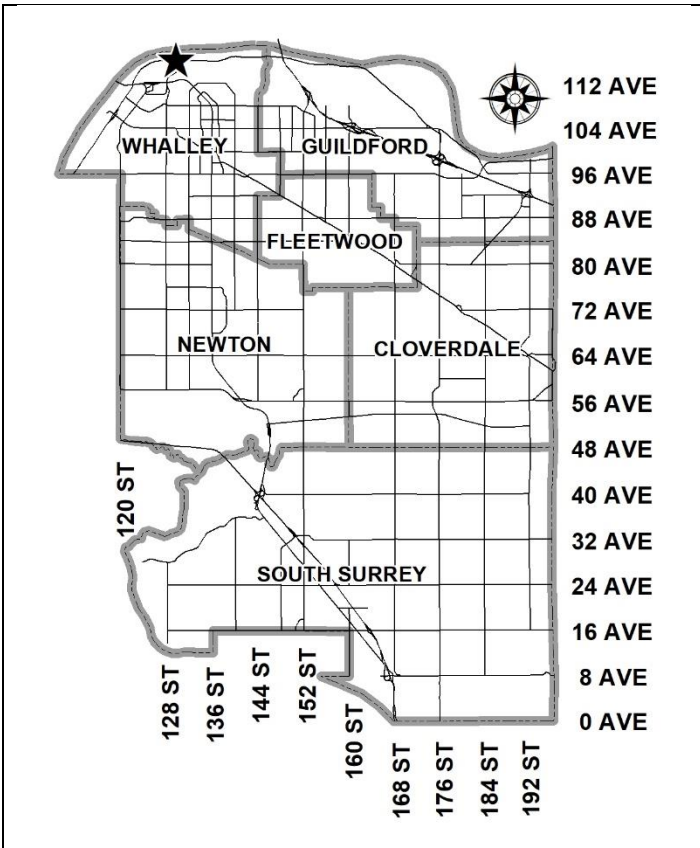
to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building and to reduce the minimum required side yard setback for a retaining wall.

LOCATION: 11645 - 130 Street

11635 - 130 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building.
- Proposing to reduce the south side yard setback requirement for a retaining wall at 11635 130 Street from 7.5 metres to 0 metres.

RATIONALE OF RECOMMENDATION

- The proposed variance is supportable given the combustible and hazardous nature of the recyclable materials.
- Wood waste or forest by-products (recyclable materials) are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant has confirmed that the business operation meets the requirements of BC Fire Code Section 3.3. on Outdoor Storage.
- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- Approval of the proposal would allow continued operations of the business that employs and supports the livelihood of over 100 employees and boost the local economy.
- The business operation promotes environmental sustainability and lowers the carbon footprint by preventing landfill disposal of wood waste.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface.
- The lock block retaining wall is necessary to support the wood waste piles and delineate the boundary between the 11635 - 130 Street and the road allowance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0192-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street from 7.5 metres to 0 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Development Permit to facilitate the provision of a landscape buffer; and
 - (c) submission of a Building Permit to permit the lock block retaining wall.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Recycling Depot	Industrial	IL
North (Across 116A Avenue):	Transport Company	Industrial	IL
East (Across 130 Street):	Trucking and Construction Companies	Industrial	IL
South:	Hwy 17 (South Fraser Perimeter Road)	Industrial	I4 (Bylaw No. 5942)
West:	Forklift Company	Industrial	IL

Context & Background

- The subject properties are located at 11635 and 11645 - 130 Street. Both properties are zoned Light Impact Industrial Zone (IL) and designated Industrial in the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS). Both properties are owned by the same owner.

- The applicant operates a wood waste business on both properties where wood shavings, wood chips, mill ends, bark mulch, bark hog (unrefined mix of coarse bark chips and wood fiber) and clean wood are brought to the site from a nearby sawmill. The recyclable materials are then sorted and piled outdoors on site, and not within an enclosed building. Outbound trucks haul and deliver these materials to greenhouses, farms, energy plants, cogeneration plants etc. that use them as a renewable fuel source for energy generation.
- The applicant also owns the sawmill a few blocks away from the site where the wood waste is processed into recyclable materials.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to allow recyclable materials to be stored outdoors and not within an enclosed building in the IL zone.
- The Light Impact Industrial Zone (IL) allows recycling depots as a permitted use but they have to be enclosed within a building.
- The recyclable materials are highly combustible in nature with potential for explosion and serious fire. They pose significant safety and fire risks and are therefore better stored outdoors. Storing these combustible materials indoors would require fire rated and sprinklered buildings that would be expensive to build and maintain. The recyclable materials are stored on site outdoors in piles.
- A 4.5 metre high lock block retaining wall is along the south property line of 11635 130 Street to support the wood waste pile as well as delineate the property from the City road allowance.
- Wood waste or forest by-products are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface.

City Road Allowance:

- The applicant was found to be encroaching on City road allowance south of 11635 130 Street. (Appendix III) The City road allowance is fenced off with chain-link and painted wooden fences.
- Staff requested the applicant to clear the encroachment and has confirmed compliance during a site visit conducted on September 26, 2024. The applicant installed 4.5 metre-high lock blocks to delineate the boundary between his property and the City road allowance.
- The applicant has verbally agreed to not encroach or use the City road allowance for personal or business purposes. The applicant has indicated future plans to either lease or buy the road allowance from the City.

Mitigation Measures:

- The applicant has taken measures to ensure conformance to BC Fire Code Section 3.3. on Outdoor Storage. During dry weather, the site is sprayed daily for dust control. There are two water lines on site that can be used in the event of fire (Appendix I). The site is equipped with fire extinguishers and employees are aware of their location. The site has clear access for fire trucks and is fenced off with lockable chain-link and painted wooden fence to discourage unauthorized entry.
- The applicant has hired a pest control company that does bi-weekly site visits to ensure the site is clear of rodent and pest infestations.

Business Licensing:

- Bylaws & Licensing has confirmed that only 11635 - 130 Street has a business license for manufacturing use.
- The applicant will be required to apply for business licenses as a recycling depot for both properties after the DVP is issued.
- The business employs and supports the livelihood of over 100 employees. The business helps sustain the local economy.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey Fire Department:	No concerns. Outdoor stored material shall conform to BC Fire Code Section 3.3. Forest by-products, including wood chips and hogged materials should meet the individual storage area base, height and clearances required.
Surrey Bylaws & Licensing Services:	Apply for business licenses as a recycling depot for both properties.

POLICY & BY-LAW CONSIDERATIONS**Regional Growth Strategy**

- The subject site is designated “Industrial” in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for heavy and light industrial activities, including outdoor storage.

Official Community Plan

Land Use Designation

- The subject site is designated “Industrial” in the OCP. The proposal complies with this designation which supports light and heavy industrial land uses.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - E.1.5: Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.
 - E.2.15: Achieve economic growth and job creation by supporting and developing the renewable energy and clean technology sectors within Surrey.

Proposed Variance

- The applicant is requesting the following variances:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall from 7.5 metres to 0 metres.
- Given the combustible and hazardous nature of the recyclable materials, the proposed variance is supportable.
- Wood waste or forest by-products are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant has taken mitigation measures relating to fire safety, dust and pest/rodents in consideration of neighbouring properties.
- The lock block retaining wall is necessary to support the wood waste piles. It also delineates the boundary of 11635 130 Street from the City road allowance.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface through the provision of a Development Permit application, should the subject application be supported by Council.
- Staff support the requested variances to proceed for consideration.

TREES

- There are no trees on the property.

INFORMATION ATTACHED TO THIS REPORT

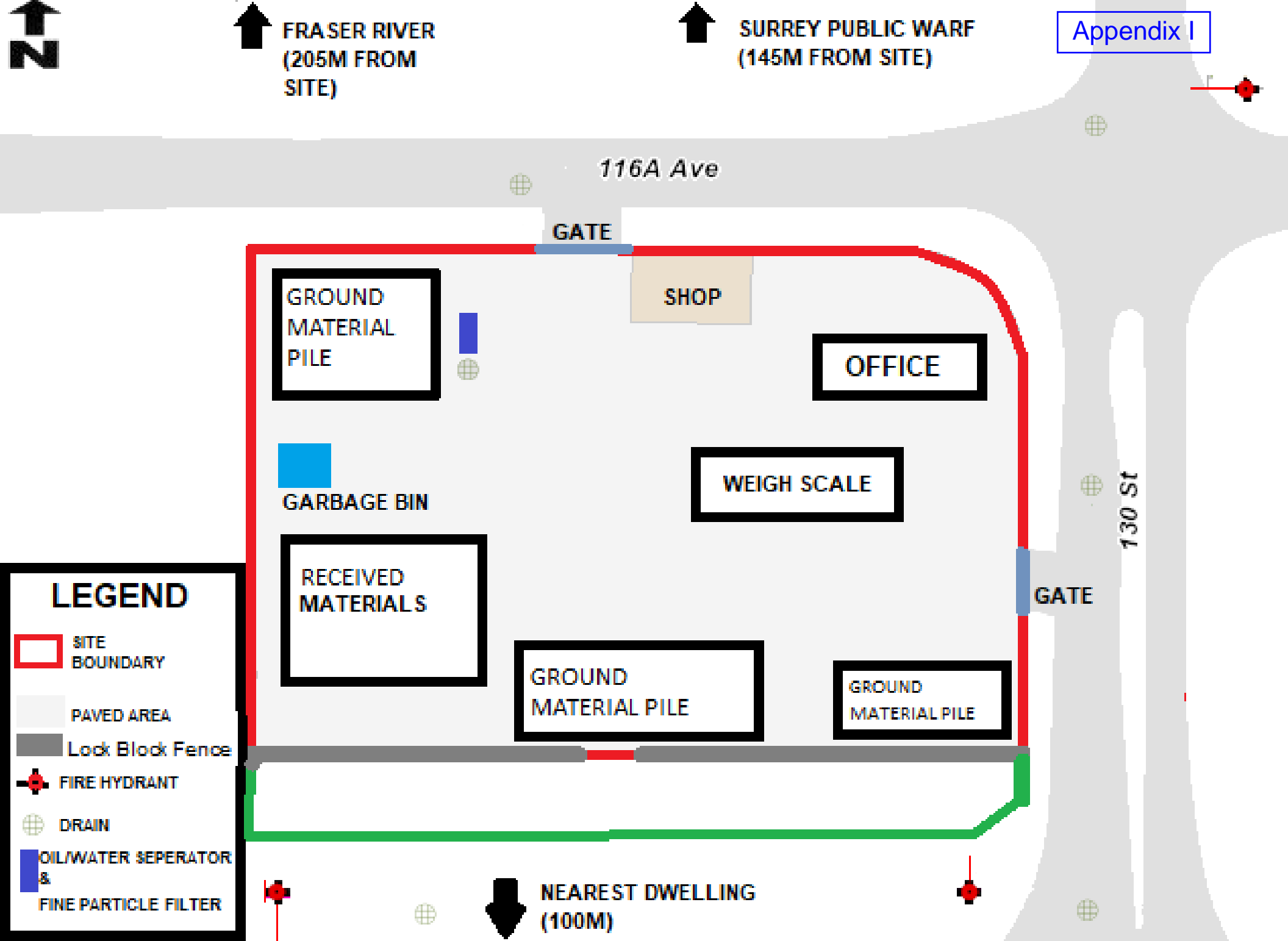
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7924-0192-00
Appendix III.	Aerial Photo

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

DQ/cm



LEGEND

- SITE BOUNDARY
- PAVED AREA
- Lock Block Fence
- FIRE HYDRANT
- DRAIN
- OIL/WATER SEPERATOR & FINE PARTICLE FILTER

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0192-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-236-981

Lot 17 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630 Except Plan EPP11016

11645 - 130 Street

Parcel Identifier: 027-115-046

Parcel A (Being a Consolidation of Lots 18, 19, and 20, See BB273513) Section 4 Block 5 North Range 2 West New Westminster District Plan 6630 Except Plan EPP385

11635 - 130 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 48 Light Impact Industrial Zone (IL) Section J. "Special Regulations", Subsection 5. "Recycling Depots", allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) In Part 48 Light Impact Residential Zone (IL) Section F. Yards and Setbacks, to reduce the south side yard setback of an existing lock block retaining wall on 11645 130 Street from 7.5 metres to 0 metres.

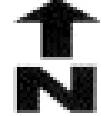
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



FRASER RIVER
(205M FROM
SITE)



SURREY PUBLIC WARF
(145M FROM SITE)

Schedule A



116A Ave

GATE

GROUND
MATERIAL
PILE

SHOP

OFFICE

GARBAGE BIN

WEIGH SCALE

RECEIVED
MATERIALS

GROUND
MATERIAL PILE

GROUND
MATERIAL PILE




GATE

130 St

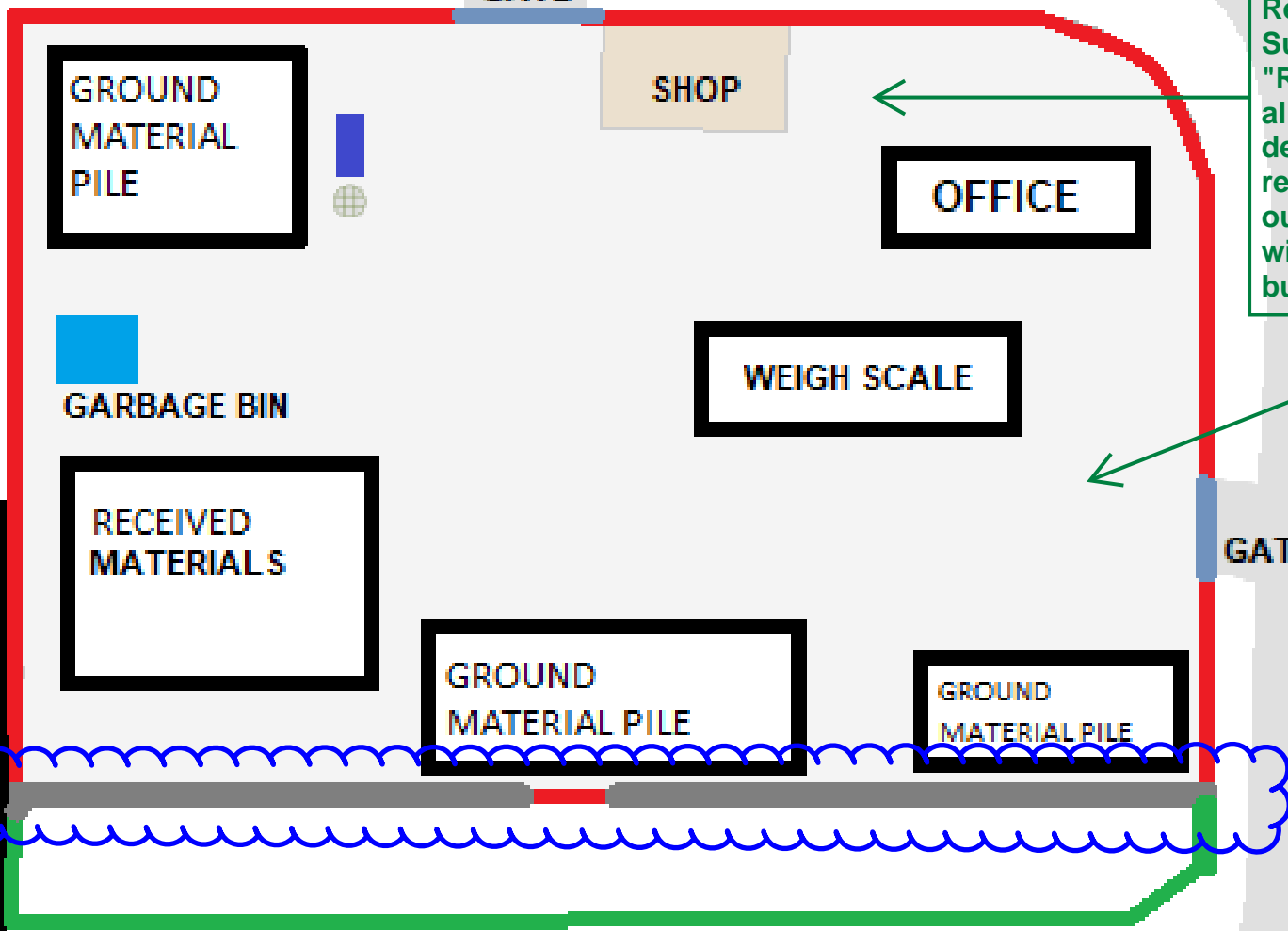
In Part 48 Light Impact Industrial Zone (IL) Section J. "Special Regulations", Subsection 5. "Recycling Depots", allow a recycling depot to store recyclable materials outdoors and not within an enclosed building.

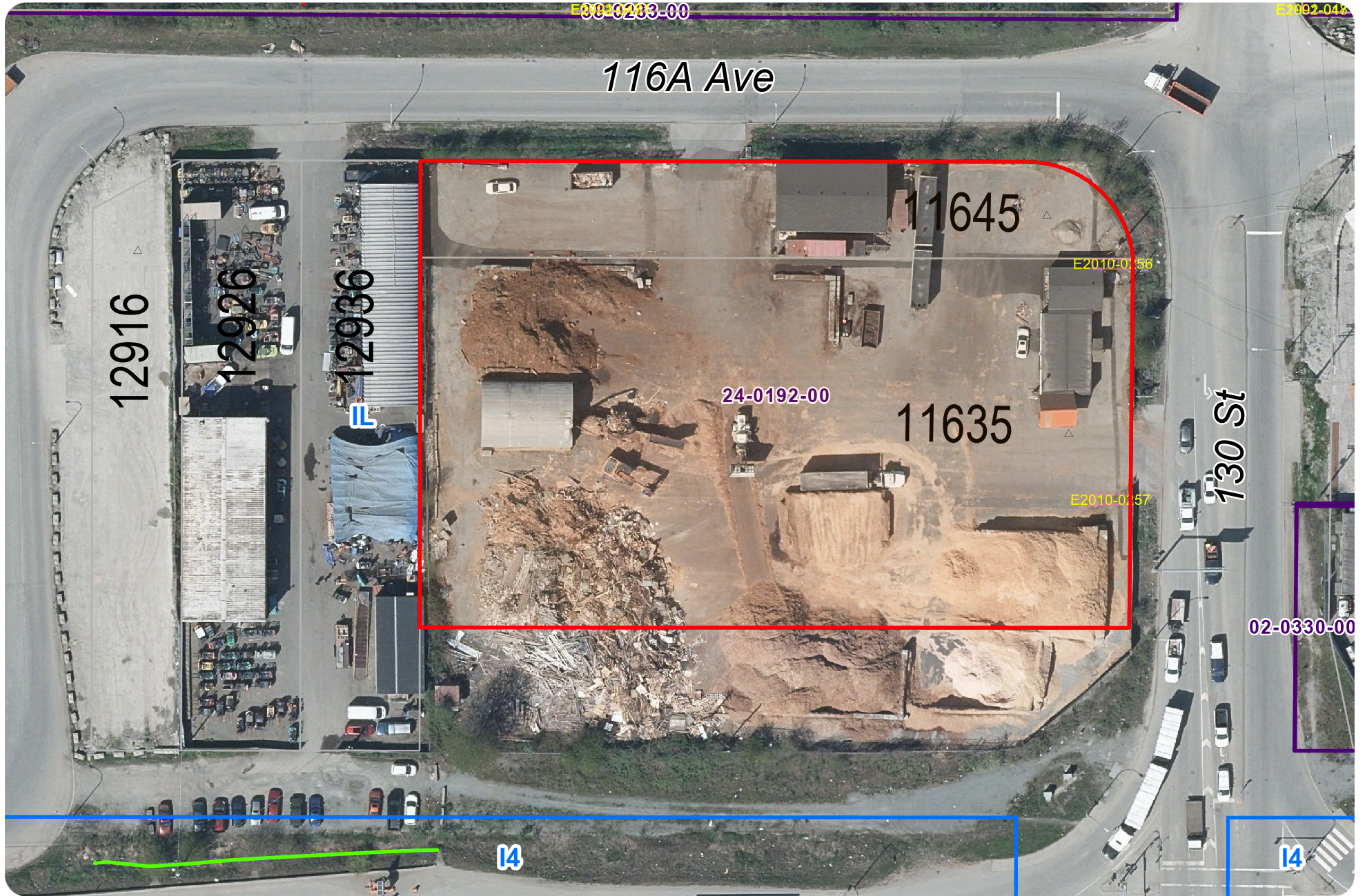
In Part 48 Light Impact Residential Zone (IL) Section F. Yards and Setbacks, to reduce the south side yard setback of an existing lock block retaining wall on 11645 130 Street from 7.5 metres to 0 metres.

LEGEND

-  SITE BOUNDARY
-  PAVED AREA
-  Lock Block Fence
-  FIRE HYDRANT
-  DRAIN
-  OIL/WATER SEPERATOR & FINE PARTICLE FILTER

NEAREST DWELLING
(100M)

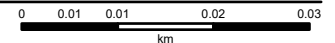




Enter Map Description

Scale: 1:789

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2024-09-27

CITY OF SURREY

BYLAW NO. 21354

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224(2)(f) and (h) of the *Community Charter*
.....

WHEREAS Section 220 of the *Community Charter*, S.B.C. 2003, Chap. 26, provides statutory exemptions from taxation to certain properties;

AND WHEREAS Council may, by authority of Section 224(2)(f) and (h), exempt from taxation certain lands surrounding those properties;

AND WHEREAS Council deems it expedient to exempt from taxation the properties described in Schedule A attached hereto;

NOW, THEREFORE, the Council of the City of Surrey enacts as follows:

Title

1. This Bylaw may be cited as the "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354".

Exemptions

2. The lands or improvements, or portions thereof, as outlined in Schedule A attached to this Bylaw are exempt from taxation for the Year 2025 pursuant to Sections 220 and 224(2)(f) and (h) of the *Community Charter*, and subject to the conditions provided for in this Bylaw.

Conditions

3. Where:
 - (a) a transfer, sale, or lease is made of property exempt from taxation under this Bylaw to some person not entitled to such exemption; or

- (b) property used for some purpose which would entitle it to exemption under this Bylaw ceases to be so used; or
- (c) property exempt from taxation under this Bylaw ceases to meet the conditions necessary to qualify for the exemption including, but not limited to, compliance with City policies and bylaws,

the property shall be liable to taxation from the date of the transfer, sale, lease, or change of use or conditions, as the case may be (the "Taxation Date").

- 4. Where the assessment roll is completed before the transfer, sale, lease or change of use or conditions described in Section 3 of this Bylaw comes to the attention of the collector:
 - (a) the collector will provide written notice to the transferee, purchaser, lessee, or other person who, but for the exemption, would have been liable to taxation; and
 - (b) the person described in (a) shall pay to the City an amount equal to the total taxes that, but for the exemption, would have been payable on the property from the Taxation Date, together with interest compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

- 5. "Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2023, No. 21018" is hereby repealed.

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the 7th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

SCHEDULE A

Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw 2024, No. 21354

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
1.	013-210-611	North East 175 Feet by 200 Feet of Parcel "A" (Reference Plan 8680), Fractional North East Quarter Section 6, Township 2 having a frontage of 175 feet on Station Road and 200 feet on the North Boundary NWD	Al-Mustafa Academy (Canadian Hussaini Association) 220(1)(h)/224(2)(f)	Same	5441 - 125A Street	6064-97102-2
2.	012-719-625 (Lot 1) 012-719-633 (Lot 2)	Lots 1 & 2, Block 2, District Lot 52, Group 2, NWD Plan 2482	All Saints Community Church 220(1)(h)/224(2)(f)	Same	12268 Beecher Street	5700-00116-0
3.	013-198-076	Parcel "7" (Reference Plan 15046) of Parcel "A" (Explanatory Plan 1136), Section 29, Block 5 North, Range 2 West, NWD	Amazing Grace United Church 220(1)(h)/224(2)(f)	Trustees of Amazing Grace United Church Pastoral Charge and The United Church of Canada	12740 - 102 Avenue	2290-06004-5
4.	011-438-789	Lot 1 Except: The North 25 feet; Section 19, Block 5 North, Range 1 West, NWD Plan 9920 (with the exempt portion shown shaded on the map attached hereto)	Anglican Church of the Epiphany 220(1)(h)/224(2)(f)	Synod of the Diocese of New West	10553 - 148 Street	1190-00012-X
5.	010-115-803	Lot F, Section 14, Block 5 North, Range 2 West, NWD Plan 15734	Association of Islamic Charitable Projects 220(1)(h)/224(2)(f)	Same	13630 Grosvenor Road	2140-95002-1

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
6.	025-422-359	Lot 1, Section 19, Township 2, NWD Plan LMP54053	B.C. Muslim Association (Surrey Mosque) 220(1)(h)/224(2)(f)	Same	12407 – 72 Avenue	6191-00033-9
7.	024-823-503	Parcel 1, Section 8, Township 2, NWD Plan LMP46747 (with the exempt portion shown shaded on the map attached hereto)	B.C. Muslim Association Mosque 220(1)(h)/224(2)(f)	Same	13585 – 62 Avenue	6084-00070-8
8.	018-336-400	Lot 6, Section 8, Township 2, NWD Plan LMP11223 (with the exempt portion shown shaded on the map attached hereto)	Berea Baptist Church 220(1)(h)/224(2)(f)	Same	6062 – 132 Street	6084-05021-9
9.	001-095-111	Lot 1, Section 23, Block 5 North, Range 1 West, NWD Plan 68978	Calvary Christian Church 220(1)(h)/224(2)(f)	Same	16293 – 104 Avenue	1230-00011-2
10.	027-107-248	Lot 1 Section 28 Township 2, NWD Plan BCP 30823 (except that 2,900 sq. ft portion used as a residence)	Canadian Ramgarhia Society 220(1)(h)/224 (2)(f)	Same	8365 – 140 Street	6282-00016-6
11.	006-222-641	Lot 118, Section 7, Township 8, NWD Plan 48116	Canadian Reformed Church of Cloverdale 220(1)(h)/224(2)(f)	Trustees of the Congregation of the Canadian Reformed Church	17473 - 60 Avenue	8074-76702-4
12.	002-833-778	Lot 283, Section 30, Block 5 North, Range 1 West, NWD Plan 61636	Cedar Grove Baptist Church 220(1)(h)/224(2)(f)	Same	10330 – 144 Street	1300-89934-7

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
13.	010-429-336	Lot "A", Section 31, Block 5 North, Range 2 West, NWD Plan 18742	Cedar Hills Pentecostal Lighthouse Church 220(1)(h)/224(2)(f)	Same	12256 – 98 Avenue	2310-90031-X
14.	015-253-872	Lot 18, Section 12, Township 2, NWD Plan 1752	Christ Church Anglican Cemetery 220(1)(g)/224(2)(f)	The Synod of the Diocese of New Westminster	16591 Bell Road	6121-17002-5
15.	015-510-026	Lot 1, Section 12, Township 2, NWD Plan 83959	Christ Church Surrey Centre 220(1)(h)/224(2)(f)	The Synod of the Diocese of New Westminster	16631 Old McLellan Road	6121-00009-0
16.	029-968-992	Air Space Parcel 1, Section 27, Block 5 North, Range 2 West, NWD Plan EPP61077	Christ the King Lutheran Church 220(1)(h)/224(2)(f)	Same	13388 - 104 Avenue	2270-00065-1
17.	031-667-554	Lot 7, Section 12, Township 2, NWD Plan EPP113198	Christ the Redeemer Anglican Church 220(1)(h)/224(2)(f)	Parish of Christ the Redeemer	16628 Old McLellan Road	6121-06012-8
18.	026-317-371	Lot A, Section 30, Township 8, NWD Plan BCP18068 (with the exempt portion shown shaded on the map attached hereto)	Christ Worship Centre 220(1)(h)/224(2)(f)	Same	17171 – 80 Avenue	8302-90008-4
19.	029-971-179	Lot 1 Section 9 Township 8 NWD Plan EPP65319 (with the exempt portion shown shaded on the map attached hereto)	Christians' Gospel Society 220(1)(h)/224(2)(f)	Same	18780 – 58 Avenue	8092-00057-8

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
20.	009-021-795	Lot 24, Section 34, Township 2, NWD Plan 29430	Church of Christ 220(1)(h)/224(2)(f)	Same	15048 – 92 Avenue	6341-23002-3
21.	005-834-228	Lot 61, Section 25, Block 5 North, Range 2 West, NWD Plan 40870	Church of Jesus Christ of Latter Day Saints 220(1)(h)/224(2)(f)	President of the Lethbridge Stake of the Church of Jesus Christ of Latter- day Saints	10122 – 140 Street	2250-55002-5
22.	012-463-515	Lot "B" (S110393), Block 7, Section 14, Township 1, NWD Plan 2015	Church of Jesus Christ of Latter Day Saints 220(1)(h)/224(2)(f)	President of the Lethbridge Stake of the Church of Jesus Christ of Latter- day Saints	15450 – 20 Avenue	5142-91006-0
23.	012-695-726	Lot 21 Except: South 33 Feet, Section 7, Township 2, NWD Plan 2378	Church of Jesus Christ of Latter Day Saints 220(1)(h)/224(2)(f)	President of the Lethbridge Stake of the Church of Jesus Christ of Latter- day Saints	6270 – 126 Street	6074-20002-6
24.	009-384-235 009-384-260	Lot 3 and 4, Section 8, Township 8, Plan 10742	Church of Pentecost Canada Inc. 220(1)(h)/224(2)(f)	Same	5814-176A Street	8082-02029-5
25.	023-642-467	Lot 1, Section 28, Block 5 North, Range 2 West, NWD Plan LMP31197	City Centre Church 220(1)(h)/224(2)(f)	Trustees of the Congregation of City Centre Church of the Presbyterian Church in Canada	13062 – 104 Avenue	2280-00056-8
26.	006-127-444	Lot 12, Section 16, Township 8, NWD Plan 59668 Except Plan BCP 48838	Cloverdale Baptist Church 220(1)(h)/224(2)(f)	Same	18685 – 64 Avenue	8162-11002-1

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
27.	009-164-286	Parcel One, Section 9, Township 8, NWD Reference Plan 76388	Cloverdale Bibleway Church & Christian Academy 220(1)(h)/224(2)(f)	Same	18603 – 60 Avenue	8093-00012-4
28.	005-367-123	Lot 77, Section 7, Township 8, NWD Plan 55563	Cloverdale Pastoral Charge (formerly Cloverdale United Church) 220(1)(h)/224(2)(f)	Trustees of the Congregation of the United Church of Canada	17575 – 58A Avenue	8071-63002-0
29.	024-263-036	Lot 1, Section 18, Township 7, NWD Plan LMP39629 (with the exempt portion shown shaded on the map attached hereto)	Emmanuel Evangelical Covenant Church 220(1)(h)/224(2)(f)	Same	17029 – 16 Avenue	7189-00012-4
30.	000-774-201 000-774-197 001-338-323	Lot 101, Section 15, Range 2 West, NWD Plan 48381 Lot 100, Section 15, Block 5 North Range 2 West, NWD Plan 48381 Lot 4, Section 15, Block 5 North Range 2 West, NWD Plan 12404	Emmanuel Romanian Pentecostal Church 220(1)(h)/224(2)(f)	Same	13575 King George Boulevard 13585 & 13591 Binnie Lane (parking lots)	2150-75004-1 2150-74504-5 2150-03028-7
31.	023-304-880	Lot 11, Section 18, Township 2, NWD Plan LMP26603	Faith Evangelical Lutheran Church 220(1)(h)/224(2)(f)	Same	7086 – 124 Street	6184-10012-9
32.	011-359-382	Lot 1, Section 17, Range 2 West, NWD Plan 8343 except Explanatory Plan 10527	Fatima Education Association 220(1)(h)/224(2)(f)	Fatimia Community Services Society of BC	10922 Scott Road	2170-00018-5

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
33.	002-712-342	Lot 2, Section 17, Block 5 North, Range 2 West NWD Plan 8343	Fatima Education Association 220(1)(h)/224(2)(f)	Fatimia Community Services Society of BC	10906 Larson Road	2170-01022-1
34.	001-731-688	Parcel A, (Explanatory Plan 10527) Lot 1, Section 17, Block 5 North, Range 2 West, NWD Plan 8343	Fatima Education Association 220(1)(h)/224(2)(f)	Fatimia Community Services Society of BC	10926 Scott Road	2170-90005-6
35.	024-880-001	Lot A Section 35 Township 2 NWD Plan LMP46216	Fleetwood Christian Reformed Church 220(1)(h)/224(2)(f)	Same	9165 – 160 Street	6351-90018-9
36.	010-764-615	Lot 4, Section 26, Township 2, NWD Plan 2824	Fleetwood Gospel Hall 220(1)(h)/224(2)(f)	The Trustees of the Congregation of the Fleetwood Gospel Hall	8725 – 158 Street	6264-03002-8
37.	031-692-257	Lot 1, Section 25, Township 2, NWD Plan LMP20904 (with the exempt portion shown shaded on the map attached hereto)	Fleetwood International Church 220(1)(h)/224(2)(f)	Same	8250 – 161 Street	6252-00069-3
38.	001-857-789	Lot "B", Except Part Subdivided By Plan LMP 918, Section 9 Township 8 NWD Plan 17590 (with the exempt portion shown shaded on the map attached hereto)	Free Presbyterian Church in Cloverdale 220(1)(h)/224(2)(f)	Same	18790 – 58 Avenue	8092-91011-X
39.	004-915-291	Lot 127, Section 21, Block 5 North, Range 2 West, NWD Plan 51205 (with the exempt portion shown shaded on the map attached hereto)	Gateway Baptist Church 220(1)(h)/224(2)(f)	Same	13175 – 107 Avenue	2210-77602-8

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
40.	013-974-734	Lot 1 Except: Part dedicated Road on Reference Plan NWP88383, Section 35, Block 5 North, Range 2 West, NWD Plan 81072	Grace Hanin Community Church 220(1)(h)/224(2)(f)	Same	9770 King George Boulevard	2350-00040-0
41.	017-456-843	Parcel A, District Lot 165, Group 2, NWD Reference Plan LMP1474	Gracepoint Community Church 220(1)(h)/224(2)(f)	BC Conference of Mennonite Brethren Churches	3487 King George Boulevard	5700-90009-9
42.	006-156-444	Lot 26, Section 26, Township 2, NWD Plan 47194 (with the exempt portion shown shaded on the map attached hereto)	Greater Vancouver Assembly Hall of Jehovah's Witnesses 220(1)(h)/224(2)(f)	Same	15577 - 82 Avenue	6262-25002-5
43.	009-102-205	Lot C Except: Parcel "One" (Bylaw Plan 53423); Section 33, Block 5 North, Range 2 West, NWD Plan 22344	Greek Orthodox Community of Surrey and Fraser Valley 220(1)(h)/224(2)(f)	Same	13181 - 96 Avenue	2331-92002-3
44.	009-102-175	Lot B, Section 33, Block 5 North, Range 2 West, NWD Plan 22344 (with the exempt portion shown shaded on the map attached hereto)	Greek Orthodox Community of Surrey and Fraser Valley 220(1)(h)/224(2)(f)	Same	9635 - 132 Street	2331-91002-9
45.	018-416-179	Lot 1, Section 33, Township 2, NWD Plan LMP12024 (with the exempt portion shown shaded on the map attached hereto)	Green Timbers Covenant Church 220(1)(h)/224(2)(f)	Same	14219 - 88 Avenue	6331-00016-1

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
46.	030-252-393	Lot 1, Section 28, Township 2, NWD Plan EPP 60714 (with the exempt portion shown shaded on the map attached hereto)	Gurdwara Nanaksar Satsang Sabha Society 220(1)(h)/224(2)(f)	Same	14212 – 88 Avenue	6284-00046-7
47.	018-339-361	Lot A, Section 18, Township 2, NWD, Plan LMP11269 (with the exempt portion shown shaded on the map attached hereto)	Guru Nanak Sikh Temple 220(1)(h)/224(2)(f)	Guru Nanak Sikh Gurdwara Society	7050 – 120 Street	6183-90019-9
48.	012-531-847	Lot "J" (U37030), Blocks 42 and 43, Except: Parcel "One" (Bylaw Plan 64766), Section 8, Township 8, NWD Plan 2107 (with the exempt portion shown shaded on the map attached hereto)	Hillside Christian Church 220(1)(h)&(l)/224(2)(f)&(h)	Hillside Christian Church & Surrey Christian School Society	5950 – 179 Street	8082-95402-4
49.	002-826-321	Lot 4, Section 19, Township 2 NWD Plan 17466	Holy Satsang Foundation 220(1)(h)/224(2)(f)	Same	7975 –123A Street	6193-03008-6
50.	023-315-199	Section 19 Township 2 Plan Ref LMP 2678 NWD Parcel A Plan Ref LMP 26788 Previously Lots 1 and 2 PL 13889 (except that 480 sq. ft. used as a caretaker residence)	Holy Satsang Foundation 220(1)(h)/224(2)(f)	Same	7990 –123A Street	6193-90006-8
51.	029-174-261	Lot 2, Section 16, Township 8, Plan EPP30745, NWD	Hope Community Church 220(1)(h)/224(2)(f)	Hope Community Church of Surrey BC	18625 Fraser Highway	8163-01023-X

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
52.	003-437-256	Lot "A" (W23431), Except: Part Dedicated Road on Plan BCP1285, Section 15, Township 2, NWD Plan 64193 (with the exempt portion shown shaded on the map attached hereto)	Iglesia Ni Cristo (Church of Christ) 220(1)(h)/224(2)(f)	Same	15145 – 68 Avenue	6154-90005-3
53.	011-236-337	Parcel "A" (Explanatory Plan 12335) Lot 1, Section 15, Township 8 NWD Plan 7371 Except Plan LMP1427 and Plan BCP45376	Jericho Ridge Community Church 220(1)(h)/224(2)(f)	The BC Conference of the Mennonite Brethren Churches	19533 – 64 Avenue	8152-90017-5
54.	010-087-117	Parcel "4" (Reference Plan 16904), Lots 2 and 3, Section 28, Block 5 North, Range 2 West, NWD Plan 15418	Jesus Christ, The Name Above Every Name Inc. 220(1)(h)/224(2)(f)	The Kingdom of Jesus Christ, The Name Above Every Name Inc.	13055 Old Yale Road	2280-03022-6
55.	011-278-901	West 231 feet Lot 3, Except: Parcel "L" (By-law Plan 39734); Section 33, Block 5 North, Range 1 West, NWD Plan 8137	Johnston Heights Evangelical Free Church 220(1)(h)/224(2)(f)	Same	9612 – 152 Street	1330-02004-2
56.	000-709-760	Lot 3 Except: Firstly: West 231 feet, Secondly: Parcel "V" (By-law Plan 39734) and Thirdly: Parcel "A" (By-law Plan 68239), Section 33, Block 5 North, Range 1 West, NWD Plan 8137	Johnston Heights Evangelical Free Church 220 (1)(h)/224(2)(f)	Same	15245 – 96 Avenue	1330-02006-6
57.	019-184-697	Lot 4, Section 6, Township 9, NWD Plan LMP 22110 (with the exempt portion shown shaded on the map attached hereto)	Korean Central Presbyterian Church 220(1)(h)/224(2)(f)	Same	10110 – 175A Street	9064-03003-0

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
58.	011-131-471	Lot "A" Except: Firstly: Parcel "One" (By-law Plan 50571); Secondly: Part on SRW Plan 28411, Thirdly: Part on Plan BCP30270, Block 16, Section 22, Block 5 North, Range 1 West, NWD Plan 4704 (with the exempt portion shown shaded on the map attached hereto)	Kwanglim Methodist Church in Canada 220(1)(h)/224(2)(f)	Same	15688 – 106A Avenue 15678 – 106A Avenue	1220-90012-6
59.	010-508-317	Lot 21, Section 31, Township 8, NWD Plan 19576 (with the exempt portion shown shaded on the map attached hereto)	Lam Ti Ni (Lumbini) Buddhist Temple 220(1)(h)/224(2)(f)	Same	16837 - 94A Avenue	8313-20002-9
60.	029-545-242	Lot 1, Section 36, Township 2, NWD Plan EPP 47259 (with the exempt portion shown shaded on the map attached hereto)	Legacy - A Church of the Nazarene 220(1)(h)/224(2)(f)	Same	9012 – 160 Street	6362-00039-0
61.	004-951-131	Lot 134, Except: Part Subdivided by Plan 40698, Section 31, Block 5 North, Range 2 West, NWD Plan 40170	Living Hope Christian Fellowship 220(1)(h)/224(2)(f)	Conference of United Mennonite Churches of BC	12265 – 99A Avenue	2310-78303-1
62.	005-289-513	Lot 159, Section 31, Block 5 North, Range 2 West, NWD Plan 54987	Living Hope Christian Fellowship 220(1)(h)/224(2)(f)	Mennonite Church BC	12246 – 100 Avenue	2310-80802-7
63.	009-735-151	Lot 99 Except Parcel "Q" (Bylaw Plan 76106), Section 22, Block 5 North, Range 2 West, NWD Plan 12661 (except for that 500 sq. ft. portion of the building used as living quarters)	Manawmaya Theravada Buddhist Society Inc. 220(1)(h)/224(2)(f)	Same	13260 – 108 Avenue	2220-74002-X

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
64.	018-698-727	Lot 4, Section 31, Township 2, NWD Plan LMP15632	Maranatha Canadian Reformed Church 220(1)(h)/224(2)(f)	Same	12300 – 92 Avenue	6312-03009-X
65.	011-041-765	Lot 17, Section 34, Block 5 North, Range 2 West, NWD Plan 6707	Masjid Al Noor "Mosque of Lights" 220(1)(h)/224(2)(f)	Same	13526 – 98A Avenue	2340-16002-9
66.	018-895-557	Lot 1, Section 15, Township 1, NWD Plan LMP18340	Mount Olive Lutheran Church 220(1)(h)/ 224(2)(f)	Same	2350 – 148 Street	5150-00024-3
67.	003-102-963	Lot "B", NWD Plan 12508	Muslim Education & Welfare Foundation of Canada 220(1)(h)/224(2)(f)	Same	14136 Grosvenor Road	4000-91026-7
68.	017-136-733	Lot 7, Section 32, Township 2, NWD Plan NWP88116	New Life Ministries 220(1)(h)/224(2)(f)	Pentecostal Assemblies of Canada	8868 – 128 Street	6322-06003-X
69.	008-605-343	Lot 3, Section 15, Block 5 North, Range 2 West, NWD Plan 9938, (except that 1,000 sq. ft. portion of the building used as living quarters)	Nichiren Shoshu Temple 220(1)(h)/224(2)(f)	Same	13579 Bentley Road	2150-02024-5
70.	003-743-241	Lot 1, Section 32, Township 2, NWD Plan 66067	North Surrey Christian Assembly Society (formerly North Surrey Gospel Chapel) 220(1)(h)/224(2)(f)	Same	13044 - 96 Avenue	6323-00013-1

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
71.	023-868-562	Lot 1, Section 35, Township 2, NWD Plan LMP34541 (with the exempt portion shown shaded on the map attached hereto)	Northwood United Church 220(1)(h)/224(2)(f)	The United Church of Canada	8855 – 156 Street	6359-00025-8
72.	009-254-218	Lot 4 Except: Firstly; Part dedicated road on Plan LMP23777 Secondly; Part subdivided by Plan LMP32059, Section 28, Township 2, NWD Plan 10208 (with the exempt portion shown shaded on the map attached hereto)	Nova Church (formerly Bear Creek Community Church) 220(1)(h)/224(2)(f)	Northwest Canada Conference Evangelical Church	8383 – 140 Street	6282-03009-2
73.	005-654-467	Lot 15, Section 15, Township 1, NWD Plan 58404 (with the exempt portion shown shaded on the map attached hereto)	Ocean Park Congregation of Jehovah's Witnesses 220(1)(h)/224(2)(f)	Same	14832 – 24 Avenue	5150-14004-1
74.	023-859-768	Lot 1, Section 23, Block 5 North, Range 2 West, NWD Plan LMP34549 (with the exempt portion shown shaded on the map attached hereto)	Our Lady of Good Counsel Church and School 220(1)(h)(l)/224(2)(f)	Roman Catholic Archbishop of Vancouver	10460 – 139 Street	2237-00026-8
75.	001-983-521	Lot 9, Except: Part Subdivided by Plan 70047; Section 5, Township 8, NWD Plan 10274	Pacific Community Church 220(1)(h)/224(2)(f)	Christian Missionary Alliance – Canadian Pacific District – Pacific Community Church	5337 – 180 Street	8053-08001-7
76.	009-306-056	Lot 6, Section 17, Township 1, NWD Plan 23154 (with the exempt portion shown shaded on the map attached hereto)	Parish of St. Mark - Ocean Park 220(1)(h)/224(2)(f)	Same	12953 – 20 Avenue	5173-04010-5

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
77.	023-265-281	Lot 1, Section 22, Township 1, NWD Plan LMP26024, Except Part in Plan BCP31762	Peace Portal Alliance Church 220(1)(h)/224(2)(f)	Christian and Missionary Alliance (Canadian Pacific District)	15128 – 27B Avenue	5221-00022-2
78.	007-707-100	Parcel "One", Section 19, Township 1, NWD Reference Plan 74588	Peninsula United Church 220(1)(h)/224(2)(f)	Trustees Congregation of Peninsula United Church	2756 – 127 Street	5191-00034-1
79.	023-212-004	Lot A, Section 23, Township 1, NWD Plan LMP25229, (with the exempt portion shown shaded on the map attached hereto)	Peninsula United Church 220(1)(h)/224(2)(f)	Trustees Congregation of Peninsula United Church	15639 – 24 Avenue	5230-90062-3
80.	023-440-554	Lot 1, Section 19, Block 5 North, Range 1 West, NWD Plan LMP28609	People's Full Gospel Church 220(1)(h)/224(2)(f)	Same	14456 – 104A Avenue	1190-00038-6
81.	011-294-841	North 134 Feet Lot "B" Except: Firstly: Part subdivided by Plan 40114, Secondly: Parcel 2 (Bylaw Plan 49022); Section 32, Township 2, NWD Plan 6436	Philadelphia Church of Vancouver Society 220(1)(h)/224(2)(f)	Same	9135 – 132 Street	6322-91005-X
82.	011-564-083	East 117 Feet of Lot 11, Section 33, Township 8, NWD Plan 342 (with the exempt portion shown shaded on the map attached hereto)	Port Kells Congregational Christian Church 220(1)(h)/224(2)(f)	Same	19131 – 88 Avenue	8331-10004-9
83.	005-290-911	Parcel "A", Section 7, Township 8, NWD Reference Plan 55276 (with the exempt portion shown shaded on the map attached hereto)	Precious Blood Parish 220(1)(h)/224(2)(f)	Roman Catholic Archbishop of Vancouver	17475 – 59 Avenue	8071-90036-9

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
84.	009-004-629	Lot 21 Except: Part Dedicated Road on Plan BCP24054, Section 15, Township 2, NWD Plan 28794 (with the exempt portion shown shaded on the map attached hereto)	Punjabi Masihi Church Society 220(1)(h)/224(2)(f)	The Pentecostal Assemblies of Canada	14488 – 72 Avenue	6153-20002-3
85.	009-492-836	Lot 16, Except: Parcel "A" (Bylaw Plan 62482); Section 14, Township 2, NWD Plan 11278, except that 1547 sq. ft. portion leased to a third party daycare provider	Relate Christian Church 220(1)(h)/224(2)(f)	Same	6788 – 152 Street	6142-15002-7
86.	009-506-837	Lot "B", Section 22, Township 2, NWD Plan 11349	Renew Church (formerly Newton Fellowship Baptist Church) 220(1)(h)/224(2)(f)	Same	7328 – 144 Street	6222-91002-6
87.	004-713-311	Lot 224, Section 15, Township 1, NWD Plan 58294	Seaview Pentecostal Assembly 220(1)(h)/224(2)(f)	Same	14633 – 16 Avenue	5152-87302-3
88.	024-355-593	Lot A Section 4 Township 8 NWD Plan LMP40501	Sonrise Full Gospel Church 220(1)(h)/224(2)(f)	Same	5588 – 188 Street	8044-90003-2
89.	002-682-915	Lot 198, Section 32, Block 5 North, Range 2 West, NWD Plan 61060	Southside Community Church 220(1)(h)/224(2)(f)	Same	12642 – 100 Avenue	2320 – 84702-9
90.	005-737-036	Lot 51 Except Part Dedicated Road on Plan LMP 47874, Section 29, Township 2, NWD Plan 59251 (with the exempt portion shown shaded on the map attached hereto)	Sri Guru Singh Sabha Gurdwara Association 220(1)(h)/224(2)(f)	Same	8135 – 132 Street	6292-50002-0

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
91.	005-737-061	Lot 52, Except: Part Dedicated Road on Plan LMP47874, Section 29, Township 2, NWD Plan 59251, except that 2,000 sq ft portable building and 5,000 sq ft of lands leased to a third-party preschool provider	Sri Guru Singh Sabha Gurdwara Association 220(1)(h)/224(2)(f)	Same	8115 – 132 Street	6292-50504-2
92.	002-582-732	Lot 14 Except: Firstly: Part on Statutory Right of Way Plan 28411 and Secondly, part dedicated Road on Plan LMP33786, Section 26, Block 5 North, Range 1 West, NWD Plan 1670 (with the exempt portion shown shaded on the map attached hereto)	St. Andrew Kim Catholic Parish 220(1)(h)/224(2)(f)	The Roman Catholic Archbishop of Vancouver	10222 – 161 Street	1260-13002-2
93.	018-749-666	Lot 1, Section 18, Township 2, NWD Plan LMP16349 (with the exempt portion shown shaded on the map attached hereto)	St. Andrews – Newton Presbyterian Church 220(1)(h)/224(2)(f)	Same	7147 – 124 Street	6183-00041-3
94.	005-100-364	Lot 37, Section 17, Township 2, NWD Plan 53238 (with the exempt portion shown shaded on the map attached hereto)	St. Bernadette Roman Catholic Church & School 220(1)(h)&(l)/224(2)(f)&(h)	Roman Catholic Archdiocese of Vancouver	6543 – 132 Street	6172-36002-4
95.	031-087-337	Lot A, Section 22, Township 2, NWD Plan EPP85592 (with the exempt portion shown shaded on the map attached hereto)	St. George Malankara Orthodox Church 220(1)(h)/224(2)(f)	St. George Malankara Orthodox Church BC	15151 72 Avenue	6221-90007-4
96.	023-266-635	Lot A, Section 17 and 20, Block 5 North, Range 2 West, NWD Plan LMP25593 (with the exempt portion shown shaded on the map attached hereto)	St. Helen's Anglican Church & Hall 220(1)(h)/224(2)(f)	Synod of the Diocese of New Westminster	10787 – 128 Street	2170-90015-9

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
97.	002-436-451	Lot 1, Section 30, Block 5 North, Range 1 West, NWD Plan 70402, (with the exempt portion shown shaded on the map attached hereto)	St. Luke Lutheran Church 220(1)(h)/224(2)(f)	Same	10167 – 148 Street	1300-00001-6
98.	028-973-755	Lot 29 Section 8 Township 2 NWD Plan BCP51638 (with the exempt portion shown shaded on the map attached hereto)	St. Michaels Anglican Church 220(1)(h)/224(2)(f)	Synod of the Diocese of New Westminster	12996 – 60 Avenue	6082-28005-2
99.	011-441-135	Lot 1, Section 28, Township 8, NWD Plan 9828 (with the exempt portion shown shaded on the map attached hereto)	St. Nicolae Romanian Orthodox Church 220(1)(h)/224(2)(f)	Same	8679 Harvie Road	8283-00004-4
100.	023-211-351	Parcel 1, Section 33, Township 8, NWD Plan LMP25295	St. Oswald's Anglican Church 220(1)(g)&(h)/224(2)(f)	The Synod of the Diocese of New Westminster	19016 – 96 Avenue	8334-00020-0
101.	001-941-607	Lot 24, Legal Subdivision 16, Section 15, Township 1, NWD Plan 69917 (with the exempt portion shown shaded on the map attached hereto)	Star of the Sea School and Good Shepherd Church 220(1)(h)&(l)/224(2)(f)&(h)	Star of the Sea Parish	15024 – 24 Avenue	5150-23001-7
102.	004-409-116	Lot 228, Except: Parcel "A" (Bylaw Plan 63717), Section 8, Township 2, NWD Plan 59712 (with the exempt portion shown shaded on the map attached hereto)	Sunshine Hills Congregation of Jehovah's Witnesses 220(1)(h)/224(2)(f)	Same	13095 – 60 Avenue	6083-87702-7
103.	030-235-987	Lot 2 Section 7 Township 2 Plan EPP73003 NWD (with the exempt portion shown shaded on the map attached hereto)	Sunshine Ridge Baptist Church 220(1)(h)/224(2)(f)	Same	6230 – 120 Street	6073-01059-X

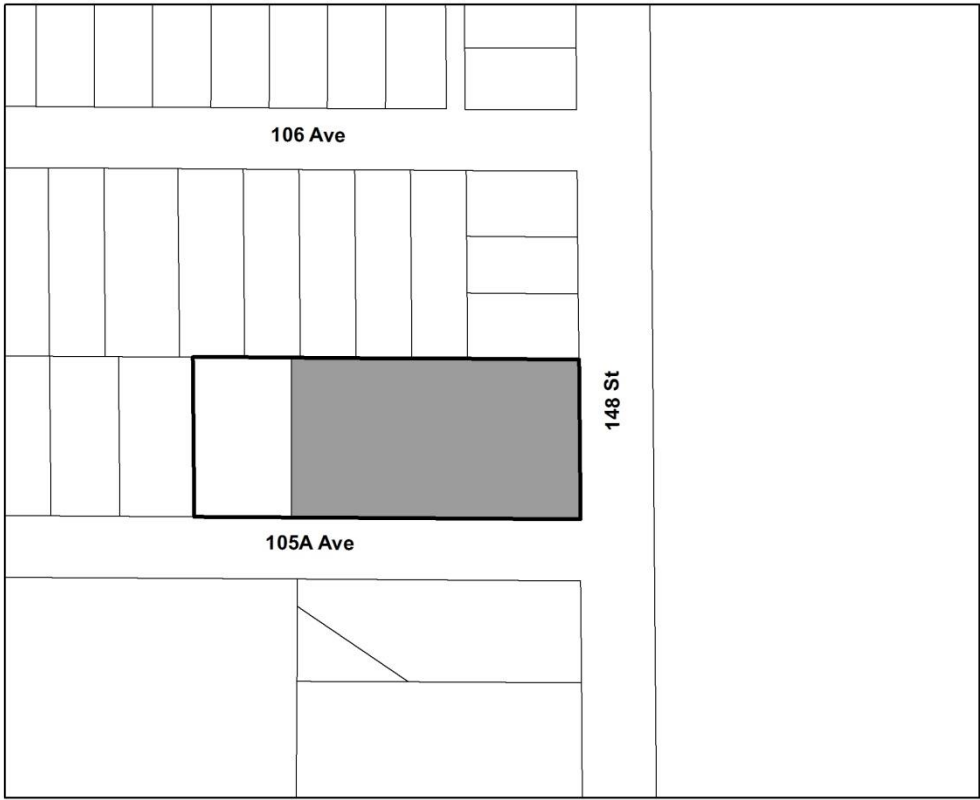
	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
104.	003-216-772	Lot 1, Section 32, Township 2, NWD Plan 62948 (with the exempt portion shown shaded on the map attached hereto)	Surrey Alliance Church 220(1)(h)/224(2)(f)	Same	13474 – 96 Avenue	6324-00028-X
105.	013-238-868	North 132 Feet of Parcel "B" (Reference Plan 2623) of the North West Quarter, Section 25, Township 2, NWD	Surrey Chinese Baptist Church 220(1)(h)/224(2)(f)	Same	8590 – 160 Street	6253-97108-6
106.	025-984-128	Lot 1, Section 16, NWD Plan BCP 12182	Surrey Christian Alliance Church 220(1)(h)/224(2)(f)	Christian and Missionary Alliance, Canadian Pacific District	15421 – 110 Avenue	1164-00011-1
107.	002-248-646	Lot 55, Section 7, Township 8, NWD Plan 39855 (with the exempt portion shown shaded on the map attached hereto)	Surrey Covenant Reformed Church 220(1)(h)/224(2)(f)	Same	17400 – 60 Avenue	8071-52503-0
108.	009-288-473	Lot 45, Section 26, Block 5, North Range 2 West, NWD Plan 23047	Surrey Evangelical Chinese Bible Church 220(1)(h)/224(2)(f)	Same	13912 – 104 Avenue	2260-44002-2
109.	013-239-180	Parcel "D" (Explanatory Plan 7664), South West Quarter, Section 16, Township 7, NWD	Surrey Filipino Seventh-day Adventist Church 220(1)(h)/224(2)(f)	Seventh Day Adventist Church (British Columbia Conference)	1614 – 184 Street	7162-97106-4
110.	011-432-641	Lot 23, Section 31, Block 5 North, Range 2 West, NWD Plan 9373 Except: Part Subdivided by Plan 26970 (with the exempt portion shown shaded on the map attached hereto)	Surrey Free Methodist Church 220(1)(h)/224(2)(f)	Trustees of the Congregation of the Surrey Free Methodist Church	12371 – 96 Avenue	2310-22002-4

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
111.	010-627-537	Lot 1, Block 9, Section 18, Block 5 North, Range 1 West, NWD Plan 1701	Surrey Grace Community Church 220(1)(h)/224(2)(f)	Same	14618 – 110 Avenue	1181-00002-6
112.	010-627-545	Lot 2, Block 9, Section 18, Block 5 North, Range 1 West, NWD Plan 1701	Surrey Grace Community Church 220(1)(h)/224(2)(f)	Same	14624 – 110 Avenue	1181-01002-0
113.	026-247-399	Lot A, Section 26, Township 2, NWD Plan BCP 16894	Surrey Korean Presbyterian Church 220(1)(h)/224(2)(f)	Same	15964 – 88 Avenue	6264-90007-2
114.	026-420-325	Lot 1, Sections 19 & 30, Township 8, NWD Plan BCP 19721,	Surrey Pentecostal Assembly 220(1)(h)/224(2)(f)	Same	16870 – 80 Avenue	8302-00030-9
115.	000-809-853	Lot 9 Except: Part Subdivided by Plan 86708; North East Quarter, Section 29, Township 2, NWD Plan 5488	Surrey Seventh-Day Adventist Church (BC Conference) 220(1)(h)/224(2)(f)	Same	8520 – 132 Street	6294-08005-8
116.	011-392-533	Parcel A (Explanatory Plan 11016) Lot 3, Section 14, Block 5 North, Range 2 West, NWD Plan 5392	Surrey Vietnamese Alliance Church 220(1)(h)/224(2)(f)	Christian & Missionary Alliance-Canadian Pacific District	13821 Grosvenor Road	2140-90004-2
117.	011-392-509	Parcel A (Explanatory Plan 13691) Lot 4, Section 14, Block 5 North, Range 2 West, NWD Plan 5392 (with the exempt portion shown shaded on the map attached hereto)	Surrey Vietnamese Alliance Church 220(1)(h)/224(2)(f)	Christian & Missionary Alliance-Canadian Pacific District	13815 Grosvenor Road	2140-90008-X

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
118.	002-220-440	Lot D, Section 33 Block 5 North, Range 2 West, NWD Plan 22620	The Church in Surrey 220(1)(h)/224(2)(f)	Same	9630 – 131A Street	2331-93002-8
119.	004-586-069	Lot 15, Section 27, Township 8, NWD Plan 33498 (with the exempt portion shown shaded on the map attached hereto)	Tong Do Sa Buddhist Temple Chogye Order Korea (Seu Kwang Sa Buddhist Temple Society) 220(1)(h)/224(2)(f)	Tong Do Sa Buddhist Temple Chogye Order Korea	8425 – 196 Street	8273-14002-7
120.	008-783-497	Lot 33, Section 22, Block 5 North, Range 1 West, NWD Plan 25315	Tynehead Park Congregation of Jehovah's Witnesses 220(1)(h)/224(2)(f)	Same	10446 – 157 Street	1220-32002-X
121.	011-384-417	Lot 56, Section 22, Block 5 North, Range 2 West, NWD Plan 9117 (with the exempt portion shown shaded on the map attached hereto)	Ukrainian Orthodox Church of St. Mary 220(1)(h)/224(2)(f)	The Trustees of the Whalley Congregation of the Ukrainian-Greek Orthodox Church	10765 – 135A Street	2220-52502-8
122.	009-179-011	Lot 95 Except: Firstly: Part on Reference Plan 31517 and Secondly: Parcel "G" (By-law Plan 76106), Section 22, Block 5 North, Range 2 West, NWD Plan 9117	Ukrainian Orthodox Church of St. Mary (Church Hall) 220(1)(h)/224(2)(f)	The Trustees of the Whalley Congregation of the Ukrainian-Greek Orthodox Church	13512 – 108 Avenue	2220-72006-8
123.	011-418-133 011-418-192	Lot 1, Section 15, Block 5 North, Range 2 West, NWD Plan 9187 Lot 4, Section 15, Block 5, North, Range 2 West, NWD Plan 9187	Vancouver Chinese Zion Church 220(1)(h)/224(2)(f)	Same	13551 King George Boulevard and 13546 Bentley Road (parking lot)	2154-00002-2 2150-03014-7

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
124.	000-643-408	Lot 27, Except Firstly: Parcel T (Bylaw Plan 68239); Secondly: Part Subdivided by Plan 83273, Section 35, Township 2, NWD Plan 31091	Vancouver Christadelphian Ecclesia 220(1)(h)/224(2)(f)	Same	15582 – 96 Avenue	6353-26022-2
125.	006-516-866	Lot 23, Block 60, NWD Plan 30581	Vancouver Life Church 220(1)(h)/224(2)(f)	Same	11565 – 142 Street	4000-22044-5
126.	000-917-346	Lot 2 Except: Part on Bylaw Plan Filed A14399; Section 25 Block 5 North Range 2 West, NWD Plan 16376	Vancouver New Life Church 220(1)(h)/224(2)(f)	Same	14370 – 104 Avenue	2250-01030-4
127.	000-917-354	Lot 3, Section 25, Block 25, Range 2 West, NWD Plan 16376	Vancouver New Life Church 220(1)(h)/224(2)(f)	Same	10370 – 143A Avenue	2250-02024-3
128.	000-904-961	Lot 6, Except: Parcel A (Bylaw Plan 68121), Section 25, Block 5, North Range 2 West, NWD Plan 16376	Vancouver New Life Church 220(1)(h)/224(2)(f)	Same	10381 – 144 Street	2250-05018-1
129.	024-581-511	Lot B, Section 28, Township 2, NWD Plan LMP43799 (with the exempt portion shown shaded on the map attached hereto)	Vedic Hindu Cultural Society of BC 220(1)(h)/224(2)(f)	Same	8321 – 140 Street	6282-91003-1
130.	025-581-511	Lot 7, Section 7, Township 8, NWD Plan BCP 3568	Westwinds Community Church 220(1)(h)/224(2)(f)	Same	6331 – 176 Street	8074-06013-5
131.	010-307-338	Lot 2, Section 16, Township 1, NWD Plan 77224	White Rock Baptist Church 220(1)(h)/224(2)(f)	Same	1657 – 140 Street	5162-01009-1

	PID	LEGAL	Operating Name	Legal Owner	Address	Folio No.
132.	009-555-595	Lot 1, Except Portions on Plan BCP 23492, Block 30, Section 15, Township 1, NWD Plan 11645, (except that 2,422 sq. ft. portion of the second floor of the building used for residential accommodation)	White Rock Seventh-Day Adventist Church 220(1)(h)/224(2)(f)	Seventh-Day Adventist Church (BC Conference)	14615 - 16 Avenue	5152-00000-3
133.	001-810-570	Strata Lot 2, Section 8, Township 8 NWD Strata Plan NW1449, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	Zion Park Manor 220(1)(i)/224(2)(h)	Lutheran Senior Citizens Housing Society	5939 - 180 Street 5905 - 180 Street	8082-98701-7



**The Anglican Church
of the Epiphany**
Folio: 1190-00012-x
10553 148 St

Legend

- EXEMPT: 4935 Sq/m
- NOT EXEMPT: 1673 Sq/m
- Total Area: 6608 Sq/m



**B.C. Muslim
Association 62 Ave**
Folio: 024-823-503
13585 62 Ave

Legend

- EXEMPT: 1036 Sq/m
- NOT EXEMPT: 2599 Sq/m
- Total Area: 3635 Sq/m





Bera Baptist Church
 Folio: 6084-05021-9
 6062 132 St

Legend

- EXEMPT: 6347 Sq/m
- NOT EXEMPT: 4478 Sq/m
- Total Area: 10825 Sq/m



Christ Worship Centre
 Folio: 8302-90008-4
 17171 80 Ave

Legend

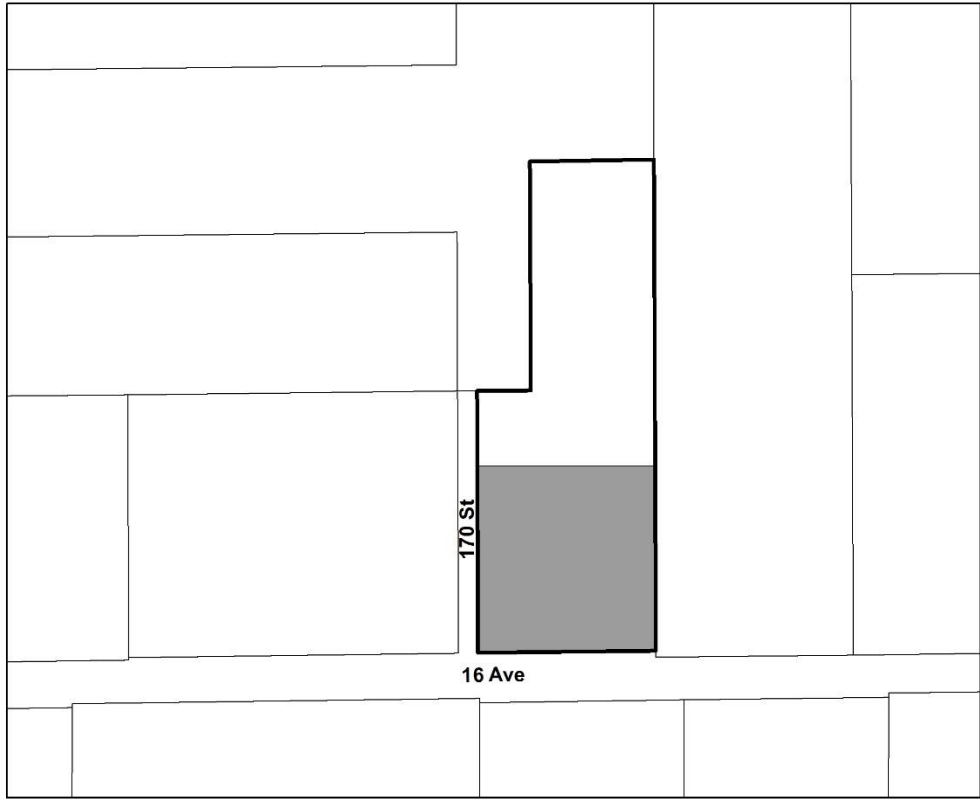
- EXEMPT: 15003 Sq/m
- NOT EXEMPT: 16552 Sq/m
- Total Area: 31555 Sq/m





Christians' Gospel Society
 Folio: 8092-00057-8
 18780 58 Ave

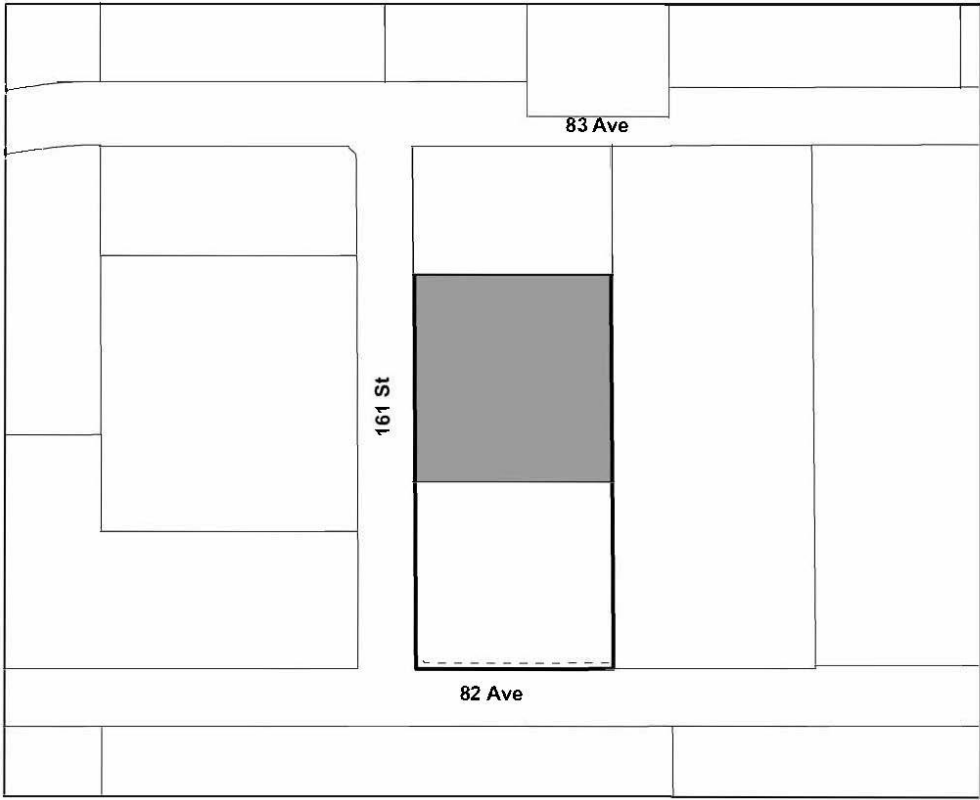
Legend
 ■ EXEMPT: 1154 Sq/m
 □ NOT EXEMPT: 3793 Sq/m
 □ Total Area: 4947 Sq/m



Emmanuel Evangelical Covenantt Church
 Folio: 7189-00012-4
 17029 16 Ave




Legend
 ■ EXEMPT: 8882 Sq/m
 □ NOT EXEMPT: 11337 Sq/m
 □ Total Area: 20219 Sq/m

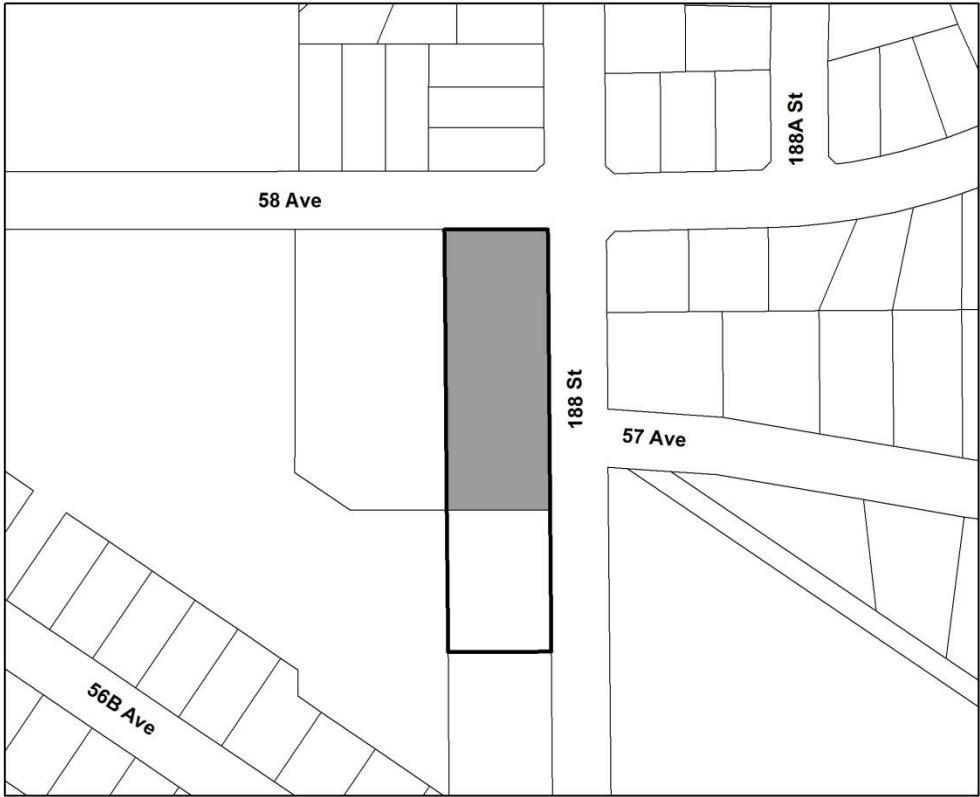




Fleetwood International Church
 Folio: 6252-00043-7
 8250 161 St




Legend

-  EXEMPT: 4887 Sq/m
-  NOT EXEMPT: 4199 Sq/m
-  Total Area: 9086 Sq/m



Free Presbyterian Church
 Folio: 8092-91011-X
 18790 58 Ave

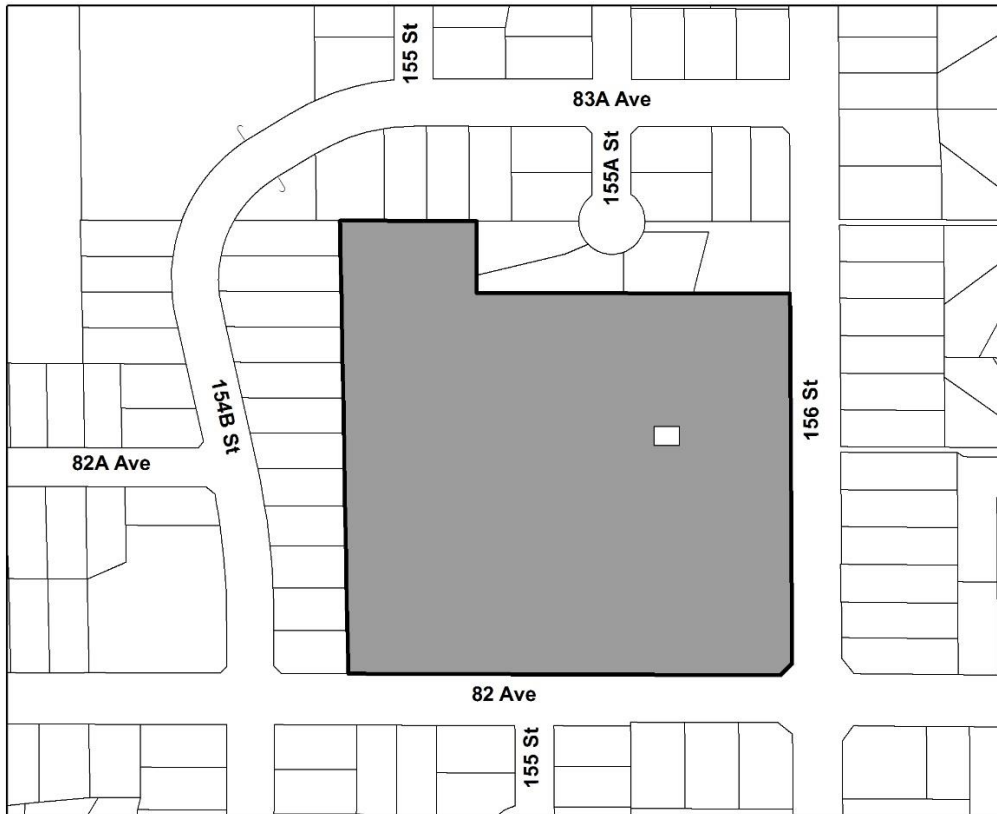
Legend

-  EXEMPT: 3483 Sq/m
-  NOT EXEMPT: 1762 Sq/m
-  Total Area: 5245 Sq/m





Gateway Baptist Church
 Folio: 2210-77602-8
 13175 107 Ave



**Greater Vancouver
 Assembly Hall of
 Jehovah's Witnesses**
 Folio: 6262-25002-5
 15577 82 Ave





**Greek Orthodox
Community of Surrey &
Fraser Valley**
Folio: 2331-91002-9
9635 132 St

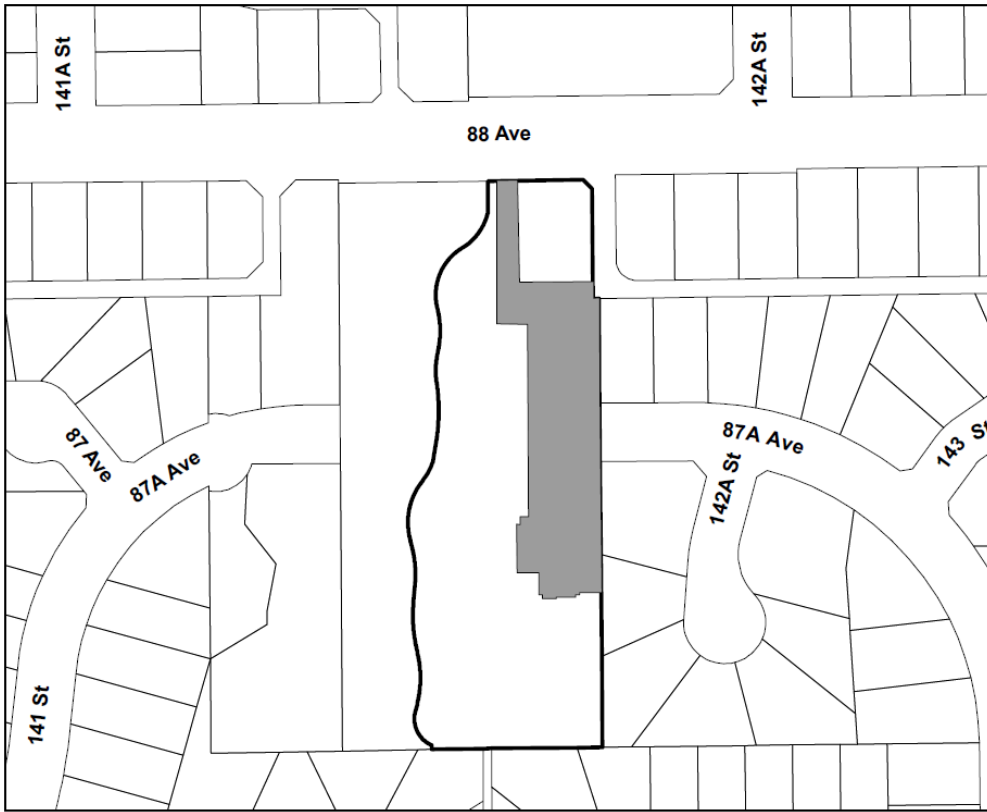
Legend
 ■ EXEMPT: 585 Sq/m
 □ NOT EXEMPT: 163 Sq/m
 □ Total Area: 747 Sq/m



**Green Timbers
Covenant Church**
Folio: 6331-00016-1
14219 88 Ave

Legend
 ■ EXEMPT: 7551 Sq/m
 □ NOT EXEMPT: 729 Sq/m
 □ Total Area: 8280 Sq/m

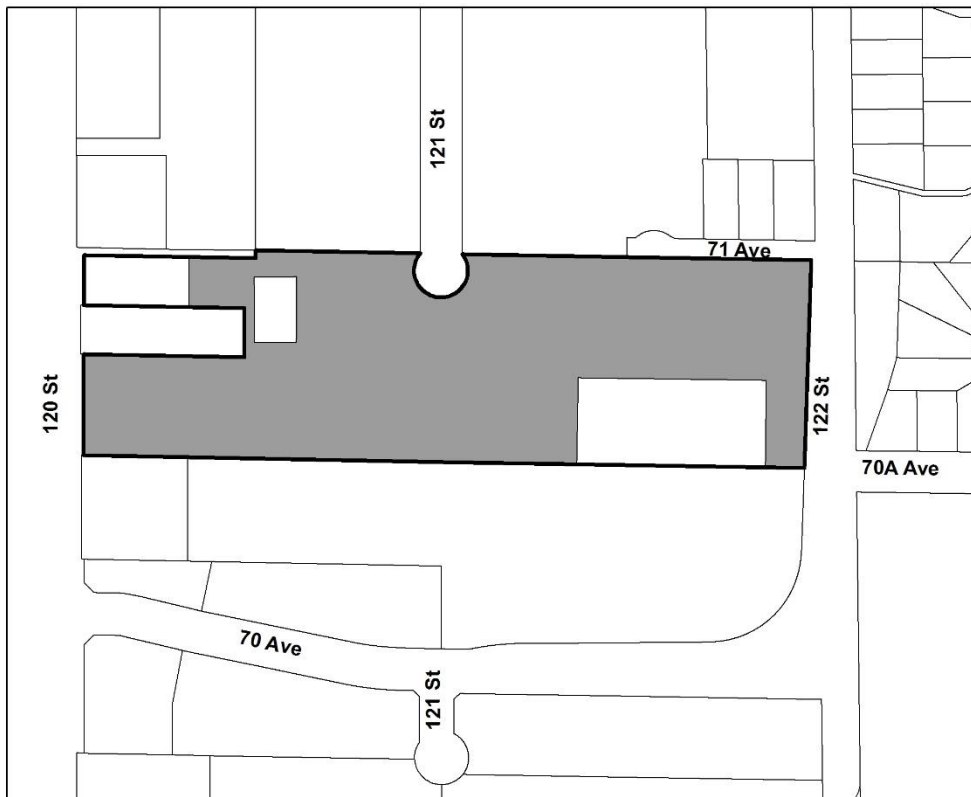




**Gurdwara Nanaksar
Satsang Sabha Society**
Folio: 6284-00046-7
14212 88 Ave

Legend

- EXEMPT: 2877 Sq/m
- NOT EXEMPT: 7913 Sq/m and 186 Sq/m Manse
- Total Area: 10976 Sq/m



Guru Nanak Sikh Temple
Folio: 6183-90019-9
7050 120 St

Legend

- EXEMPT: 30992 Sq/m
- NOT EXEMPT: 6558 Sq/m
- Total Area: 37550 Sq/m





Hillside Christian Church
 Folio: 8082-95402-4
 5950 179 St

Legend

- EXEMPT: 14555 Sq/m
- NOT EXEMPT: 5065 Sq/m
- Total Area: 19620 Sq/m

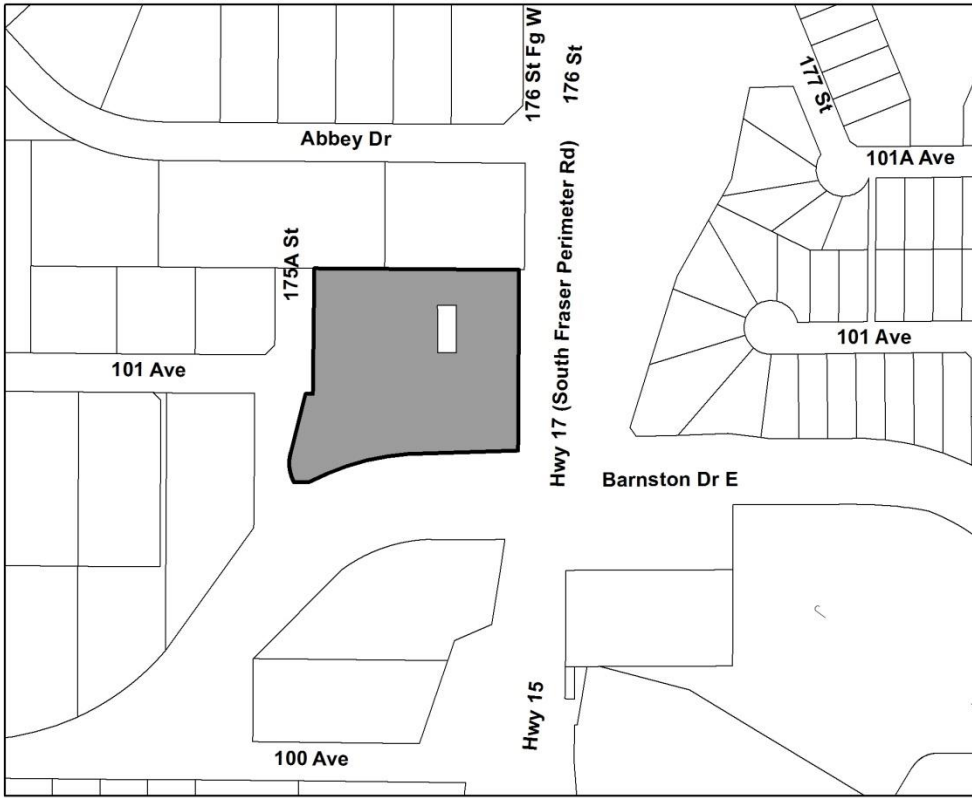


**Iglesia Ni Cristo -
 Church of Christ**
 Folio: 6154-90005-3
 15145 68 Ave

Legend

- EXEMPT: 6076 Sq/m
- NOT EXEMPT: 2336 Sq/m
- Total Area: 8412 Sq/m





**Korean Central
Presbyterian Church**
Folio: 9064-03003-0
10110 175A St

Legend

- EXEMPT: 10640 Sq/m
- NOT EXEMPT: 241 Sq/m
- Total Area: 10881 Sq/m



**Kwanglim Methodist
Church of Canada**
Folio: 1220-90012-6
15688 106A Ave

Legend

- EXEMPT, 10843 Sq/m
- NOT EXEMPT, 1088 Sq/m
- Total Area, 11931 Sq/m

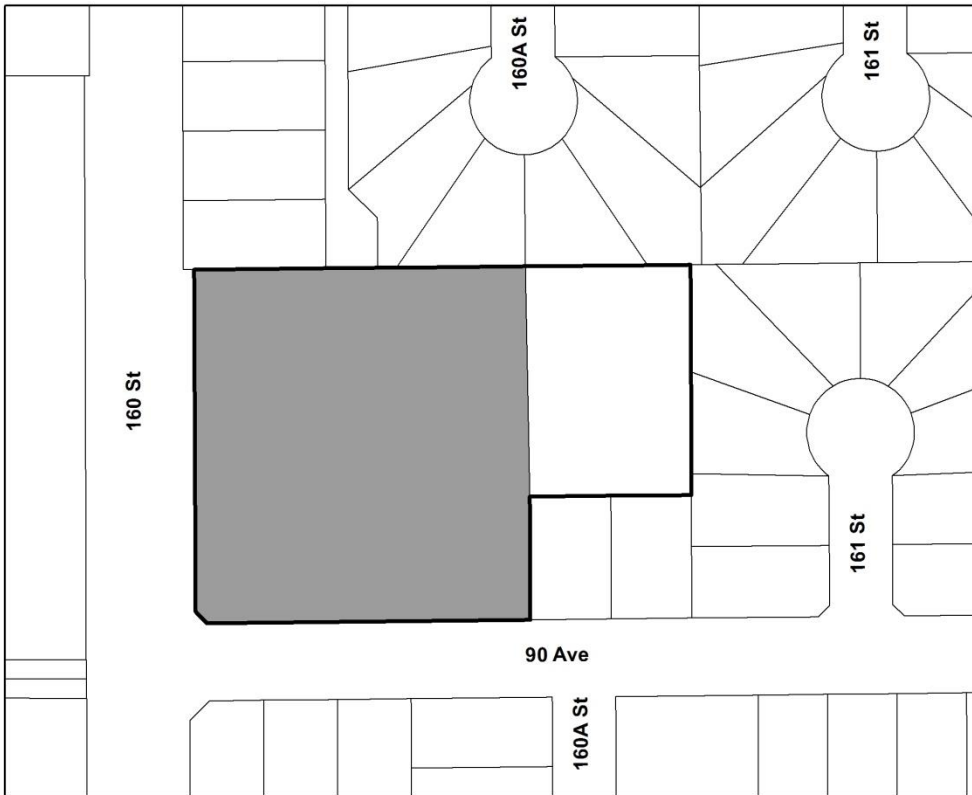




**Lam Ti Ni
Buddhist Temple**
Folio: 8313-20002-9
16837 94A Ave

Legend

- EXEMPT: 4092 Sq/m
- NOT EXEMPT: 92 Sq/m
- Total Area: 4184 Sq/m



**Legacy - A Church
of the Nazarene**
Folio: 6362-00039-0
9012 160 St

Legend

- EXEMPT: 7959 Sq/m
- NOT EXEMPT: 2540 Sq/m
- Total Area: 10499 Sq/m





Northwood
 Congregation
 of the United Church
 Folio: 6359-00025-8-00
 8855 156 St


Legend

-  EXEMPT: 7588 Sq/m
-  NOT EXEMPT: 4084 Sq/m
-  Total Area: 11672 Sq/m



Nova Church
 Folio: 6282-03009-2
 8383 140 St

Legend

-  EXEMPT: 6415 Sq/m
-  NOT EXEMPT: 3395 Sq/m
-  Total Area: 9809 Sq/m





Ocean Park
 Congregation of
 Jehovah's Witnesses
 Folio: 5150-14004-1
 14832 24 Ave

Legend

- EXEMPT: 8608 Sq/m
- NOT EXEMPT: 93 Sq/m
- Total Area: 8701 Sq/m



Our Lady of Good
 Counsel Church
 Folio: 2237-00026-8
 10460 139 St

Legend

- EXEMPT: 26735 Sq/m
- NOT EXEMPT: 1418 Sq/m
- Total Area: 28153 Sq/m





Parish of St. Mark -
Ocean Park
Folio: 5173-04010-5
12953 20 Ave

Legend

- EXEMPT. 7113 Sq/m
- NOT EXEMPT. 7134 Sq/m
- Total Area: 14247 Sq/m



Peninsula United
Church
Folio: 5230-90062-3
15639 24 Ave

Legend

- EXEMPT. 4487 Sq/m
- NOT EXEMPT. 666 Sq/m
- Total Area: 5153 Sq/m





Port Kells
 Congregational
 Christian Church
 Folio: 8331-10004-9
 19131 88 Ave

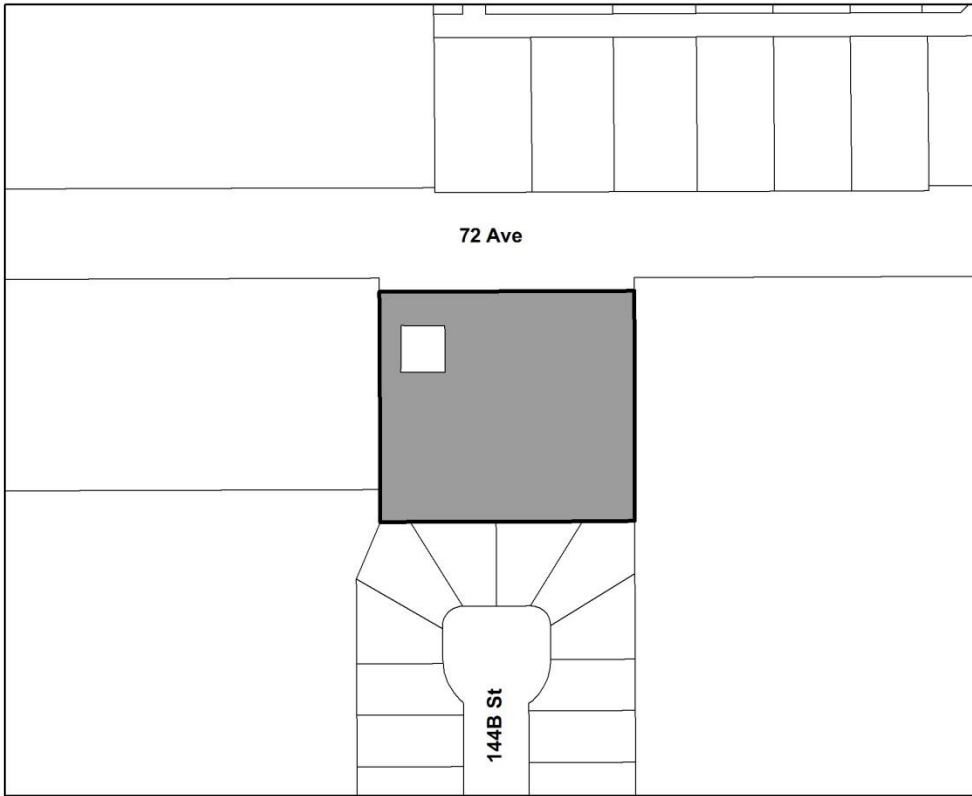
Legend
 ■ EXEMPT, 4149 Sq/m
 □ NOT EXEMPT, 2744 Sq/m
 □ Total Area, 6893 Sq/m



Precious Blood Parish
 Folio: 8071-90036-9
 17475 59 Ave

Legend
 ■ EXEMPT: 9189 Sq/m
 □ NOT EXEMPT: 6460 Sq/m
 □ Total Area: 15649 Sq/m





Punjabi Masihi Chruch
Folio: 6153-20002-3
14488 72 Ave

Legend

- EXEMPT: 3827 Sq/m
- NOT EXEMPT: 138 Sq/m
- Total Area: 3965 Sq/m

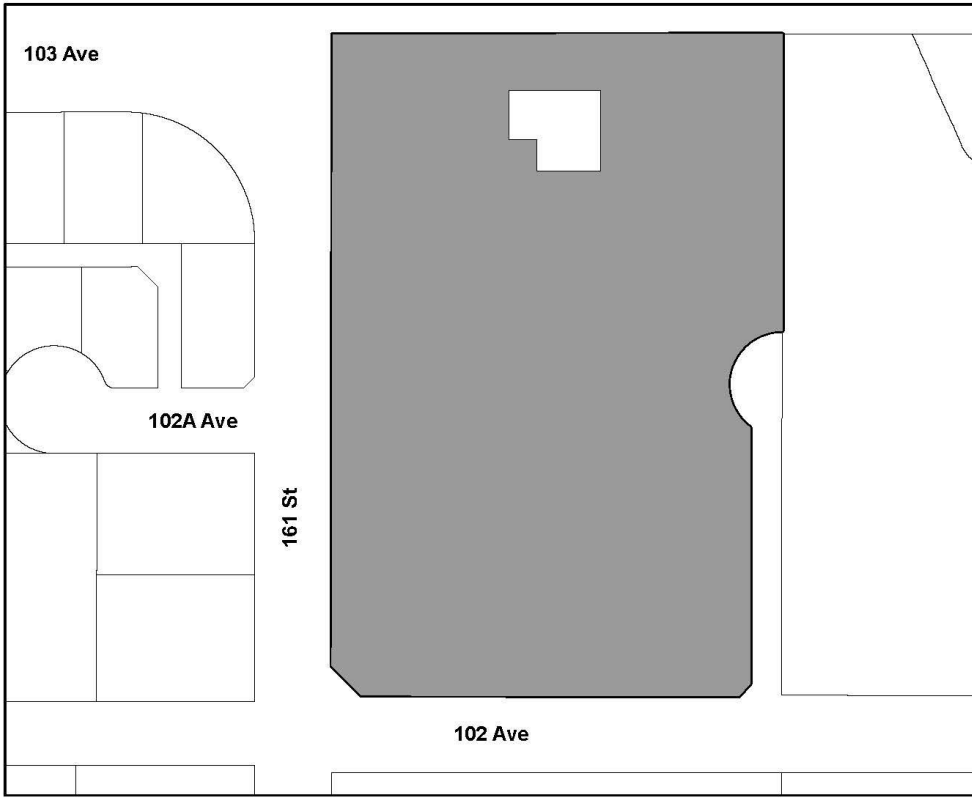


**Sri Guru Singh Sabha
 Gurdwara Association**
Folio: 6292-50002-0
8135 132 St

Legend

- EXEMPT: 4430 Sq/m
- NOT EXEMPT: 971 Sq/m
- Total Area: 5401 Sq/m





**St Andrew Kim
Catholic Parish**
Folio: 1260-13002-2
10222 161 St

Legend

- EXEMPT, 18764 Sq/m
- NOT EXEMPT, 437 Sq/m
- Total Area, 19201 Sq/m

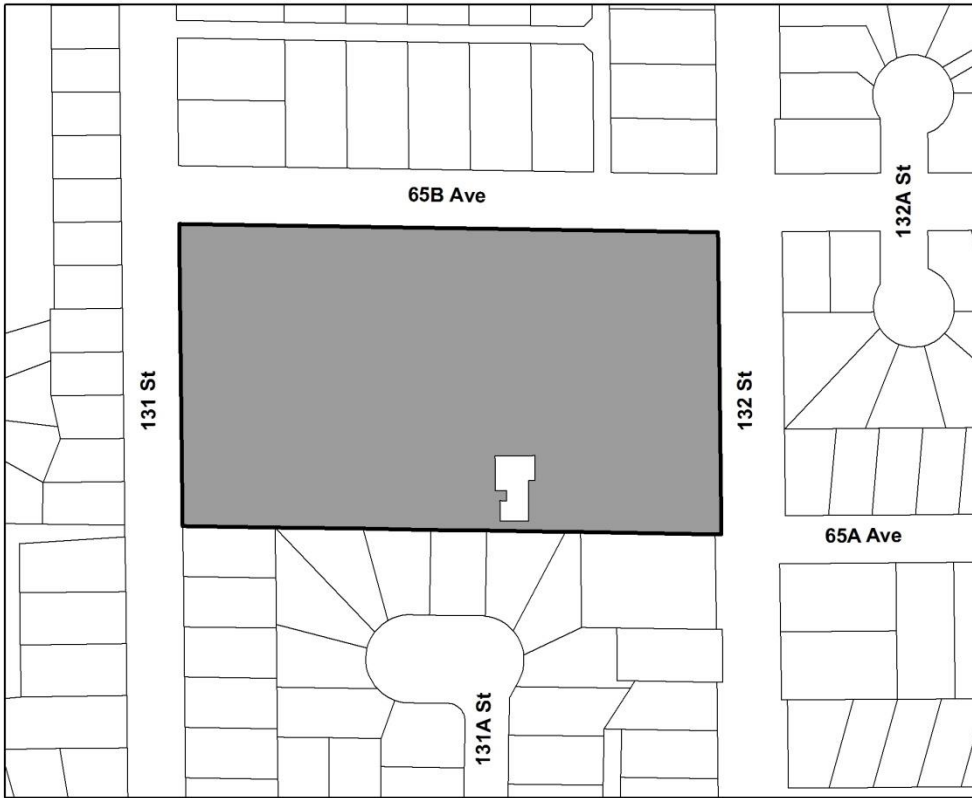


**St. Andrew's
Newton Presbyterian**
Folio: 6183-00041-3
7147 124 St

Legend

- EXEMPT, 6524 Sq/m
- NOT EXEMPT, 2057 Sq/m
- Total Area, 8581 Sq/m





St Bernadette Roman Catholic Church
 Folio: 6172-36002-4
 6543 132 St

Legend

- EXEMPT, 19229 Sq/m
- NOT EXEMPT, 254 Sq/m
- Total Area, 19483 Sq/m

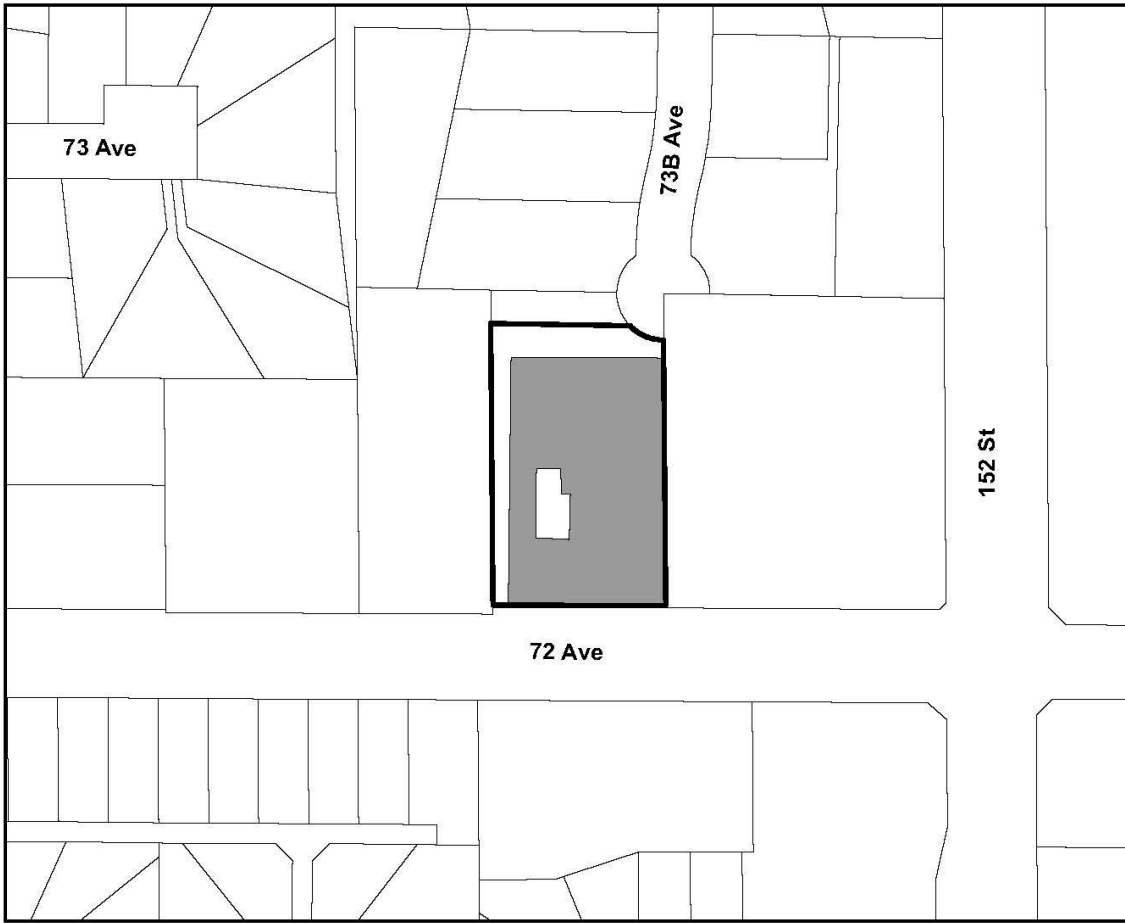


St George's Coptic Orthodox Church
 Folio: 2130-17007-9
 13905 108 Ave

Legend

- EXEMPT: 7611 Sq/m
- NOT EXEMPT: 522 Sq/m
- Total Area: 8133 Sq/m





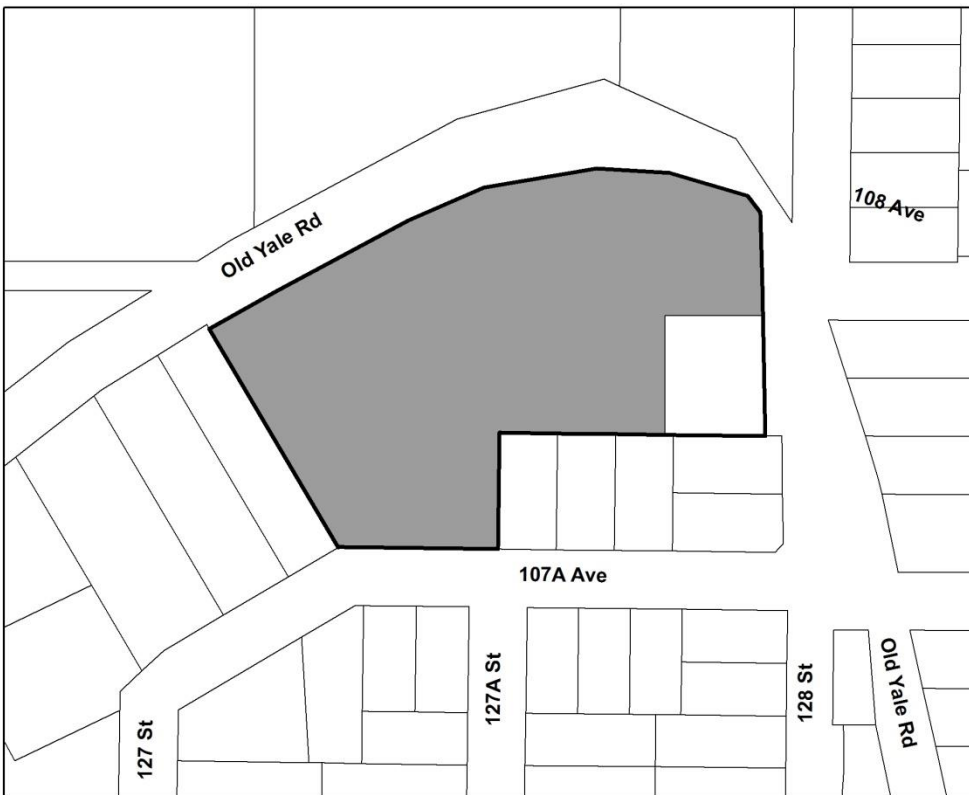
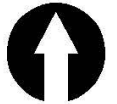
**St George's Malankara
Orthodox Church**

15151 72 Avenue

**Folio:
6221-90007-4**

Legend

- EXEMPT, 3259 Sq/m
- NOT EXEMPT, 1059 Sq/m
- Total Area, 4318 Sq/m

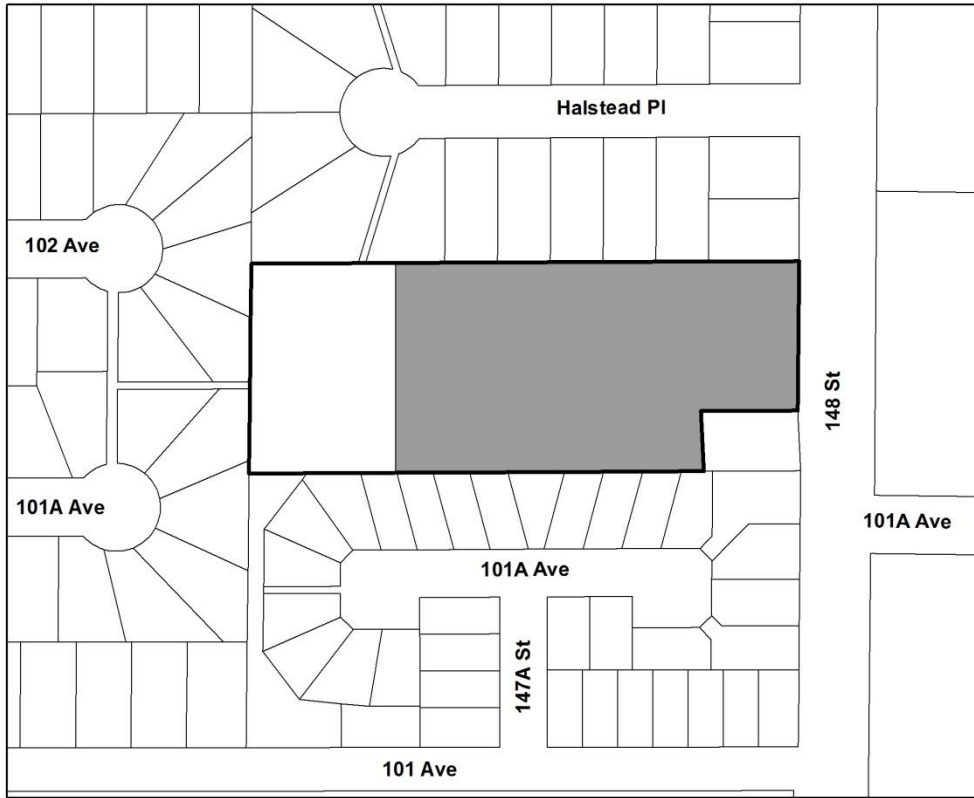


**St. Helen's
Anglican Church**
Folio: 2170-90015-9
10787 128 St

Legend

- EXEMPT: 15291 Sq/m
- NOT EXEMPT: 1417 Sq/m
- Total Area: 16708 Sq/m





St. Luke
Lutheran Church
Folio: 1300-0001-6
10167 148 St

Legend

- EXEMPT: 9426 Sq/m
- NOT EXEMPT: 3660 Sq/m
- Total Area: 13086 Sq/m



St. Michael's Church
Folio: 6082-28005-2
12996 60 Ave

Legend

- EXEMPT: 4577 Sq/m
- NOT EXEMPT: 3273 Sq/m
- Total Area: 7850 Sq/m





St. Nicolae Romanian
Orthodox Church
Folio: 8283-00004-4
8679 Harvie Road

Legend

- EXEMPT: 1877 Sq/m
- NOT EXEMPT: 140 Sq/m
- Total Area: 2017 Sq/m



Star of the Sea Parish
Folio: 5150-23001-7
15024 24 Ave

Legend

- EXEMPT: 34291 Sq/m
- NOT EXEMPT: 15570 Sq/m
- Total Area: 49861 Sq/m





Sunshine Hills
 Congregation
 Kingdom Hall
 Folio: 6083-87702-7
 13095 60 Ave

Legend

- EXEMPT: 4813 Sq/m
- NOT EXEMPT: 76 Sq/m
- Total Area: 4889 Sq/m

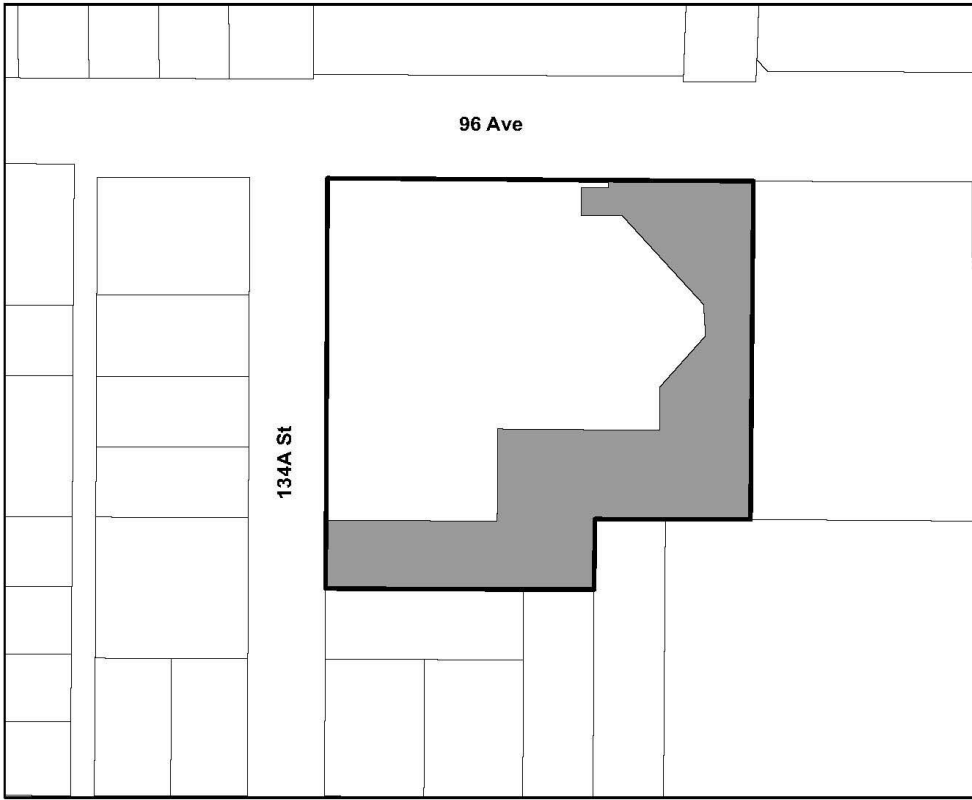


Sunshine Ridge
 Baptist Church
 Folio: 6073-01059-X
 6230 120 St

Legend

- EXEMPT, 8033 Sq/m
- NOT EXEMPT, 4381 Sq/m
- Total Area, 12418 Sq/m

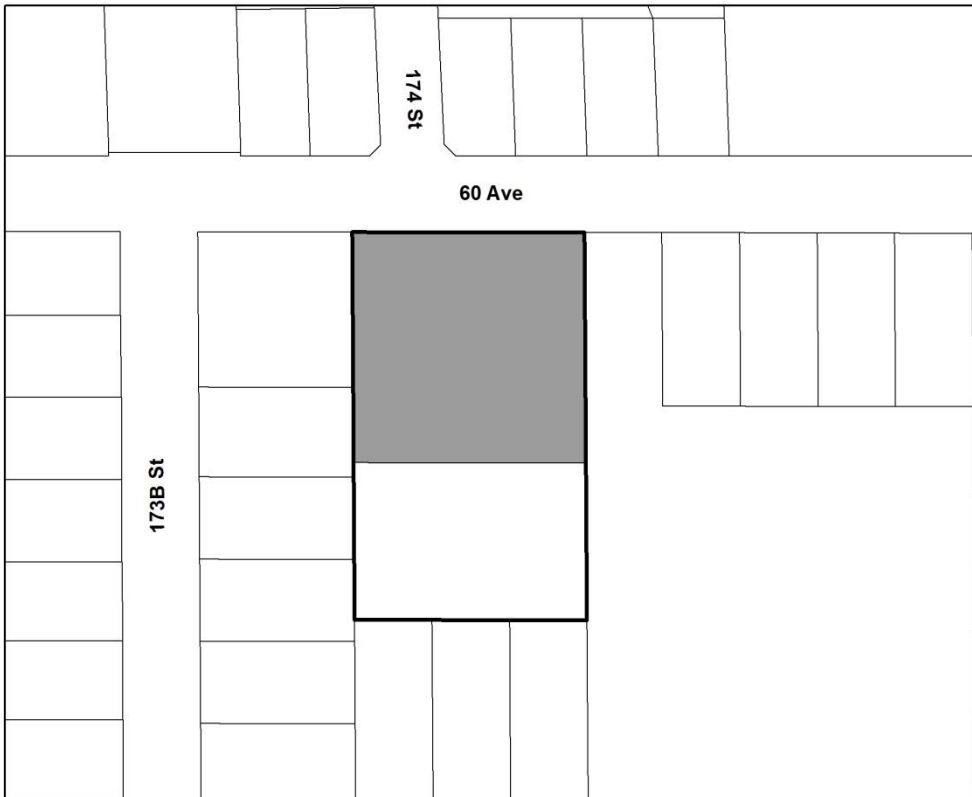




Surrey Alliance Church
 Folio: 6324-00028-X
 13474 96 Ave

Legend

- EXEMPT, 6655 Sq/m
- NOT EXEMPT, 4296 Sq/m
- Total Area, 10993 Sq/m

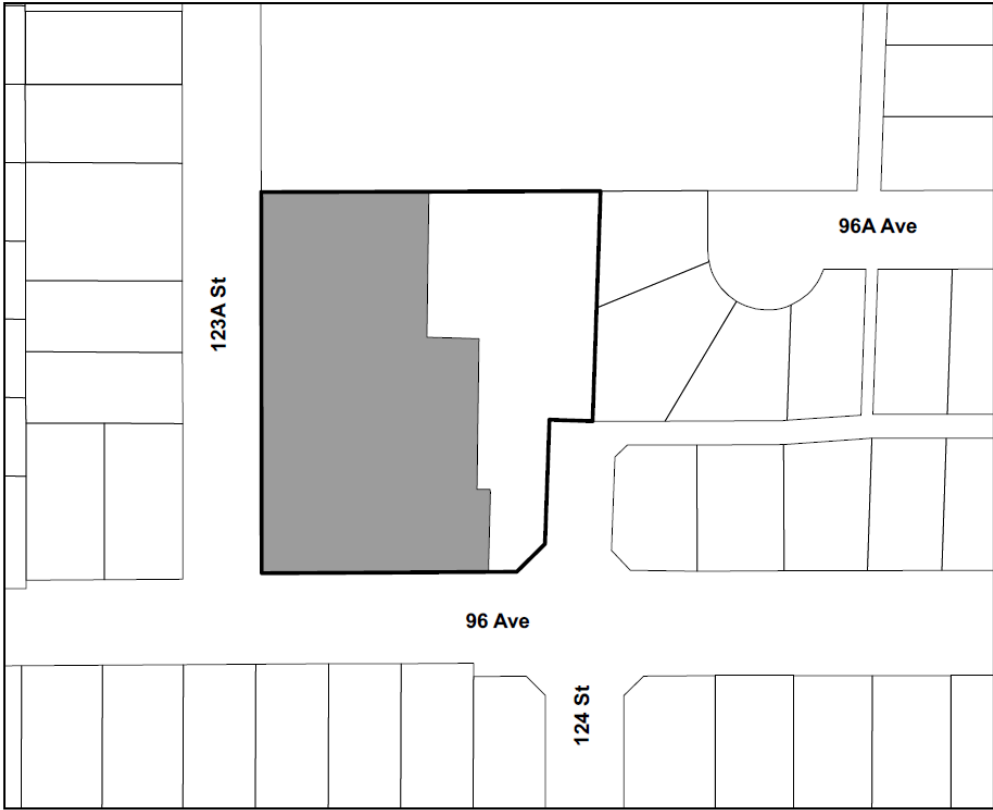


Surrey Covenant Reformed Church
 Folio: 8071-52503-0
 17400 60 Ave

Legend

- EXEMPT, 3599 Sq/m
- NOT EXEMPT, 2460 Sq/m
- Total Area, 6059 Sq/m





Surrey Free Methodist Church
Folio: 2310-22002-4
12371 96 Ave

Legend
 ■ EXEMPT: 4975 Sq/m
 □ NOT EXEMPT: 2851 Sq/m
 □ Total Area: 7826 Sq/m



Surrey Vietnamese Alliance Church
Folio: 2140-90008-X
13815 Grosvenor Rd

Legend
 ■ EXEMPT: 1387 Sq/m
 □ NOT EXEMPT: 423 Sq/m
 □ Total Area: 1810 Sq/m





**Tong Do Sa
Buddhist Temple**
Folio: 8273-14002-7
8425 196 Ave




Legend

-  EXEMPT: 27466 Sq/m
-  NOT EXEMPT: 129558 Sq/m
-  Total Area: 157024 Sq/m



**Ukrainian Orthodox
Church of St. Mary**
Folio: 2220-52502-8
10765 135A St

Legend

-  EXEMPT: 644 Sq/m
-  NOT EXEMPT: 363 Sq/m
-  Total Area: 1007 Sq/m





Vedic Hindu Temple
Folio: 6282-91003-1
8321 140 St

Legend

-  EXEMPT: 8113 Sq/m
-  NOT EXEMPT: 4022 Sq/m
-  Total Area: 12135 Sq/m



CITY OF SURREY

BYLAW NO. 21355

A Bylaw to provide for the exemption from property taxation
of certain properties in the City of Surrey pursuant to
Section 224(2)(g) of the *Community Charter*
.....

WHEREAS Council may, by authority of Section 224(2)(g) of the *Community Charter*, S.B.C.
2003, Chap. 26, exempt from taxation certain properties;

AND WHEREAS Council deems it expedient to exempt from taxation the properties listed in
Schedule A attached hereto;

NOW, THEREFORE, the Council of the City of Surrey enacts as follows:

Title

1. This Bylaw may be cited as the "Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355".

Exemptions

2. The lands or improvements, or portions thereof, as outlined in Schedule A attached to
this Bylaw are hereby exempt from taxation for the Year 2025 pursuant to
Section 224(2)(g) of the *Community Charter*, subject to the conditions provided for in
this Bylaw.

Conditions

3. Where:
 - (a) a transfer, sale, or lease is made of property exempt from taxation under this
Bylaw to some person not entitled to such exemption; or
 - (b) property used for some purpose which would entitle it to exemption under this
Bylaw ceases to be so used; or

(c) property exempt from taxation under this Bylaw ceases to meet the conditions necessary to qualify for the exemption including, but not limited to, compliance with City policies and bylaws,
the property shall be liable to taxation from the date of the transfer, sale, lease, or change of use or conditions, as the case may be (the "Taxation Date").

4. Where the assessment roll is completed before the transfer, sale, lease or change of use or conditions described in Section 3 of this Bylaw comes to the attention of the collector:
- (a) the collector will provide written notice to the transferee, purchaser, lessee, or other person who, but for the exemption, would have been liable to taxation; and
 - (b) the person described in (a) shall pay to the City an amount equal to the total taxes that, but for the exemption, would have been payable on the property from the Taxation Date, together with interest compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

5. "Section 224(2)(g) Tax Exemption Bylaw, 2023, No. 21019" is hereby repealed.

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the on the 7th day of October, 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the 9th day of October to the 16th day of October, 2024 and by distributing the notice through the City's email subscription service on the 9th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355

	PID	LEGAL	Name	Address	Folio No.
1.	027-087-514	Strata Lot 22, Section 20, Township 2 NWD Strata Plan BCS1830, leased and occupied for the purpose of public worship	Calvary Grace Church (Faith and Vision) 224(2)(g)	#121, 7536 – 130 Street	6202-98036-9
2.	004-421-345	That 7,200 sq ft portion of Lot 1 Except: Firstly; Parcel A (Bylaw Plan 64918), Secondly; Part Dedicated Road on Plan LMP44217, Thirdly; Part Dedicated Road on Plan LMP51680, Section 29, Township 2, NWD Plan 62609, leased and occupied for the purpose of public worship	Celebration Life Ministries 224(2)(g)	Unit 2A, 13139 – 80 Avenue	6292-00004-7
3.	002-288-524	That 4,500 sq ft portion of the second floor of Lot 152, Section 18, Block 5 North Range 1, West NWD Plan 62582, leased and occupied for the purpose of public worship	Connecting Community Church 224(2)(g)	Portion of 14625 – 108 Avenue	1180-80102-7
4.	018-178-880	Lot 1, Section 29, Township 2, NWD Strata Plan LMS795 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, leased and occupied for the purpose of public worship	Faith Dominion Ministry 224(2)(g)	Unit 1, 12988 – 84 Avenue	6292-98043-1
5.	011-088-486	That 1,248 square foot portion of Section 22, Range 2, Plan NWP11215, NWD Parcel A, (of Lot 2 PL 4937), leased and occupied for the purpose of public worship	God's Gift Ministry Society 224(2)(g)	10581 King George Boulevard	2220-90002-2
6.	001-184-342	That 3,800 square foot portion (unit 101) Lot 52, Section 28, Range 1, Plan NWP58484 NWD, leased and occupied for the purpose of public worship	Guildford Islamic Cultural Society 224(2)(g)	Unit 101 15290 103A Avenue	1280-50502-3

	PID	LEGAL	Name	Address	Folio No.
7.	001-093-347	That 7,100 sq ft portion of Lot 203, Section 20, Township 2, NWD, Plan 62200, leased and occupied for the purpose of public worship	Grace Baptist Church 224(2)(g)	#4 – 13570 – 78 Avenue	6204-85202-4
8.	018-495-915	Lot F, Block 319, District Lot 526 Plan LMP 12742, leased and occupied for the purpose of public worship	Great Light Healing Ministries International 224(2)(g)	12057 – 88 Avenue	6312-92006-9
9.	010-205-772	Lot 1, Except: Part on Plan With Bylaw Filed A14399; Section 24 Block 5 North Range 2 West NWD Plan 16807, leased and occupied for the purpose of public worship	Hahn Seok Buddhist Foundation 224(2)(g)	14069 – 104 Avenue	2240-00014-4
10.	025-175-009	Lot 1, Section 15, Township 2, NWD, Plan LMP51687, leased and occupied for the purpose of public worship	Ismaili Jamatkhana Prayer Facility 224(2)(g)	15177 – 68 Avenue	6154-00007-8
11.	017-751-586	Lot 15, Section 10, Township 2, NWD, Plan NWS 3426, leased and occupied for the purpose of public worship	Jain Center of BC 224(2)(g)	#208, 14770 – 64 Avenue	6103-98029-X
12.	024-997-978 024-997-960 024-997-951 024-997-986 024-997-994 024-998-052 024-998-044 024-998-079 024-998-061	Lots 4, 5,6, 7, 8, 13, 14, 15 and 16, Section 20, Township 2, NWD Strata Plan LMS 4385, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, leased and occupied for the purpose of public worship	Khalsa Diwan Society of BC 224(2)(g)	103, 7938 – 128 Street	6203-98204-0 6203-98203-9 6203-98202-7 6203-98205-2 6203-98206-4 6203-98212-X 6203-98211-8 6203-98214-3 6203-98213-1
13.	002-772-477	Block 5N, Section 22, Range 2W, NWD Parcel A, Ref PL 61421, leased and occupied for the purpose of public worship	LoveQuest International Church 224(2)(g)	10512 135A Street	2220-90020-4

	PID	LEGAL	Name	Address	Folio No.
14.	016-941-471	That 3,146 square foot portion of Lot 20, Section 30, Township 2, Plan NWS3424 NWD, leased and occupied for the purpose of public worship	Peace House International Ministry 224(2)(g)	20-12484 82 Avenue	6301-98086-4
15.	001-184-342 001-184-351	That 6,204 sq ft (unit 103) and that 2,701 sq ft (unit 105) portion of Lot 52 and Lot 53, Section 28, Block 5 North Range 1 West, NWD Plan 58484, leased and occupied for the purpose of public worship	Praise International Church 224(2)(g)	15290 103A Ave and 10304 152A Street (known as Units 103 and 105 15310 103A Avenue)	1280-50502-3 1280-51002-X
16.	010-048-863	That 2,928 sq ft portion of Parcel A of Lot 68, Ref Plan 45360, Section 22, Range 2 Plan NWP15002, NWD, leased and occupied for the purpose of public worship	Spanish Alliance Church 224(2)(g)	10492 City Parkway	2220-90016-2
17.	024-047-171 024-047-180 024-047-198 024-047-201	That 3,000 sq ft portion of Strata Lots 3, 4, 5 and 6 Section 17 Block 5 North Range 2 West NWD Strata Plan LMS3109 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, leased and occupied for the purpose of public worship	The Homecoming Church (formerly Celebration Christian Fellowship International) 224(2)(g)	#106 12332 Pattullo Place	2170-98005-2 2170-98006-4 2170-98007-6
18.	011-384-328	Lot 46, Section 22, Block 5 North, Range 2 West, NWD Plan 9117, leased and occupied for the purpose of public worship	Transformation Christian Centre 224(2)(g)	10704 City Parkway	2220-45002-8
19.	023-852-020	That 1,615 sq ft portion of Strata Lot 4, Section 22, Township 1, NWD Strata Plan NW2669, Together with an Interest in the Common Property In Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1, leased and occupied for the purpose of public worship	White Rock South Surrey Jewish Community Centre 224(2)(g)	32 – 3033 King George Boulevard	5224-98014-8

CITY OF SURREY

BYLAW NO. 21356

A Bylaw to provide for the exemption from taxation
of certain properties in the City of Surrey pursuant to
Section 224 of the *Community Charter*
.....

WHEREAS Council may, by authority of Section 224 of the *Community Charter*, S.B.C. 2003,
Chap. 26, exempt from taxation certain properties;

AND WHEREAS Council deems it expedient to exempt from taxation the properties listed in
Schedule A, Schedule B and Schedule C, attached hereto;

NOW, THEREFORE, Council of the City of Surrey enacts as follows:

Title

1. This Bylaw may be cited as the "Section 224 Tax Exemption Bylaw, 2024, No. 21356".

Exemptions

2. The lands or improvements, or portions thereof, as outlined in Schedule A attached hereto, are hereby exempt from taxation for the Year 2025 pursuant to Section 224 of the *Community Charter*, subject to the conditions provided for in this Bylaw.
3. The lands or improvements, or portions thereof, as outlined in Schedule B attached hereto, are hereby exempted from taxation for the Year 2025 pursuant to Section 224 of the *Community Charter*, subject to the conditions provided for in this Bylaw.
4. A proportionate amount of the lands or improvements, as shown on Schedule C attached hereto, are hereby exempted from taxation for the Year 2025 pursuant to Section 224 of the *Community Charter*, subject to the conditions provided for in this Bylaw.

Conditions

5. Where:
- (a) a transfer, sale, or lease is made of property exempt from taxation under this Bylaw to some person not entitled to such exemption; or
 - (b) property used for some purpose which would entitle it to exemption under this Bylaw ceases to be so used; or
 - (c) property exempt from taxation under this Bylaw ceases to meet the conditions necessary to qualify for the exemption including, but not limited to, compliance with City policies and bylaws,
- the property shall be liable to taxation from the date of the transfer, sale, lease, or change of use or conditions, as the case may be (the "Taxation Date").
6. Where the assessment roll is completed before the transfer, sale, lease or change of use or conditions described in Section 5 of this Bylaw comes to the attention of the collector:
- (a) the collector will provide written notice to the transferee, purchaser, lessee, or other person who, but for the exemption, would have been liable to taxation; and
 - (b) the person described in (a) shall pay to the City an amount equal to the total taxes that, but for the exemption, would have been payable on the property from the Taxation Date, together with interest compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

7. "Section 224 Tax Exemption Bylaw, 2023, No. 21020" is hereby repealed.

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the on the 7th day of October, 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the 9th day of October to the 16th day of October, 2024 and by distributing the notice through the City's email subscription service on the 9th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

SCHEDULE A

Section 224 Tax Exemption Bylaw, 2024, No. 21356

Owned and Occupied by the Not-for-Profit

	PID	LEGAL	Name	Address	Folio No.
1.	025-838-741	Strata Lot 44, Section 30 Township 2 NWD District Plan BCS15, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V	Akal Academy Society 224(2)(a)	#204, 12639-80 Avenue	6301-98250-2
2.	011-040-971	Block "G", District Lot 52, Group 2, NWD, Plan 6706	Association of Neighbourhood Houses of BC 224(2)(a)	12210 Agar Street	5700-95102-2
3.	009-102-507	Lot "E", District Lot 52, Group 2, NWD, Plan 3675	Association of Neighbourhood Houses of BC (Camp Alexandra) 224(2)(a)	2916 McBride Avenue	5700-94002-4
4.			Atira Women's Resource Society 224(2)(a)	Shelter for Abused Women 55 and older CONFIDENTIAL	
5.			Atira Women's Resource Society 224(2)(a)	Women's Shelter CONFIDENTIAL	
6.			Atira Women's Resource Society 224(2)(a)	Shelter for Abused Women and Children CONFIDENTIAL	

	PID	LEGAL	Name	Address	Folio No.
7.	025-373-340	Lot A, Section 35, Township 2, NWD Plan LMP 53173	B.C. Family Hearing Resource Centre 224(2)(a)	15220 – 92 nd Avenue	6359-90020-8
8.	016-036-263	Strata Lot 41, Section 20, Township 2, NWD, Strata Plan NW3244, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1	B.C. Genealogical Society 224(2)(a)	#211 – 12837 – 76 Avenue	6203-98059-6
9.	012-011-762	Lot 1, Block 4, District Lot 365, Group 2, NWD Plan 1143 (with exempt portion shown shaded on map attached hereto)	BC SPCA 224(2)(a)	Portion of 16748 – 50 Avenue	8700-00008-5
10.	018-962-904	Lot 1, Section 14, Block 5 North, Range 1 West, NWD Plan LMP 19036	Bethesda Christian Association 224(2)(a)	16321 – 108 Avenue	1141-00014-3
11.	011-166-894	Lot 40, Section 8, Township 8, NWD Plan 5067	Buddhist Compassion Relief Tzu Chi Foundation of Canada 224(2)(a)	5724 – 176 Street	8082-39006-2
12.	029-576-288 029-576-270	Lot 15 and Lot 16, Section 17, Township 8, NWD Plan EPS2815, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V	Coast Hills Community Church 224(2)(a)	Units 108 and 109, 17828 - 65A Avenue	8172-98153-3 8172-98152-1
13.	003-134-181	Lot 14, Section 35, Township 2, NWD Plan 71026	Community Living Society 224(2)(a)	15293 – 95 Avenue	6353-13005-3
14.	000-728-942	Lot 7, Section 34, Block 5 North, Range 1 West, NWD Plan 2583 Except Plan BCP45742	Community Living Society 224(2)(a)	15659 – 96 Avenue	1340-06002-4
15.	018-546-391	Lot 41, Section 28, Township 2, NWD Plan LMP 13196	Community Living Society 224(2)(a)	8041 Coopershawk Court	6281-40003-3

	PID	LEGAL	Name	Address	Folio No.
16.	002-012-171	Strata Lot 1, Section 21, Range 2, NWD Plan NWS1822, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1	Connective Support Society 224(2)(a)	12817 – 104 Avenue	2210-98003-3
17.	002-012-189	Strata Lot 2, Section 21, Range 2, NWD Plan NWS1822 together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1	Connective Support Society 224(2)(a)	12819 – 104 Avenue	2210-98004-5
18.	026-022-605 026-022-591	Lots 44 & 45, Section 30, Township 2, Plan BCS932, NWD Strata Phase 1 together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1	Delta Community Living Society 224(2)(a)	Unit 113 & 114 8381 128 Street	6301-98303-8 6301-98302-6
19.	6212-99048-7	Strata Lot 12, Section 21, Township 2, NWD Plan LMS1680 together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1	DIVERSEcity Community Resources 224(2)(a)	1107, 7330 – 137 Street	019-013-621
20.	029-260-515	Lot 1, Section 20, Township 2, NWD Plan EPP31770, except that 950 square foot portion used as a retail store	DIVERSEcity Community Resources 224(2)(a)	Portion of 13455 – 76 Avenue	6204-00041-X
21.	004-945-166	Lot 8, NWD Plan 72600	Elizabeth Fry Society 224(2)(a)	11187 Ellendale Drive	4000-07003-4
22.			Elizabeth Fry Society 224(2)(a)	Women's Shelter - CONFIDENTIAL	

	PID	LEGAL	Name	Address	Folio No.
23.	002-053-641	Lot 16, Section 18, Block 5 North, Range 1 West, NWD Plan 15157, Except part in Plan BCP11170	Fraser Regional Aboriginal Friendship Centre Association – Awahsuk Aboriginal Head Start 224(2)(a)	14589 – 108 Avenue	1182-15002-0
24.	006-228-798	Lot 27, Section 27, Township 2, NWD Plan 48043	Fraser Regional Aboriginal Friendship Centre Association 224(2)(a)	14756 – 88 Avenue	6273-26004-7
25.	018-329-900 018-329-918	That 3,918 square foot portion of Strata Lots 14 and 15, all of Section 29, Township 2, NWD, LMS949, used for charitable purposes, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1 (except the upper floor which is leased to a private firm)	Greater Vancouver Youth for Christ 224(2)(a)	Portion of 114 & 115 – 12975 – 84 Avenue	6293-98033-5 6293-98034-7
26.	005-511-542	Lot 2, Section 20, Township 1, NWD Plan 73190 (except that 800 square foot portion of the building used as living quarters)	Imitating Christ Ministries 224(2)(a)	Portion of 12969 Crescent Road	5203-01001-8
27.	011-253-185	Lot "B", Except: Firstly: Part Subdivided by Plan 37396, Secondly: Part on SRW Plan 53885, Section 31, Township 2, NWD Plan 6922	Kennedy Community Hall Association 224(2)(a)	8870 – 120 Street	6312-91001-5
28.	004-322-258	Lot 67, Section 28, Range 2, NWD Plan NWP31690	Lookout Housing and Health Society 224(2)(a)	10008 and 10010 – 128 Street	2280-58001-9
29.	010-926-429	Lot 6, Block 136, NWD Plan 2546, Except Plan BCP49645	Masonic Building Association of North Surrey 224(2)(a)	14042 Grosvenor Road	4000-05074-6

	PID	LEGAL	Name	Address	Folio No.
30.	030-357-551	Lot 4 Block 5N Section 9 Range 2W NWD Plan EPS4771 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V	Muslim Food Bank and Community Services Society 224(2)(a)	104 – 12941 – 115 Avenue	2090-98064-3
31.	025-665-821	Strata Lot 99, Section 29, Township 2, NWD Strata Plan4521, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form V	On the Water Rich Media Ministry 224(2)(a)	115 – 13045 – 84 Avenue	6293-98253-8
32.	001-093-339	Lot 204, Section 20, Township 2, NWD Plan 62200	Options Community Services Society 224(2)(a)	13520 – 78 Avenue	6204-85302-8
33.	003-154-050	Lot 493, Section 17, Township 2, NWD Plan 62718	Options Community Services Society 224(2)(a)	13582 – 68 Avenue	6171-48010-1
34.			Options Community Services Society 224(2)(a)	Shelter for Abused Women and Children CONFIDENTIAL	
35.			Options Community Services Society (Evergreen) 224(2)(a)	Shelter for Abused Women and Children CONFIDENTIAL	
36.	009-770-372	Parcel "One" (Explanatory Plan 14541) Except Part in Plan BCP8341, Lot "A", Section 35, Block 5 North, Range 2 West, NWD Plan 13113	Options Community Services Society 224(2)(a)	9803 – 140 Street	2350-00028-X
37.	032-205-236 032-205-244	Strata Lots 1 & 2, Section 29, Township 2, Plan EPS9870, NWD together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form V	Options Community Services Society 224(2)(a)	Units 100 & 200 13583 81 Avenue	6291-98071-X 6291-98072-1

	PID	LEGAL	Name	Address	Folio No.
38.	029-948-720	Lot 1, Section 14, Township 1, NWD Plan EPP63224	Peace Arch Hospice Society 224(2)(a)	15435 – 16A Avenue	5142-00068-7
39.	001-439-588	Lot 6, Except: Part on Plan BCP17863, Section 33, Township 2, NWD Plan 11488 (except that 15,287 sq. ft. portion of the improvements used for low-cost housing)	Phoenix Drug & Alcohol Recovery and Education Society 224(2)(a)	Portion of 13686 – 94A Avenue	6333-05006-4
40.	029-583-225	Air Space Parcel 1, Section 26, Block 5, Range 2 West, NWD Air Space Plan EPP41750	Phoenix Drug & Alcohol Recovery and Education Society 224(2)(a)	13959 – 100 Avenue	2260-00059-9
41.	027-026-035	Lot 1, Block 5N, Section 32, Range 2W, NWD Plan BCP29305	Phoenix Drug & Alcohol Recovery and Education Society 224(2)(a)	9942 – 127A Street	2324-00005-2
42.	010-968-415	Lot 4, District Lot 52, Group 2, NWD Plan 3340 (with exempt portion shown shaded on map attached hereto)	PLEA Community Services Society of BC 224(2)(a)	Portion of 12159 Sullivan Street	5700-03022-6
43.	006-273-891	Lot 1, Section 36, Township 2, NWD Plan 73579, Except Plan BCP48074 (with exempt portion shown shaded on map attached hereto)	PLEA Community Services Society of BC 224(2)(a)	Portion of 16590 – 96 Avenue	6364-00001-0
44.	029-845-793	Lot 1, Section 28, Township 8 NWD Plan EPP60921 (with exempt portion shown shaded on map attached hereto)	Port Kells Fire Hall No. 7 224(2)(a)	Portion of 18922 – 88 Avenue	8284-00015-5
45.	026-816-636 026-816-695 026-816-709 026-816-717 026-816-725 026-816-733	Lots 3, 9, 10, 11, 12, & 13, Section 30 Township 2 NWD Strata Plan BCS 2004 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V	Progressive Intercultural Community Services Society 224(2)(a)	#205, #206, #207, #208, #209, #211 – 12725 – 80 Avenue	6301-98330-0 6301-98336-1 6301-98337-3 6301-98338-5 6301-98339-7 6301-98340-3

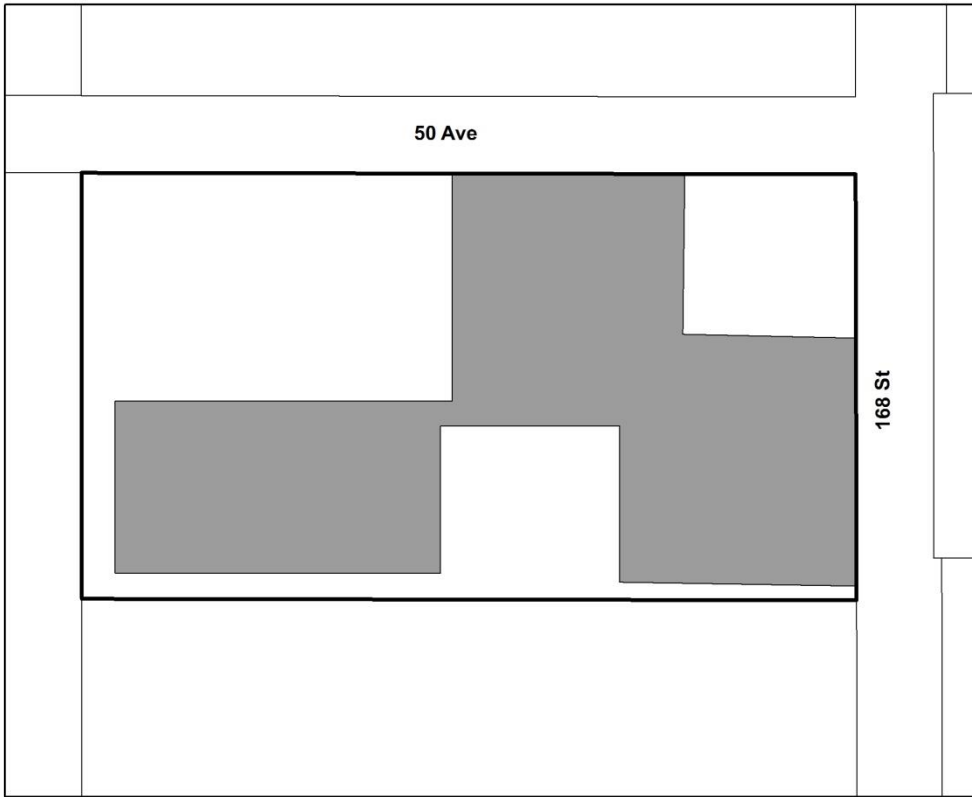
	PID	LEGAL	Name	Address	Folio No.
46.	017-964-091	That 3,200 square foot portion of Lot 3, Section 19, Township 2, NWD Plan LMP5880 (with exempt portion shown shaded on map attached hereto)	Progressive Intercultural Community Services Society 224(2)(i)	Portion of 7566 – 120A Street	6192-02021-8
47.	029-294-975	Lot 2, Section 7, Township 8 NWD Plan EPP 24658	Royal Canadian Legion 224(2)(i)	17567 – 57 Avenue	8071-01064-9
48.	007-902-298	Lot A, Except: Parcel 2 (Bylaw Plan 62659), Section 14 Township 1 NWD Plan 13327	Royal Canadian Legion 224(2)(i)	2290 – 152 Street	5140-90016-6
49.	011-337-851	Parcel "A" (reference Plan 49172), Section 19, Township 1, NWD Plan 8545	Royal Canadian Legion 224(2)(i)	2643 – 128 Street	5191-90014-5
50.	031-872-271 031-872-280 031-872-298	Strata Lots 2, 3 & 4, Block 5N, Section 22, Range 2W, Plan EPS7400, NWD together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V	Royal Canadian Legion 224(2)(i)	Units 102, 103 & 104 10626 City Parkway	2220-99300-0 2220-99301-2 2220-99302-4
51.	028-125-592	Lot 1, Section 35, Block 5 North, Range 2 West, NWD Plan BCP 43477	South Fraser Senior Care Society (formerly Whalley & District Senior Citizen Housing Society [Kinsmen Place Lodge]) 224(2)(a)	9650 – 137A Street	2350-00055-2
52.	011-111-666	Lot 4, Section 12, Township 1, NWD Plan 9013	Sources Community Resources Society 224(2)(a)	1290 – 160 Street	5123-03006-2

	PID	LEGAL	Name	Address	Folio No.
53.	023-984-732 023-984-741 023-984-759 023-984-767 023-984-791 023-984-805 023-984-775	Strata Lots 29, 30, 31, 32, 33, 34, & 35, Section 21, Township 2, NWD Strata Plan together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1	Sources Community Resources Society 224(2)(a)	Units 101, 102, 104, 105, 106, 107, & 110 13771 72A Avenue	6212-99271-X 6212-99272-1 6212-99273-3 6212-99274-5 6212-99276-9 6212-99277-0 6212-99275-7
54.	007-617-461	Lot 1, Section 14, Township 1, NWD Plan 20734	Sources Community Resources Society 224(2)(a)	1951 King George Boulevard	5141-00018-7
55.	003-676-404	Lot 1, Section 14, Township 1, NWD Plan 71395	Sources Community Resources Society 224(2)(a)	15318 – 20 Avenue	5142-00043-2
56.	008-058-687	Lot "A", Section 14, Township 1, NWD Plan 12865	Sources Community Resources Society 224(2)(a)	2343 – 156 Street	5140-90006-3
57.	023-869-127	That 2,013 square foot portion of Lot 2, Section 3, Township 8 Plan LMS2872 NWD	Sources Community Resources Society (Langley Food Bank) 224(2)(a)	2 – 5492 Production Boulevard	8033-98014-X
58.	016-941-420	Strata Lot 15, Section 30, Township 2, NWD Strata Plan NWS3424, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1	Surrey Crime Prevention Society 224(2)(a)	15 – 12484 – 82 Avenue	6301-98081-5

	PID	LEGAL	Name	Address	Folio No.
59.	015-340-759 015-340-767 015-340-775 015-340-783 015-340-791 015-340-805 015-340-813	Lots 1, 2, 3, 4, 5, 6 and 7, Section 20, Township 2, NWD Plan NWS3116 Part NE 1/4, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V, as appropriate	Surrey Food Bank Foundation 224(2)(a)	Units 1-7, 13478 - 78 Avenue	6204-98070-1 6204-98071-3 6204-98072-5 6204-98073-7 6204-98074-9 6204-98075-0 6204-98076-2
60.	009-574-492	Lot A, Section 23, Block 5 North, Range 2 West, NWD Plan 11670	Surrey Urban Mission Society 224(2)(a)	10776 King George Boulevard	2238-90004-4
61.	005-036-097	Lot 3, Except: Firstly; Part Dedicated Road on Plan BCP433, Secondly; Part Dedicated Road on Plan BCP8561; Section 33, Township 2, NWD Plan 52522	The Centre for Child Development of the Lower Mainland 224(2)(a)	9460 - 140 Street	6334-02002-X
62.	018-564-569 018-564-577	Strata Lots 8 & 9, Section 20, Township 2, NWD Strata Plan LMS 1181 together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1	The Muslim Youth Centre 224(2)(a)	#208 & 209 - 7750 - 128 Street	6203-98092-4 6203-98093-6
63.	018-699-057	Lot 3, Section 7, Township 9, NWD Plan LMP15379	The Nature Trust of BC 224(2)(a)	17179 - 106 Avenue	9072-02004-2
64.	011-343-494	North Half Lot 16, Section 14, Township 1, NWD Plan 8492	The Semiahmoo House Society 224(2)(a)	2365 -153A Street	5140-15006-2
65.	025-259-253	Parcel 1, Section 14, Township 1, NWD Plan LMP52718	The Semiahmoo Foundation 224(2)(a)	15306 - 24 Avenue	5140-00065-9

	PID	LEGAL	Name	Address	Folio No.
66.	001-811-061 001-811-100 001-811-118	Strata Lots 3, 5, & 6, Section 20, Township 2, NWD Strata Plan NW1473 NWD together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1	The Semiahmoo Foundation 224(2)(a)	#3, #5, #6, 13550 - 77 Avenue	6204-98015-4 6204-98017-8 6204-98018-X
67.	003-739-872	Lot A, Section 19, Township 1, NWD Plan 71424	The Semiahmoo House Society 224(2)(a)	12698 - 25 Avenue	5191-90011-X
68.	005-644-216 005-644-232	Lot 1, Section 23, Township 1, Plan NWS2488, NWD Strata Phase I together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 or V	White Rock Muslim Association 224(2)(a)	Units 61 & 62 15515 24 Avenue	5230-98063-1 5230-98037-0
69.	n/a	NWD	White Rock City	Water mains infrastructure servicing residents of Surrey	9905-00010-0

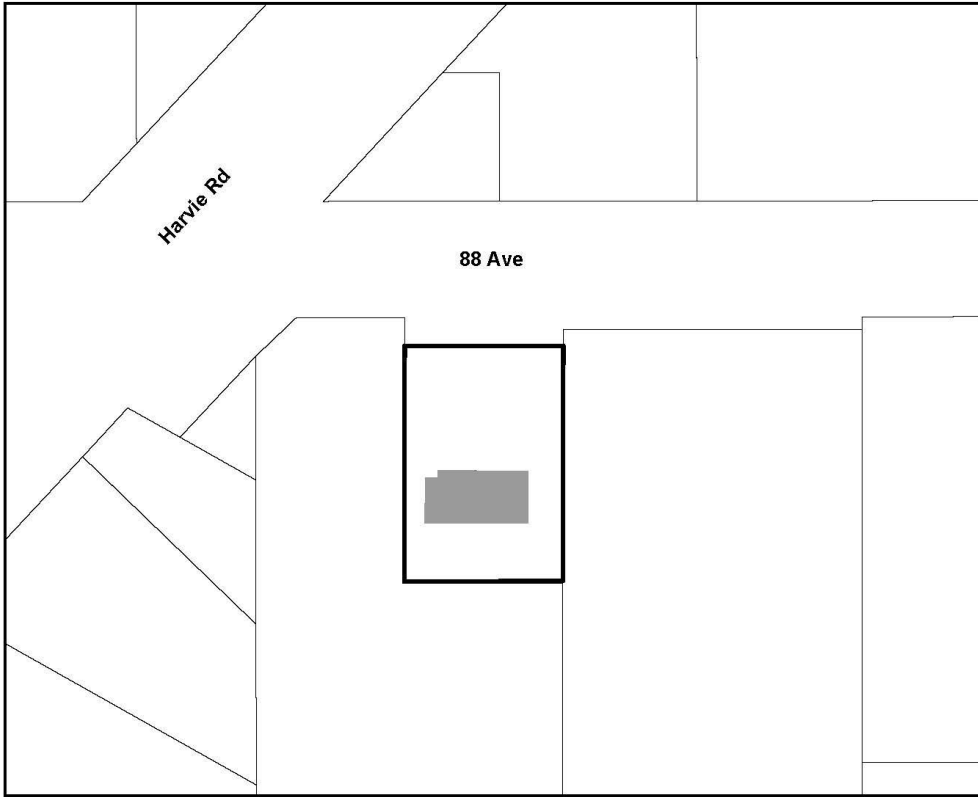
SCHEDULE A





PLEA Community Services
Folio: 6364-00001-0
16590 96 Ave

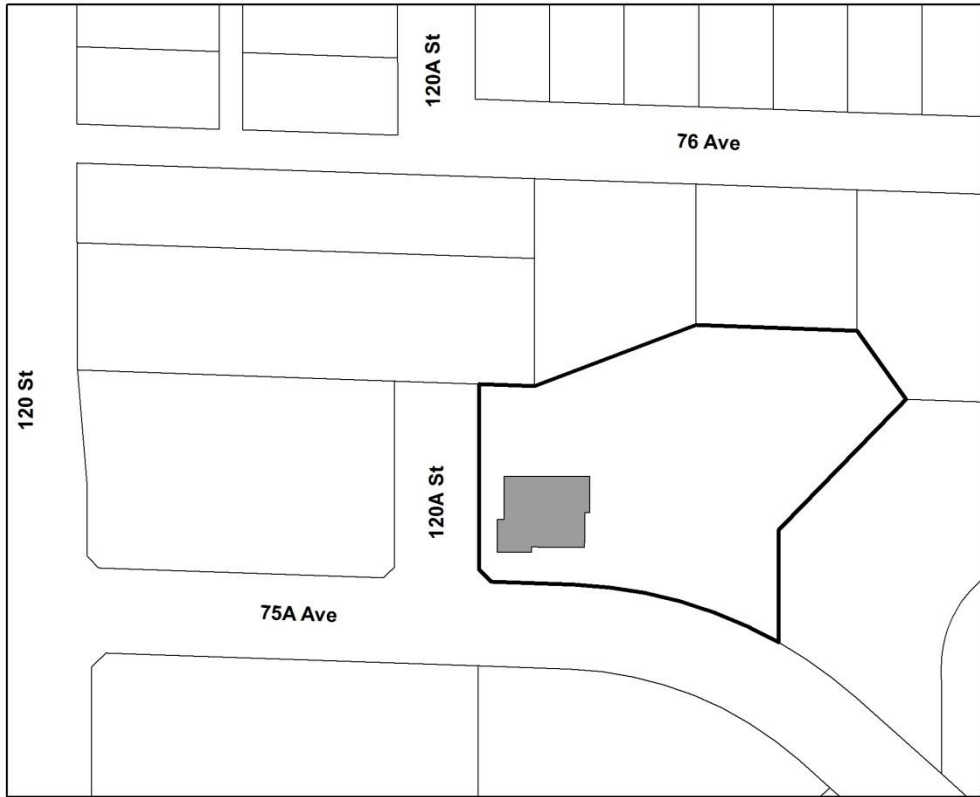
Legend
 ■ EXEMPT: 1673 Sq/m
 □ NOT EXEMPT: 2182 Sq/m
 □ Total Area: 3855 Sq/m



Port Kells Fire Hall No 7
Folio: 8284-00015-5
18922-88 Ave

Legend
 ■ EXEMPT: 160 Sq/m
 □ NOT EXEMPT: 958 Sq/m
 □ Total Area: 1118 Sq/m





Progressive Intercultural
 Community Services
 Society
 Folio: 6192-02021-8
 7566 120A Ave

Legend
 ■ EXEMPT: 421 Sq/m
 □ NOT EXEMPT: 5563 Sq/m
 □ Total Area: 5984 Sq/m



SCHEDULE B

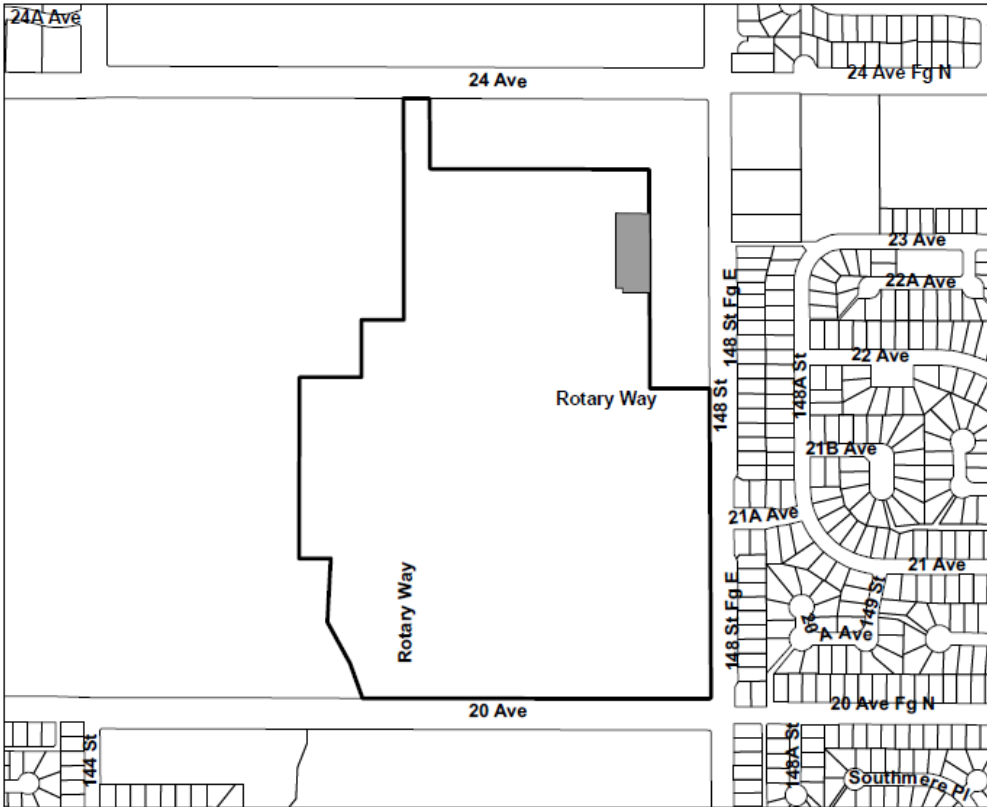
Section 224 Tax Exemption Bylaw, 2024, No. 21356

Leased by the Not-for-Profit from City

	PID	LEGAL	Name	Address	Folio No.
1.	015-151-077	That 46,619 square foot (4,331 square metre) portion of Lot 3, Section 15, Township 1, Plan 83184 NWD Except Plans LMP36078 and BCP46838 (with exempt portion shown shaded on map attached hereto)	Coastal Football Club 224(2)(d)	Portion of 2201 – 148 Street	5153-02008-3
2.	024-214-566	Lot A, District Lots 52, 231 and 491, Group 2 and the Fractional North East 1/4 of Section 19, Township 1, NWD Plan LPM38916	Crescent Beach Swimming Club 224(2)(d)	3136 McBride Avenue	5700-97168-9 (Lot 231) 5700-97166-5 (Lot 491)
3.	027-239-306	Parcel 77, Section 5, Township 8, NWD Plan BC32766, Except: Plan BCP47956	Fraser Valley Heritage Railway Society 224(2)(d)	5554 – 176 Street	8053-63001-7
4.	005-674-387	That 50% portion of Lot 1, Section 29, Township 2, NWD Plan LMP7745; AND That 50% portion of Lot 17, Except: Firstly; Part Dedicated Road on Plan LMP43347, Secondly: Part Subdivided by Plan LMP46782, Section 29, Township 2, NWD Plan 28729	Kerala Christian Fellowship 224(2)(d)	8599 – 132 Street & 8613 – 132 Street	6293-16009-5
5.	011-384-573	Lot 66, Section 22, Block 5 North, Range 2 West, NWD Plan 9117	Lookout Housing and Health Society 224(2)(d)	10667 – 135A Street	2220-57502-0
6.	011-384-549	That 5,000 square foot portion (lower floor) of Lot 63, Section 22, Block 5 North, Range 2 West, NWD Plan 9117	Lookout Housing and Health Society 224(2)(d)	10697 – 135A Street	2220-56002-8




	PID	LEGAL	Name	Address	Folio No.
7.	009-893-288	East Half of the North West Quarter Section 27, Township 7, Except: Firstly: the North Three Quarters and Secondly: Parcel A (Bylaw Plan 64907), Thirdly: Parcel 1 (Statutory Right of Way Plan 64908 and Fourthly: Parcel 2 (Statutory Right of Way Plan 64908) NWD (with exempt portion shown shaded on map attached hereto)	Lower Mainland German Shepherd Dog Club 224 (2)(d)	Portion of 19495 – 36 Avenue (also known as 19461-36 Ave)	7273-97103-0
8.	009-770-381	Lot A, Section 35, Block 5 North, Range 2 west, NWD Plan 13113 Except: Firstly; Parcel One (Explanatory Plan 14541), Secondly; Part Dedicated Road on Plan LMP14905, Thirdly; Part Dedicated Road on Plan BCP40077	Options Community Services Society 224(2)(d)	9815 – 140 Street	2350-90012-5
9.	002-384-400	Parcel "A" (Reference Plan 8568), Except part in Plan BCP12927 of the Northwest Quarter of Section 6, Township 2, NWD (with exempt portion shown shaded on map attached hereto)	Panorama Ridge Riding Club 224(2)(d)	Portion of 5435 – 123 Street	6063-90014-7
10.	018-417-175	Parcel C (Bylaw Plan LMP12030), Section 18, Township 2, NWD Plan 1155	Satnam Education Society of BC 224 (2)(d)	6975 – 123 Street	6183-92001-0
11.	015-151-077	Lot 3, Section 15, Township 1, NWD Plan 83184, Except Plans LMP36078 and BCP46838 (with exempt portion shown shaded on map attached hereto)	South Surrey Field House Society 224(2)(i)	Portion of 2197 148 Street	5153-02007-1
12.	024-214-566	Lot A, District Lots 52, 231 and 491, Group 2 and the Fractional North East 1/4 of Section 19, Township 1, NWD Plan LMP38916 (with exempt portion shown shaded on map attached hereto)	Surrey Sailing Club 224(2)(d)	Portion of 3140 McBride Avenue	5700-97169-0
13.	012-997-684	Parcel A, Section 22, Block 5 North, Range 2 West, NWD Reference Plan 80330	The Royal Canadian Theatre Company 224(2)(d)	10660 City Parkway	2220-90025-3

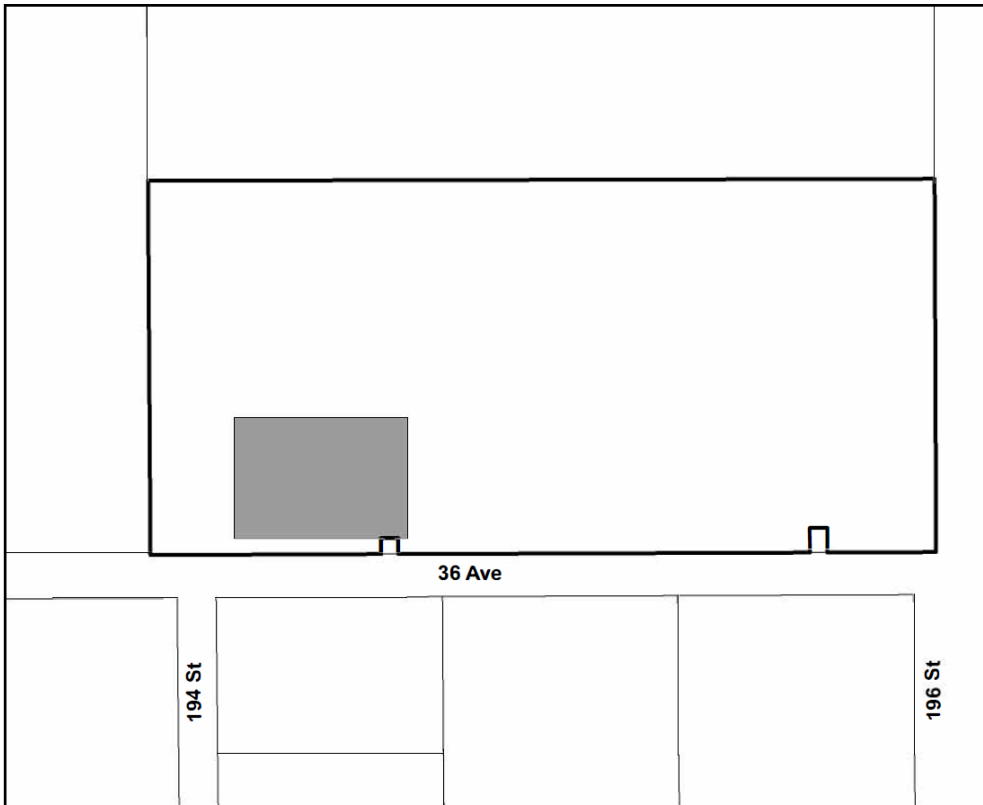
SCHEDULE B



Coastal Football Club
Folio: 5153-02008-3
2201 148 St

Legend

-  EXEMPT: 4331 Sq/m
-  NOT EXEMPT: 291807 Sq/m
-  Total Area: 296138 Sq/m



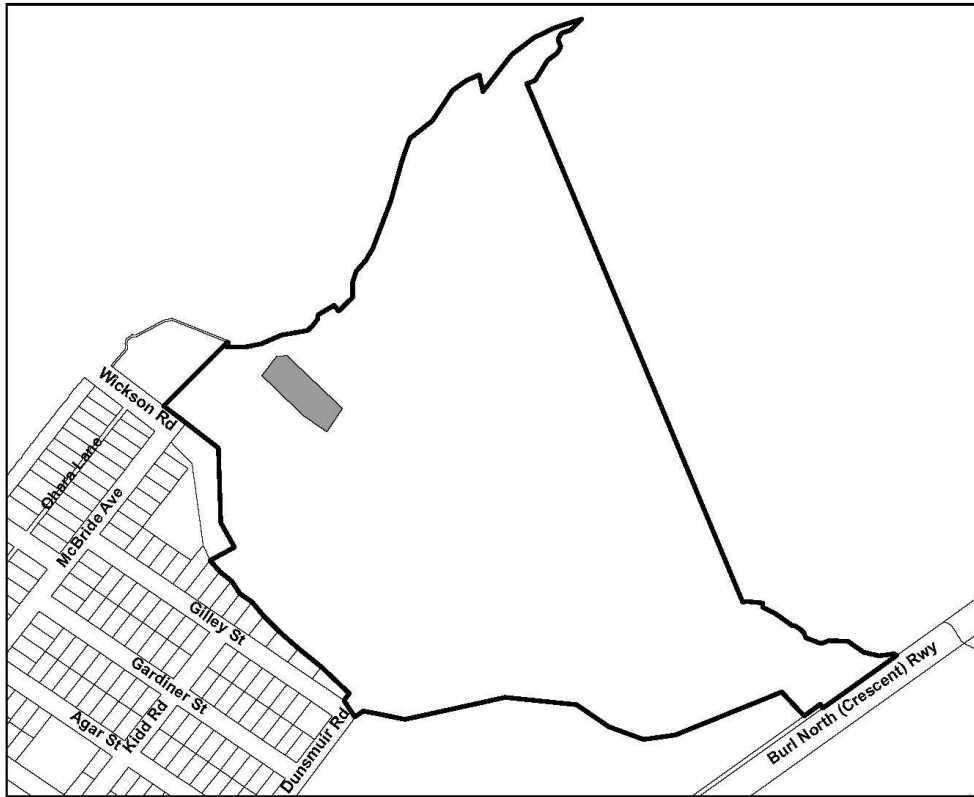
Lower Mainland German Shepherd Dog Club
Folio: 7273-97103-0
19461 - 36 Ave
(19495 - 36 Ave)

Legend

-  EXEMPT: 5485 Sq/m
-  NOT EXEMPT: 71809 Sq/m
-  Total Area: 77294 Sq/m



Surrey Sailing Club
Folio: 5700-97169-0
3140 McBride Ave



Legend

- EXEMPT, 2806 Sq/m
- NOT EXEMPT, 247605 Sq/m
- Total Area, 250411 Sq/m



SCHEDULE C

Section 224 Tax Exemption Bylaw, 2024, No. 21356

Care Homes – Proportionate Exemption

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
1.	027-393-402	Lot 1, Section 10, Township 8, NWD Plan BCP 761552	Licensed for 116 Complex Care beds of which 102 are approved for exemption	Baltic Properties (Brookside) Ltd 224(2)(j)	19550 Fraser Highway	8103-00033-4
2.	028-338-197	Lot 2, Section 16, Township 8 NWD Plan BCP46146	Licensed for 131 Complex Care beds of which 131 are approved for exemption	Clayton Heights Care Holdings 224(2)(j)	18788 - 71 Avenue	8163-01021-6
3.	023-881-097 023-880-228 023-881-089 023-880-236 023-880-244 023-881-062 023-880-261 023-880-279 023-881-038 023-880-287	LT 154 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3301 LT 86 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3302 LT 153 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3303 LT 87 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3304 LT 88 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3306 LT 151 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3307 LT 90 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3310 LT 91 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3312 LT 148 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3313 LT 92 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3314	100% exemption for listed strata units	CSH (Care Holdings) Ltd - Crescent Gardens 224(2)(j)	1222 King George Boulevard	5121-98154-5 5121-98086-3 5121-98153-3 5121-98087-5 5121-98088-7 5121-98151-X 5121-98090-5 5121-98091-7 5121-98148-X 5121-98092-9

SCHEDULE C

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
	023-880-295	LT 93 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3316				5121-98093-0
	023-881-011	LT 146 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3317				5121-98146-6
	023-880-309	LT 94 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3318				5121-98094-2
	023-880-325	LT 96 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3320				5121-98096-6
	023-880-333	Lt 97 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3321				5121-98097-8
	023-880-341	LT 98 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3322				5121-98098-X
	023-880-350	LT 99 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3323				5121-98099-1
	023-880-368	LT 100 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3324				5121-98100-4
	023-881-003	LT 145 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3325				5121-98145-4
	023-880-384	LT 101 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3326				5121-98101-6
	023-880-996	LT 144 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3327				5121-98144-2
	023-880-988	LT 143 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3329				5121-98143-0
	023-880-406	LT 103 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3330				5121-98103-X
	023-880-970	LT 142 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3331				5121-98142-9
	023-880-961	LT 141 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3333				5121-98141-7
	023-880-422	LT 105 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3334				5121-98105-3

SCHEDULE C

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
	023-880-953	LT 140 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3335				5121-98140-5
	023-880-431	LT 106 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3336				5121-98106-5
	023-880-945	LT 139 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3337				5121-98139-9
	023-880-457	LT 108 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3340				5121-98108-9
	023-880-929	LT 137 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3341 A&B				5121-98137-5
	023-880-465	LT 109 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3342				5121-98109-0
	023-880-911	LT 136 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3343				5121-98136-3
	023-880-473	LT 110 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3344				5121-98110-7
	023-880-481	LT 111 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3346				5121-98111-9
	023-880-601	LT 118 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3347 A&B				5121-98118-1
	023-880-694	LT 119 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3348				5121-98119-3
	023-880-716	LT 120 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3349				5121-98120-X
	023-880-899	LT 134 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3351				5121-98134-X
	023-880-767	LT 122 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3352				5121-98122-3
	023-880-881	LT 133 SEC 12 TWP 1 PL LMS2925 NWD - Unit 3353				5121-98133-8

SCHEDULE C

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
	023-880-775	LT 123 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3354				5121-98123-5
	023-880-791	LT 124 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3356				5121-98124-7
	023-880-864	LT 131 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3357				5121-98131-4
	023-880-848	LT 129 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3361				5121-98129-6
	023-880-155	LT 79 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3364 A&B				5121-98079-6
	023-880-163	LT 80 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3366				5121-98080-2
	023-881-127	LT 157 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3367				5121-98157-0
	023-880-171	LT 81 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3368				5121-98081-4
	023-880-210	LT 85 SEC 12 TWP 1 PL LMS2925 NWD – Unit 3374				5121-98085-1
4.	032-066-210	Lot 1, Section 35, Township 2, NWD Plan BCP42040	Licensed for 75 Complex Care beds of which 75 are approved for exemption	Elim Housing Society 224(2)(j)	9025 – 160 Street	6351-01038-X
5.	028-029-232	Lot 2, Section 35, Township 2, NWD Plan BCP42040	Licensed for 118 Complex Care beds of which 101 are approved for exemption	Elim Housing Society 224(2)(j)	9067 – 160 Street	6351-01035-4

SCHEDULE C

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
6.	023-343-443	Lot 1, Except: Part on Plan BCP29639, Section 26, Township 2, NWD Plan LMP27235	Licensed for 66 Complex Care beds of which 53 are approved for exemption	Evergreen Cottages 224(2)(j)	15640 – 84 Avenue	6261-00038-4
7.	025-739-310	Lot A, Section 25, Township 2, NWD Plan BCP7288	Licensed for 108 Complex Care beds of which 95 are approved for exemption	Fleetwood Place Holdings 224(2)(j)	16011 – 83 Avenue	6252-90041-2
8.	024-912-981	Lot A, Section 19, Block 5, Range 1 West, NWD Plan LMP48242	Licensed for 98 Complex Care beds of which 81 are approved for exemption	Guildford Seniors Village Ventures Ltd. 224(2)(j)	14568 – 104A Avenue	1190-90006-3
9.	026-062-950	Lot 1, Section 15, Block 5 North, Range 2 West, NWD Plan BCP13629	Licensed for 155 Complex Care beds of which 154 are approved for exemption	Hilton Villa Care Centre 224(2)(j)	13525 Hilton Road	2150-00054-4
10.	026-797-445	Lot 1, Section 35, Block 5 North, Range 2 West, NWD Plan BCP25702	Licensed for 175 Complex Care beds of which 171 approved for exemption	Laurel Place Care Centre Partnership 224(2)(j)	9688 – 137A Street	2350-00051-5
11.	027-160-297	Lot 1, Section 23 Township 1 NWD Plan BCP31682	Licensed for 116 Complex Care beds of which 90 are approved for exemption	Morgan Heights Care Ltd. 224(2)(j)	15955 – 27 Avenue	5230-00062-4
12.	024-860-671	Lot 2, Section 26, Township 1, NWD Plan LMP47440	Licensed for 141 Complex Care beds of which 128 are approved for exemption	Morgan Place Holdings 224(2)(j)	3288 – 156A Street	5261-01010-X

SCHEDULE C

	PID	LEGAL	DESCRIPTION OF EXEMPTION	Name	Address	Folio No.
13.	006-241-000	Parcel "One", Section 14, Township 1, NWD Reference Plan 73654	Licensed for 84 Complex Care beds of which 27 are approved for exemption	Peace Portal Lodge 224(2)(j)	15441 – 16 Avenue	5142-00045-6
14.	029-224-993	Lot 1, Section 26, Township 1, NWD Plan EPP33231	Licensed for 90 Complex Care beds of which 85 are approved for exemption	Rosemary Heights Seniors Village 224(2)(j)	15240 – 34 Avenue	5262-00032-0
15.	029-038-456	Lot 1, Section 9, Township 2, NWD Plan BCP31255	Licensed for 120 Complex Care beds of which 120 are approved for exemption	Suncreek Village 224(2)(j)	13687 – 62 Avenue	6093-00037-0

CITY OF SURREY

BYLAW NO. 21357

A Bylaw to provide for the exemption from taxation
of certain properties in the City of Surrey pursuant to
Section 225 of the *Community Charter*
.....

WHEREAS Council may, by authority of Section 225 of the *Community Charter*, S.B.C. 2003,
Chap. 26, exempt from taxation certain properties;

AND WHEREAS Council deems it expedient to exempt from taxation the properties listed in
Schedule A attached hereto;

NOW, THEREFORE, Council of the City of Surrey ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited as the "Section 225 Tax Exemption Bylaw, 2024, No. 21357"

Exemptions

2. The lands or improvements, or portions thereof, as outlined in Schedule A attached to
this Bylaw, are exempt from taxation for the Year 2025 pursuant to Section 225 of the
Community Charter subject to the conditions provided for in this Bylaw.

Conditions

3. If an eligible heritage property exempt from taxation under this Bylaw:
 - (a) is destroyed, whether with or without proper authorization under the
requirements of the heritage protection of the property; or
 - (b) is altered by or on behalf of the owner without proper authorization under the
requirements of the heritage protection of the property; or
 - (c) ceases to meet the conditions necessary to qualify for the exemption including, but
not limited to, compliance with City policies and bylaws,

the property shall be liable to taxation and the owner of the property shall pay to the City an amount equal to the total taxes exempted under this Bylaw plus interest from the time at which the exempt taxes would otherwise have been payable, compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

4. "Section 225 Tax Exemption Bylaw, 2023, No. 21021" is hereby repealed.

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the on the 7th day of October, 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the 9th day of October to the 16th day of October, 2024 and by distributing the notice through the City's email subscription service on the 9th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

SCHEDULE A

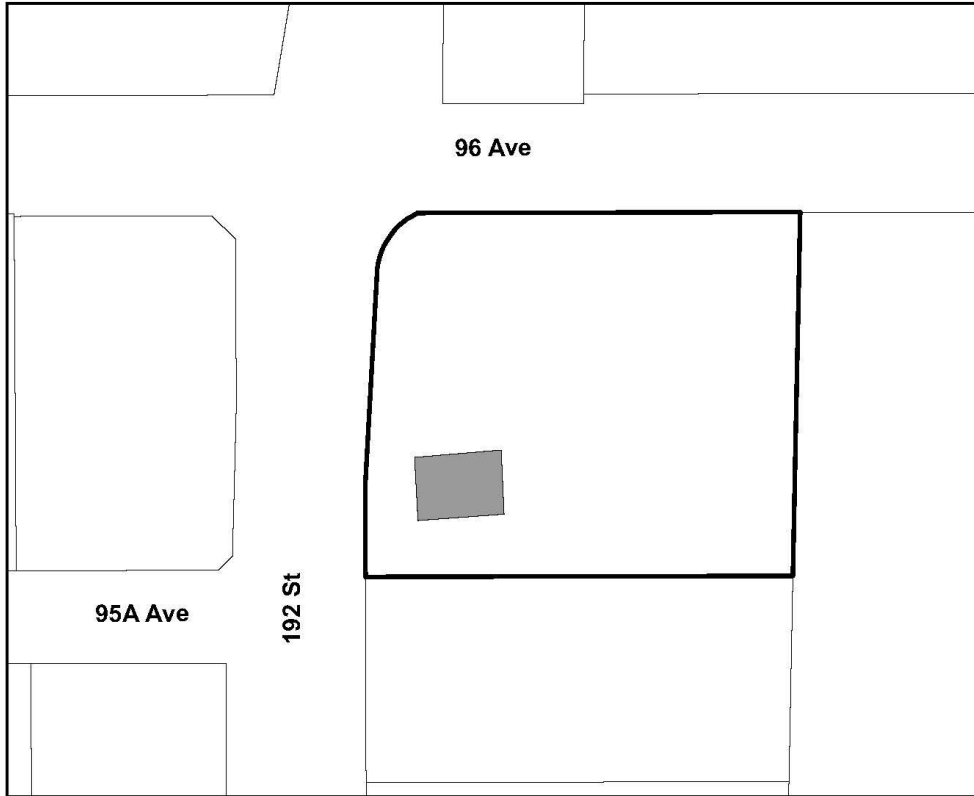
Section 225 Tax Exemption Bylaw 2024, No. 21357

	PID	LEGAL	Name	Address	Folio No.
1.	028-028-414	Lot 3 Block 5N Section 36 Range 3W NWD Plan BCP42131	Arthur Hedley House	11927 – 96A Avenue	3360-02031-5
2.	026-323-184	Lot 1 Section 34 Township 8 NWD Plan BCP17777 (with the exempt portion shown shaded on the map attached hereto)	Baron von Mackensen House	Portion of 9564 – 192 Street (9568 – 192 Street)	8343-00015-8
3.	025-971-832	Lot 1, Section 7 Township 8, NWD Plan BCP11903 (with the exempt portion shown shaded on the map attached hereto)	Boothroyd House	Portion of 16811 – 60 Avenue	8073-00023-4
4.	030-610-443	Lot 2 Section 20 Township 1 NWD Plan EPP80813 (with the exempt portion shown shaded on the map attached hereto)	Brynjolfson Residence	Portion of 12876 Crescent Road (12888 Crescent Road)	5203-01018-3
5.	009-214-771	Lot 22, Section 8, Township 8, NWD Plan 76430	Cecil Heppell House	5818 – 182 Street	8081-21003-9
6.	002-420-686	Lot 37 District Lot 52 Block 5 NWD Plan NWP2200 (with the exempt portion shown shaded on the map attached hereto)	Cobblestones	Portion of 2854 O'Hara Lane	5700-36004-4

	PID	LEGAL	Name	Address	Folio No.
7.	025-635-794	Lot 2 District Lot 157 NWD Plan BCP4864 (with the exempt portion shown shaded on the map attached hereto)	Daniel Johnson House	Portion of 13951 Crescent Road	5700-01132-3
8.	026-507-323	Lot 2, Section 21, Township. 1, NWD Plan BCP 21102 (with the exempt portion shown shaded on the map attached hereto)	Feedham House	Portion of 14040 – 32 Avenue	5214-01024-2
9.	025-110-209	Lot 5, Section 10, Township 2, NWD Plan LMP49644 (with the exempt portion shown shaded on the map attached hereto)	George Rankin House	Portion of 14805 – 57 Avenue	6101-04015-X
10.	008-892-571	Lot 4, Section 25, Township 1, NWD, Plan 26296 (with the exempt portion shown shaded on the map attached hereto)	Historic Collishaw Farm	Portion of 16520 – 40 Avenue	5254-03002-1
11.	010-822-810	Lot 17 Block 15 Section 7 Township 1 NWD Plan 2834	John Horner House	12645 – 14B Avenue	5074-16010-8
12.	029-222-338	Lot 4 Section 35 Range 3W NWD Plan EPP31775 (with the exempt portion shown shaded on the map attached hereto)	Louis Dahl House	Portion of 11334 River Road	3350-03010-5

	PID	LEGAL	Name	Address	Folio No.
13.	017-999-481	Lot C (BF437078), Block 12, Section 7, Township 1, NWD, Plan 2834	Ocean Park Community Hall	1577 - 128 Street	5074-92001-2
14.	029-845-793	Lot 1, Section 28, Township 8 NWD Plan EPP60921 (with the exempt portion shown shaded on the map attached hereto)	Port Kells Fire Hall No. 7	Portion of 18922 - 88 Avenue	8284-00015-5
15.	024-828-068	Lot 1, Section 7, Township 8, NWD Plan LMP 46989 (with the exempt portion shown shaded on the map attached hereto)	Richardson House	Portion of 16940 Friesian Drive	8072-00021-4
16.	004-294-408	Lot 25, Block 4, District Lot 52, Group 2, NWD Plan 2200	Rothwell House	2598 O'Hara Lane	5700-24002-6
17.	013-215-051	Parcel 5 (Reference Plan 6696), North West Quarter, Section 11, Township 2, Except: Firstly: Parcel "One" (Explanatory Plan 10684), Secondly: Parcel "C" (Bylaw Plan 62479), Thirdly: Part Dedicated Road on Plan LMP 32970, NWD.	Sullivan Community Hall	6306 - 152 Street	6113-97104-1

	PID	LEGAL	Name	Address	Folio No.
18.	013-238-558	Parcel "B" (Plan with Fee Deposited No. 15329F), North West Quarter, Section 31, Township 8, NWD.	Tynehead Community Hall	9568 – 168 Street	8313-91002-1
19.	031-396-127	Lot 3, Section 17, Township 1, Plan EPP104661 NWD (with the exempt portion shown shaded on the map attached hereto)	Verna Porter Residence	Portion of 13539 16 Avenue	5170-02048-X
20.	010-179-046	Lot 11, Section 12, Township 1, NWD, Plan 16055 Except Plan EPP 22394	White Rock Seventh Day Adventist Church	16017 – 8 Avenue	5122-10004-4
21.	012-589-748	Lot 24, Block 4, District Lot 52, Group 2, NWD Plan 2200	Willard Kitchen Heritage House	2590 O'Hara Lane	5700-23002-1



Baron von Mackensen House
 Folio: 8343-00015-8
 9564 192 St
 (9568 – 192 St)




Legend

-  EXEMPT: 259 Sq/m
-  NOT EXEMPT: 6939 Sq/m
-  Total Area: 7198 Sq/m

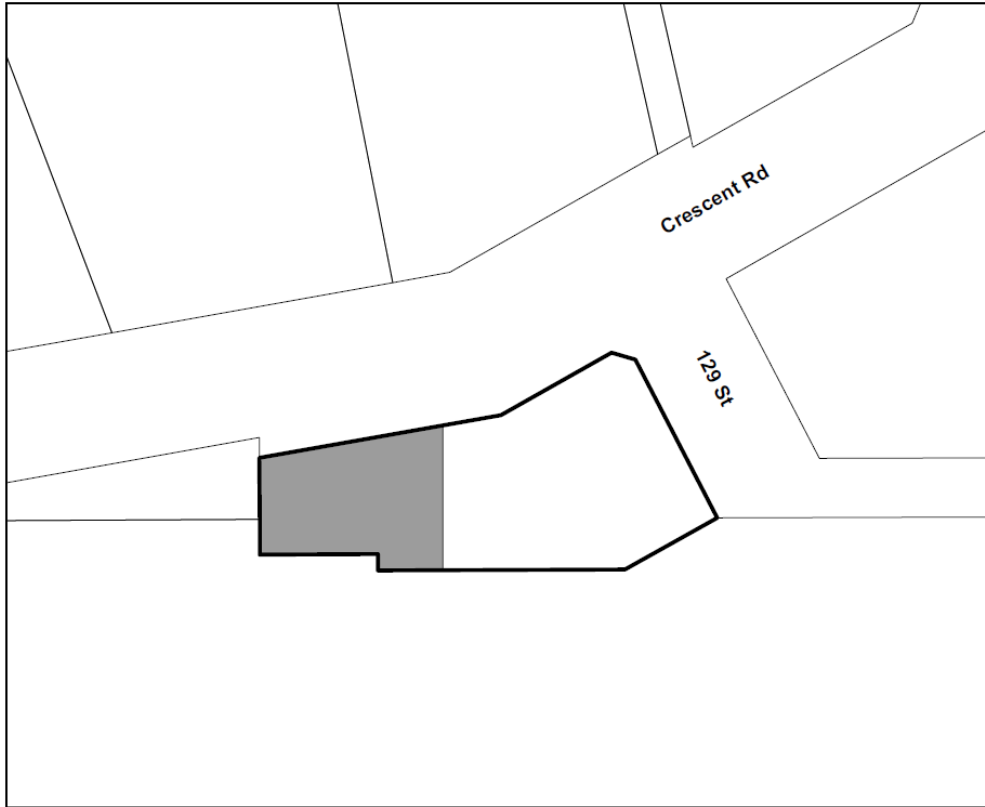


Boothroyd House
 Folio: 8073-00004-0
 16811 60 Ave

Legend

-  EXEMPT: 510 Sq/m
-  NOT EXEMPT: 438 Sq/m
-  Total Area: 948 Sq/m

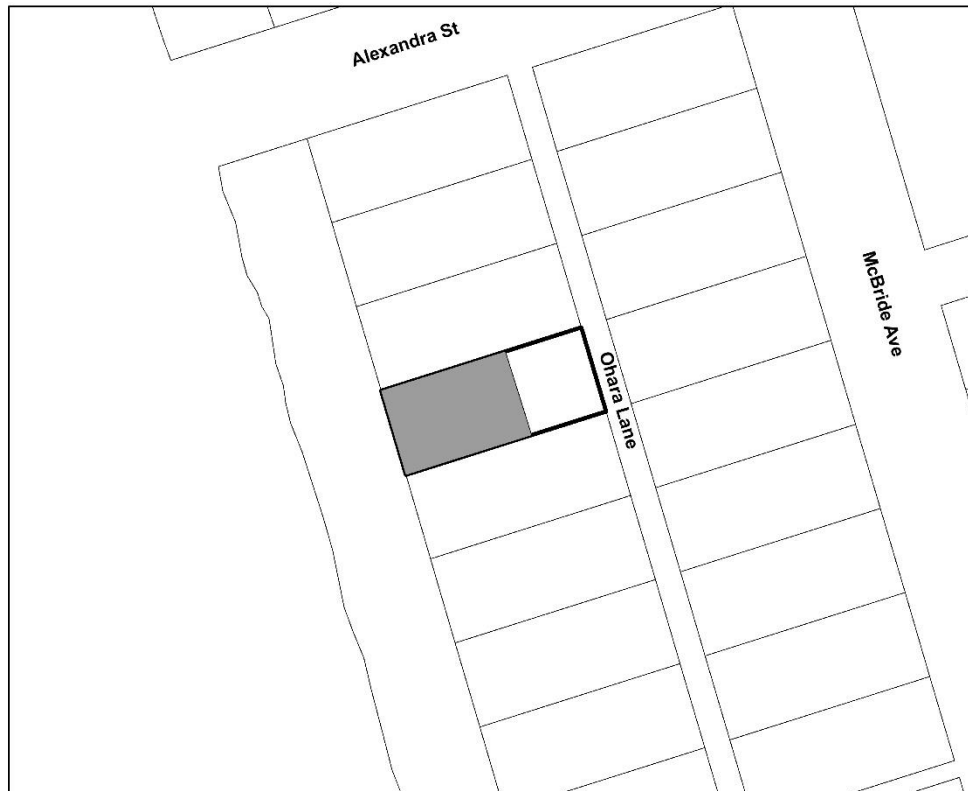




Brynjolfson Residence
 Folio: 5203-01018-3
 12876 Crescent Road
 (12888 Crescent Road)

Legend

- EXEMPT: 633 Sq/m
- NOT EXEMPT: 1243 Sq/m
- Total Area: 1876 Sq/m



Cobblestones
 Folio: 5700-36004-4
 2854 O'Hara Lane

Legend

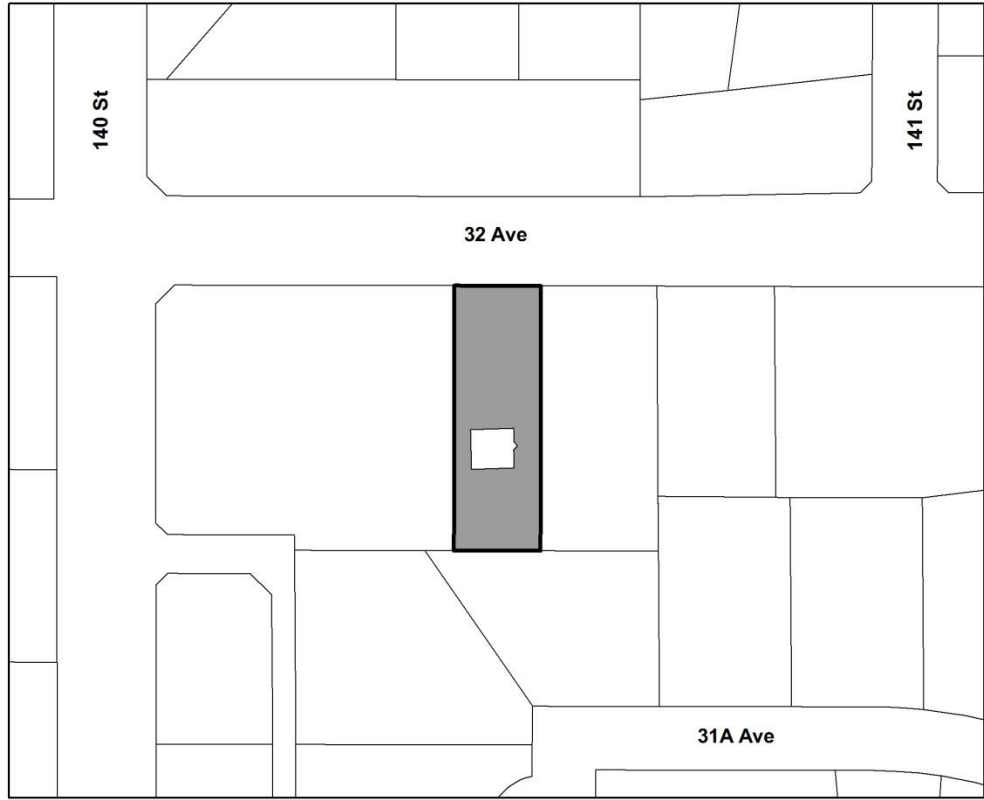
- EXEMPT, 347 Sq/m
- NOT EXEMPT, 210 Sq/m
- Total Area, 557 Sq/m





Daniel Johnson House
 Folio: 5700-01132-3
 13951 Crescent Rd

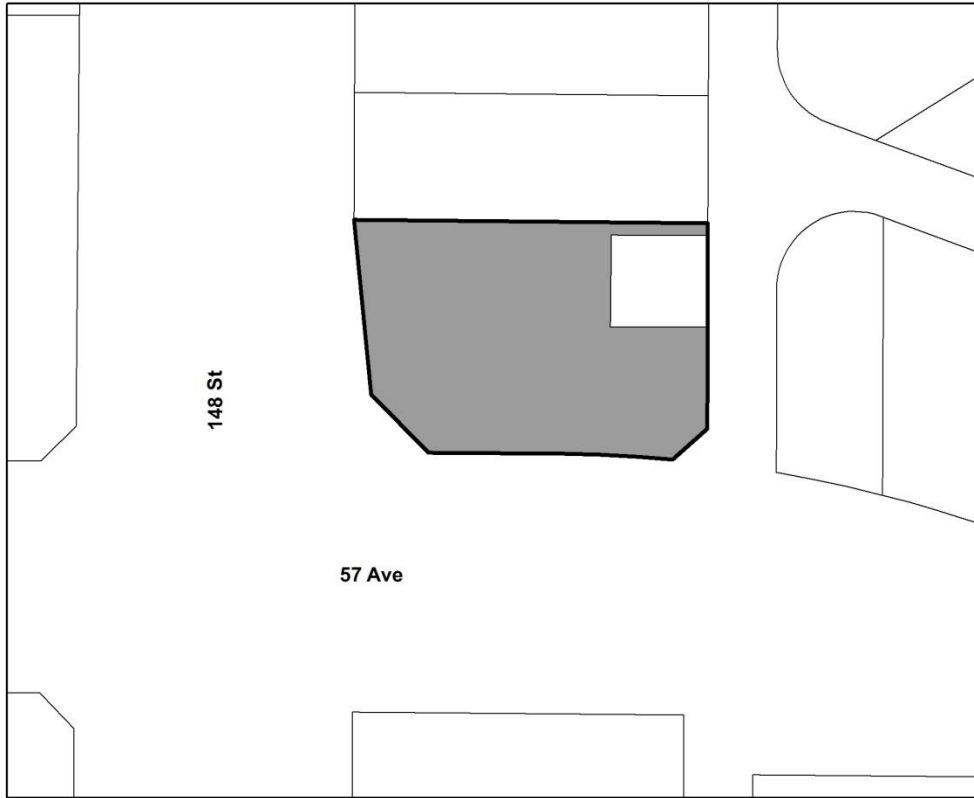
Legend
 ■ EXEMPT: 2156 Sq/m
 □ NOT EXEMPT: 4489 Sq/m
 □ Total Area: 6645 Sq/m



Feedham House
 Folio: 5214-01024-2
 14040 32 Ave




Legend
 ■ EXEMPT: 1429 Sq/m
 □ NOT EXEMPT: 115 Sq/m
 □ Total Area: 1544 Sq/m

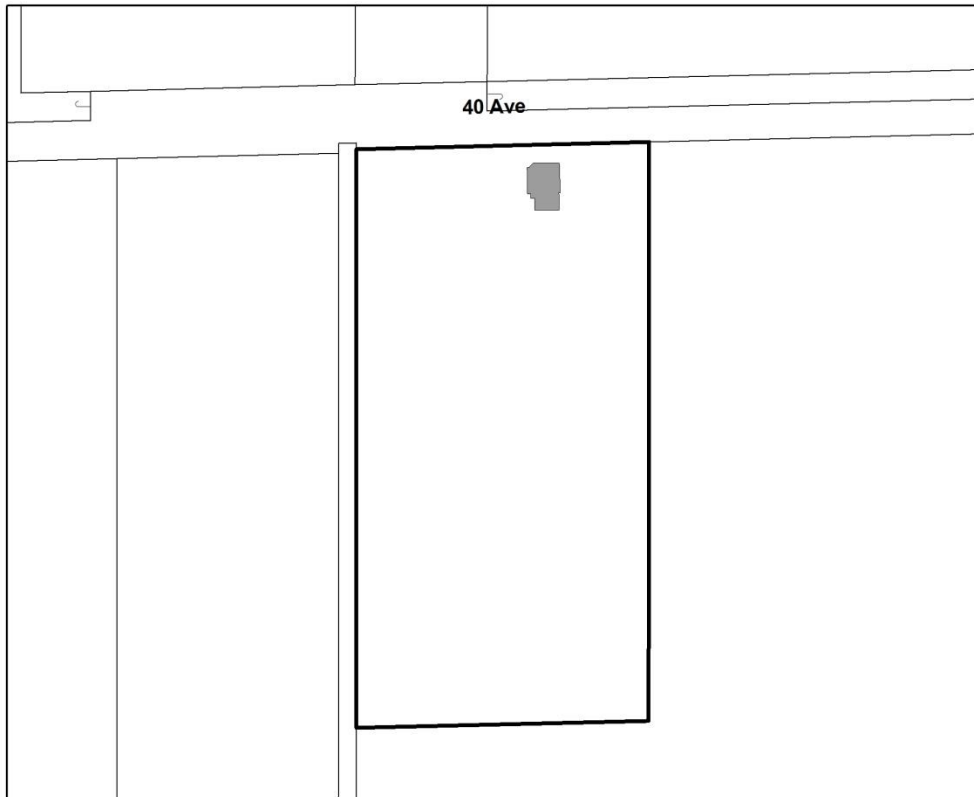




George Rankin House
 Folio: 6101-04015-X
 14805 57 Ave

Legend

-  EXEMPT: 514 Sq/m
-  NOT EXEMPT: 66 Sq/m
-  Total Area: 580 Sq/m

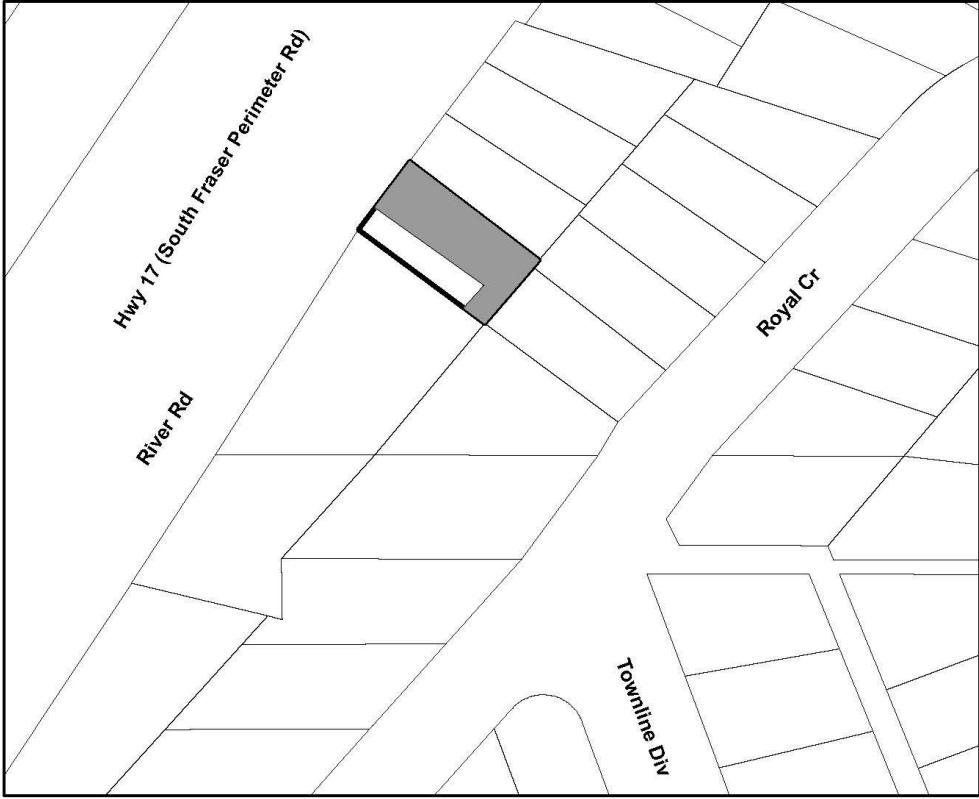


Historic Collishaw Farm
 Folio: 5254-03002-1
 16520 40 Ave

Legend

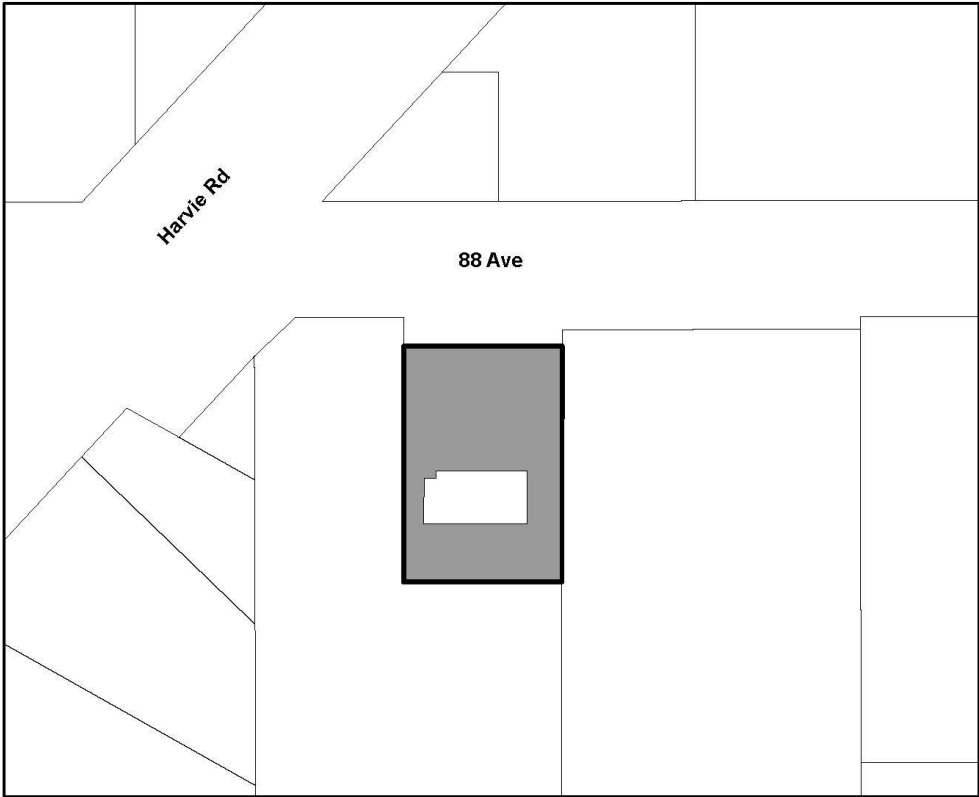
-  EXEMPT: 163 Sq/m
-  NOT EXEMPT: 20060 Sq/m
-  Total Area: 20223 Sq/m





Louis Dahl House
Folio: 3350-03010-5
11334 River Road

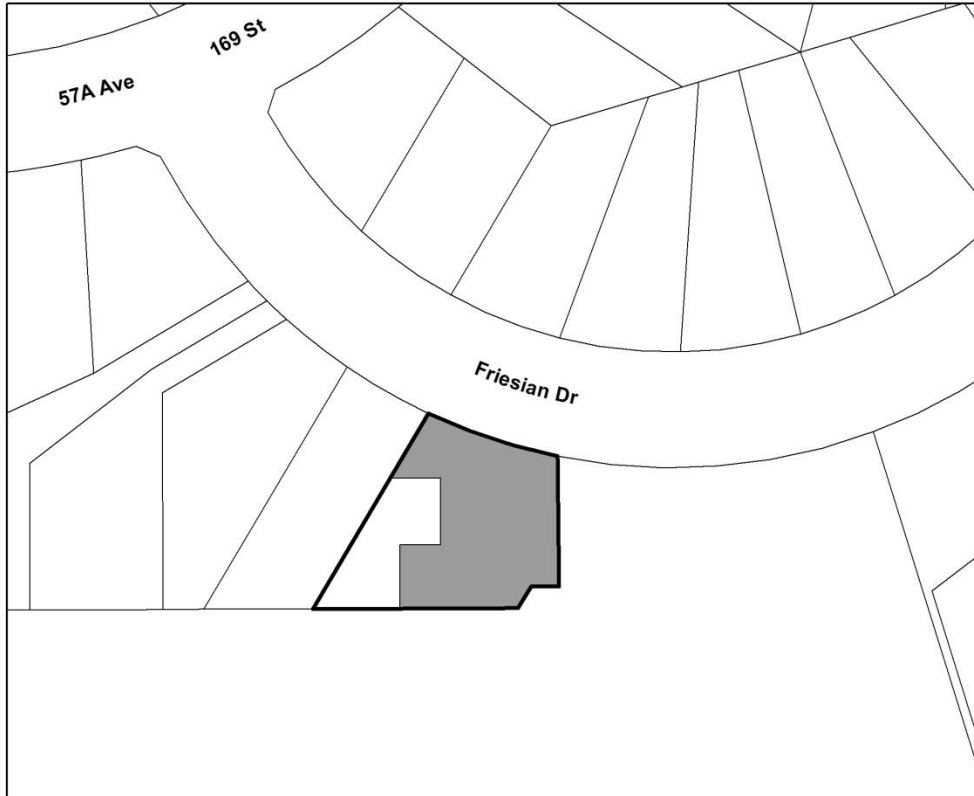
Legend
 ■ EXEMPT, 451 Sq/m
 □ NOT EXEMPT, 177 Sq/m
 □ Total Area, 628 Sq/m



Port Kells Fire Hall No 7
Folio: 8284-00015-5
18922-88 Ave




Legend
 ■ EXEMPT, 958 Sq/m
 □ NOT EXEMPT, 160 Sq/m
 □ Total Area, 1118 Sq/m





Richardson House
Folio: 8072-00021-4
16940 Friesian Dr




Legend

-  EXEMPT: 708 Sq/m
-  NOT EXEMPT: 270 Sq/m
-  Total Area: 978 Sq/m



Verna Porter Residence
13539 16 Ave
Folio: 5170-02048-X

Legend

-  EXEMPT: 679 Sq/m
-  NOT EXEMPT: 148 Sq/m
-  Total Area: 727 Sq/m



CITY OF SURREY

BYLAW NO. 21358

A Bylaw to provide for the exemption from taxation
specific properties in the City of Surrey pursuant to
Section 224 of the *Community Charter*
.....

WHEREAS Council may, by authority of Section 224(2)(b) of the *Community Charter*, S.B.C.
2003, c. 26 exempt from taxation, all or part of the land, improvements or both held by a
municipality;

AND WHEREAS Council deems it expedient to provide exemption from taxation the property
described in this Bylaw;

NOW, THEREFORE, Council of the City of Surrey, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited as "Strawberry Hill Library Tax Exemption Bylaw, 2024,
No. 21358".

Exemptions

2. That 4,907.57 square metre portion of land and all improvements thereon, as shown
outlined and hatched in Schedule "A" attached hereto and forming part of this Bylaw,
and more particularly described as follows:

PID: 017-964-075

Lot 1, Section 19, Township 2, Plan LMP5880 NWD, Except
Plan Part Subdivided by Plan LMP45199

(the "Exempt Property"),

leased and occupied by the City of Surrey, is hereby exempt from taxation for two years,
for tax years 2025 and 2026 pursuant to Section 224 of the *Community Charter*, subject to
the conditions provided for in this Bylaw.

Conditions

- 3. If:
 - (a) the City of Surrey's lease or occupation of the Exempt Property ceases; or
 - (b) the Exempt Property ceases to be used for a purpose which would entitle it to exemption under this Bylaw; or
 - (c) the Exempt Property ceases to meet the conditions necessary to qualify for the exemption including, but not limited to, compliance with City policies and bylaws,the Exempt Property shall be liable to taxation from the date the lease or occupation ceases, or the date of the change of use or conditions, as the case may be (the "Taxation Date").

- 4. Where the assessment roll is completed before the cessation of the lease or occupation or before the change of use or conditions described in Section 3 of this Bylaw comes to the attention of the collector:
 - (a) the collector will provide written notice to the person who, but for the exemption, would have been liable to taxation; and
 - (b) the person described in (a) shall pay to the City an amount equal to the total taxes that, but for the exemption, would have been payable on the property from the Taxation Date, together with interest compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

- 5. "Strawberry Hill Library Tax Exemption Bylaw, 2023, No. 21022" is hereby repealed.

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the on the 7th day of October, 2024.

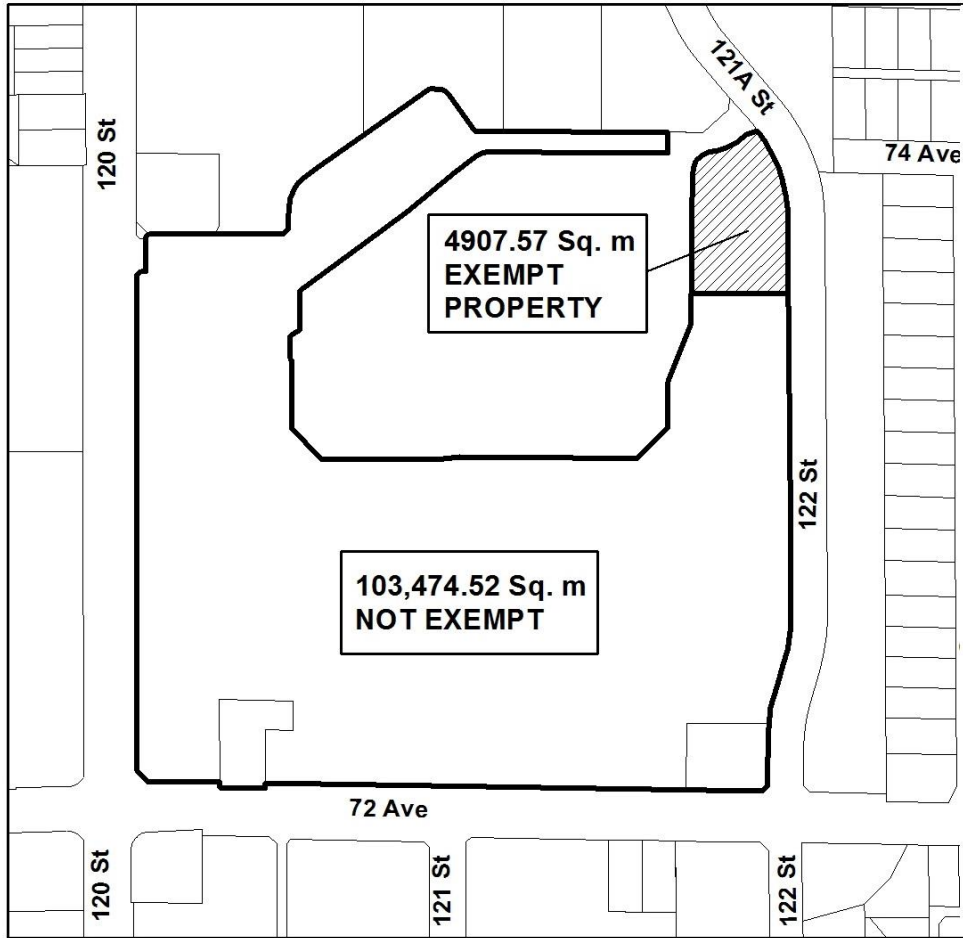
NOTICE OF INTENTION published by posting notice on the City's website from the 9th day of October to the 16th day of October, 2024 and by distributing the notice through the City's email subscription service on the 9th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

Schedule "A"



Strawberry Hill Library
Folio: 6192-00028-1
7399 - 122 Street



CITY OF SURREY

BYLAW NO. 21422

A bylaw to amend the provisions of Surrey Fireworks
Regulation By-law, 1974, No. 4200, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Fireworks Regulation By-law, 1974, No. 4200, as amended, is hereby further amended as follows:

- (a) Section 7 delete "100.00" and replace it with "\$400.00";
- (b) Section 7 delete "5,000.00" and replace it with \$50,000,";
- (c) Section 7 add a final sentence to the paragraph as follows:

"Where an offence under this By-law is committed or continued on more than one day, it shall be deemed to be a separate offence for each day on which it is committed or continued."

2. This Bylaw shall be cited for all purposes as "Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2024, No. 21422".

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the 7th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21423

A bylaw to amend the provisions of Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508", as amended, is hereby further amended as follows:
 - (a) Schedule 1 section 18 insert a new dash immediately below "Fire Inspector" as follows:

"- A "municipal constable" in a "municipal police department", as defined in the Police Act [RSBC 196] c. 367, as amended, responsible for policing Surrey, British Columbia."
 - (c) Schedule 19 delete in its entirety and replace it with a new Schedule 19, attached to this Bylaw as Attachment A.

2. This Bylaw shall be cited for all purposes as "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423".

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the 7th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

SCHEDULE 19 TO BY-LAW NO. 12508

<u>SURREY FIREWORKS REGULATION</u> <u>BY-LAW, 1974, NO. 4200</u>	<u>SECTION</u>	<u>FINE</u>
1. Sell to person under 18 years	3(1)	\$1,000.00
2. Possession by person under 18 years	3(2)	\$1,000.00
3. Sell/Dispose/distribute fireworks	3(4)	\$1,000.00
4. Explode fireworks without a permit	3(5)	\$1,000.00
5. Explode fireworks without supervisor certificate	3(5)	\$1,000.00
6. Explode in public place	4	\$1,000.00
7. Explode by person under 18 years	5	\$1,000.00

CITY OF SURREY

BYLAW NO. 21424

A bylaw to amend the provisions of Surrey Bylaw
Notice Enforcement Bylaw, 2016, No. 18691 as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, as amended, is hereby further amended, as follows:
 - (a) **SCHEDULE A - CONTRAVENTIONS AND PENALTIES** delete Part 14 in its entirety and replace with a new Part 14, attached as Attachment A to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424".

PASSED FIRST READING on the 7th day of October, 2024.

PASSED SECOND READING on the 7th day of October, 2024.

PASSED THIRD READING on the 7th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

Attachment A

Part 14						
A1	A2	A3	A4	A5	A6	A7
Bylaw No.	Section	Description	Penalty	Early Payment Amount	Late Payment Amount	Compliance Agreement Available (50% of Penalty)
Surrey Fireworks Regulation Bylaw, 1974, No. 4200						
4200	3(1)	Sell to person under 18 years	\$450.00	\$400.00	\$500.00	Yes
4200	3(2)	Possession by person under 18 years	\$450.00	\$400.00	\$500.00	Yes
4200	3(4)	Sell/dispose/distribute fireworks	\$450.00	\$400.00	\$500.00	Yes
4200	3(5)	Explode fireworks without permit	\$450.00	\$400.00	\$500.00	Yes
4200	3(5)	Explode fireworks without supervisor certificate	\$450.00	\$400.00	\$500.00	Yes
4200	4	Explode in public place	\$450.00	\$400.00	\$500.00	Yes
4200	5	Explode by person under 18 years	\$450.00	\$400.00	\$500.00	Yes

CITY OF SURREY

BYLAW NO. 21322

A bylaw to amend the provisions of Surrey Zoning
By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Schedule G – Community Amenity Contributions of Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:
 - a. Sub-section C.2 delete the word "C.16" and replace it with the word "C.17".
 - b. Sub-section C.11(a), "**Guildford Community Area**" delete the Map in its entirety and replacing with a new Map, attached to this bylaw as Schedule A.
 - c. Insert a new Section "**C.17. Port Kells Community Area**", attached to this bylaw as Schedule B.
 - d. Section E.27 "**Anniedale-Tynehead**" delete in its entirety and replace it with a new Section E.27, attached to this bylaw as Schedule C.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2024, No. 21322".

PASSED FIRST READING on the 23rd day of September, 2024.

PASSED SECOND READING on the 23rd day of September, 2024.

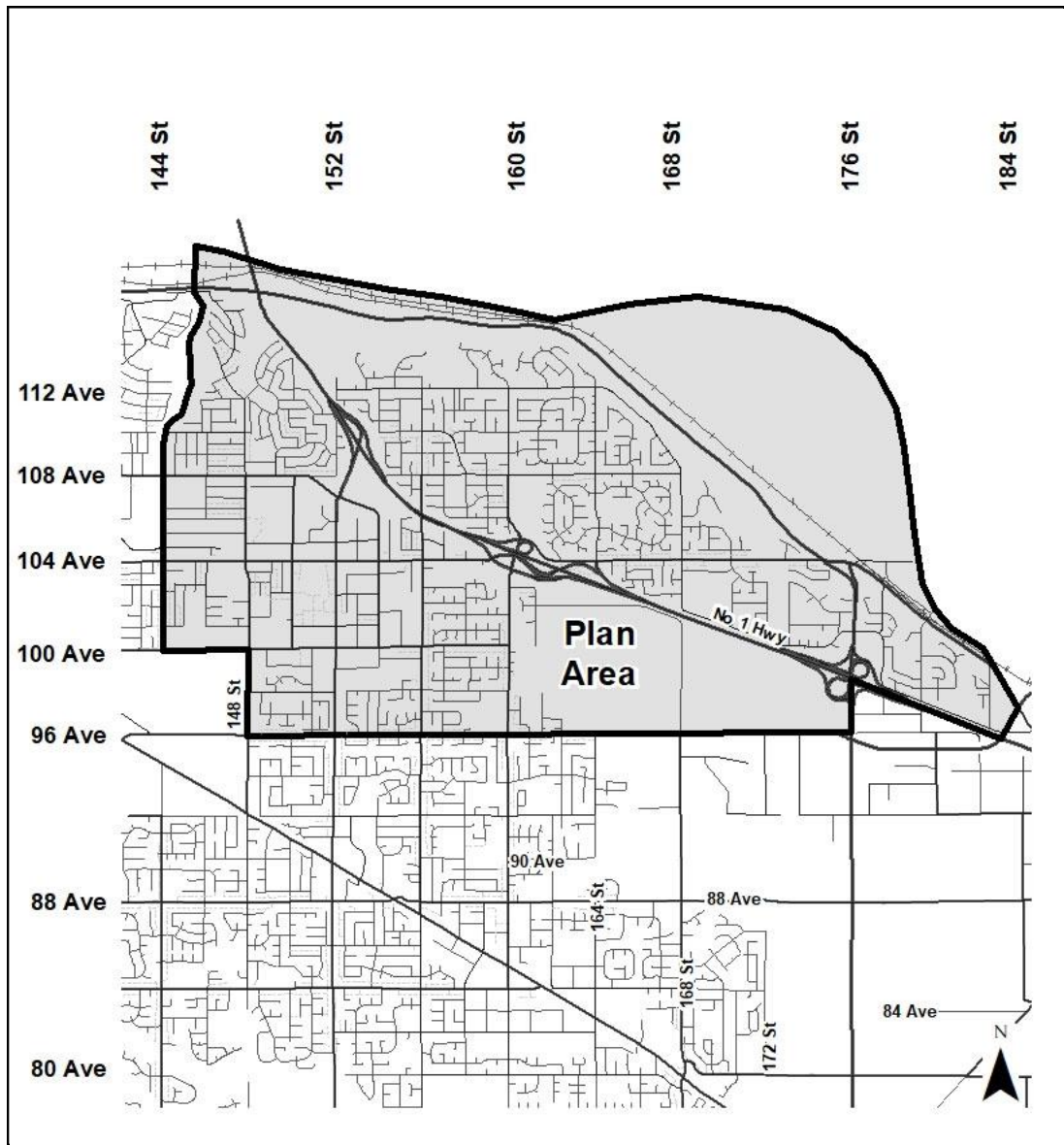
PUBLIC HEARING HELD thereon on the on the 7th day of October, 2024.

PASSED THIRD READING on the 7th day of October, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202_.

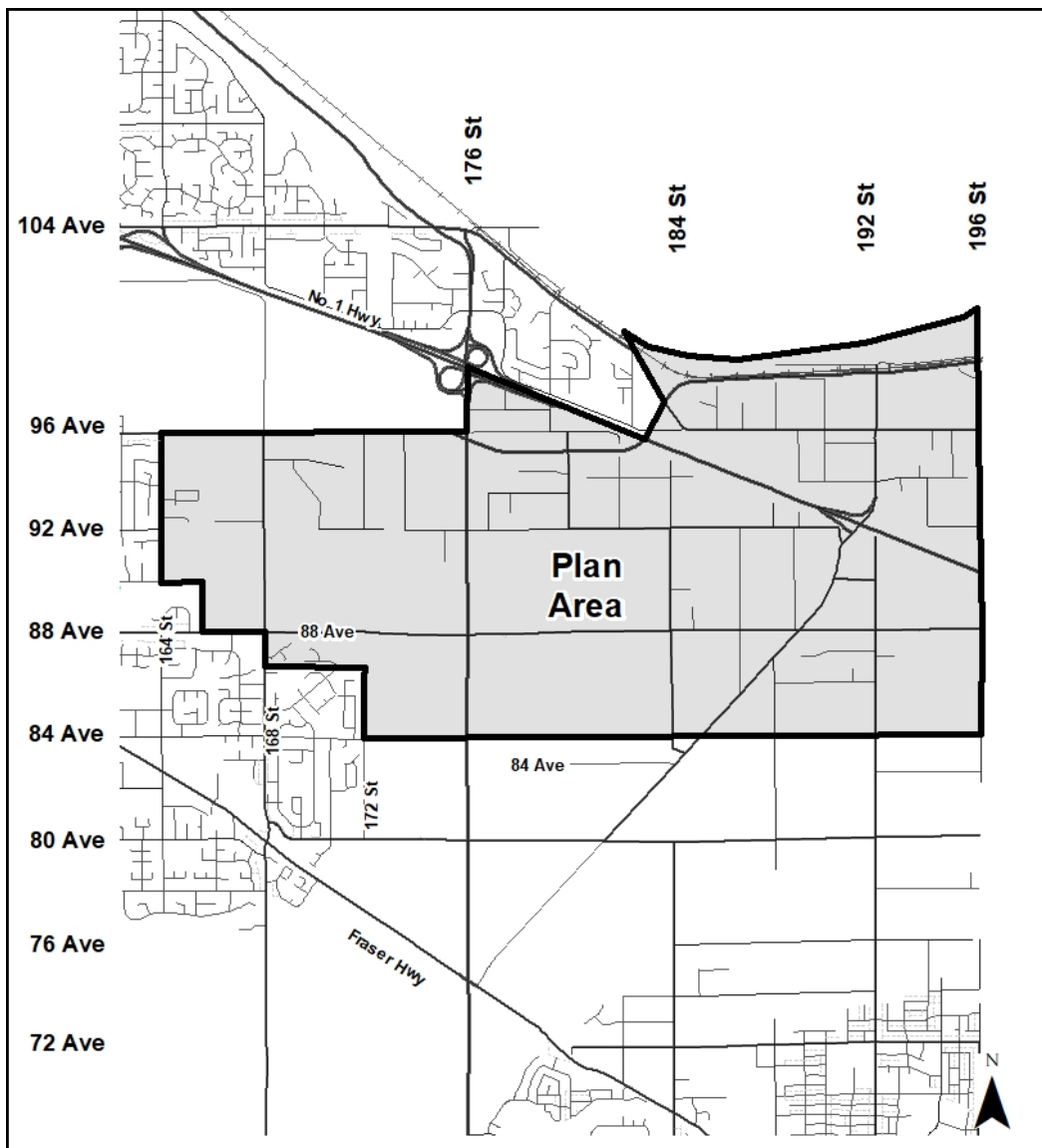
_____MAYOR

_____CLERK



17. PORT KELLS COMMUNITY AREA

- (a) The Community Specific Capital Projects Contribution Area for the Port Kells Community shall be identified as follows:



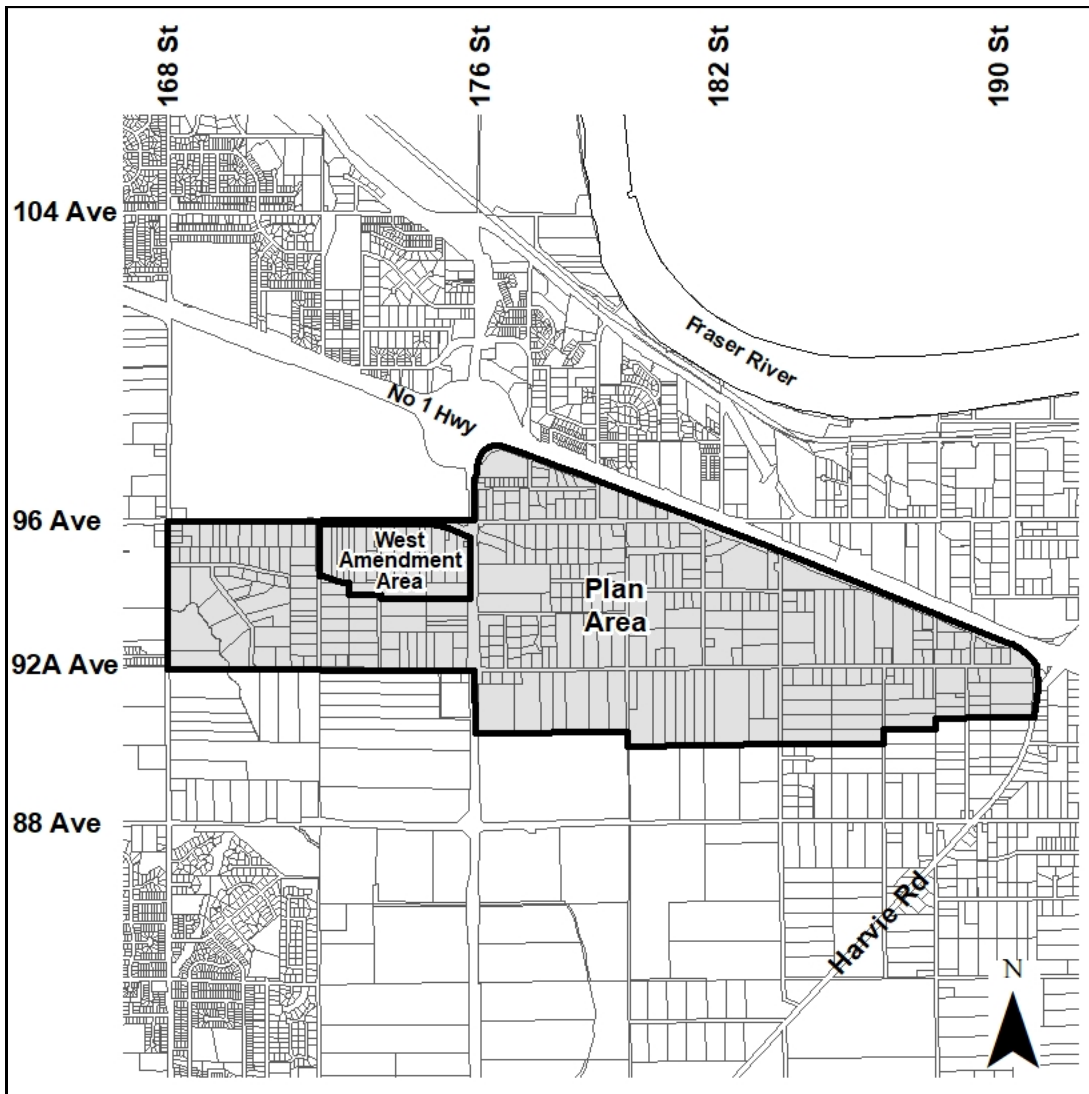
- (b) The Community Specific Capital Projects amenity contributions for the Port Kells Community identified in Section C.17(a) above are as follows:

Use	Amenity Contributions ¹
Apartment	\$329.70 per sq. m (\$30.63 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$22,278.48 per dwelling unit

¹ Amenity Contributions listed in this Section only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or the OCP.

27. ANNIEDALE-TYNEHEAD

(a) The Anniedale-Tynehead Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Anniedale-Tynehead Secondary Plan Area identified in Section E.27(a) above are as follows:

Uses	Amenity Contributions					
	Police	Fire	Libraries	Parks ²	Recreation & Culture	TOTAL
RESIDENTIAL ¹ (Plan Area) \$/dwelling unit	\$82.93	\$358.33	\$186.61	\$ 3,649.94	\$6,039.08	\$10,316.89

RESIDENTIAL¹ (WAA³) \$/dwelling unit	\$103.66	\$446.80	\$232.68	\$ 4,547.87	\$7,524.77	\$12,855.78
NON-RESIDENTIAL (Plan Area) \$/hectare (\$/acre)	\$1,229.62 (\$497.61)	\$5,312.66 (\$2,149.96)	n/a	\$20,000 (\$8,274.72)	n/a	\$26,542.28 (\$10,922.29)
NON-RESIDENTIAL (WAA³) \$/hectare (\$/acre)	\$1,229.62 (\$497.61)	\$5,312.66 (\$2,149.96)	n/a	\$20,000 (\$8,274.72)	n/a	\$26,542.28 (\$10,922.29)

Explanatory Notes:

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

CITY OF SURREY

BYLAW NO. 21432

A bylaw to amend the provisions of Development Application Fees
Bylaw, 2016, No. 18641 as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Development Application Fees Bylaw, 2016, No. 18641" is hereby amended as follows:
 - a. Insert a new row immediately following "sign design package" in section 23.1 as follows:

"

<i>Houseplex</i>	\$389.00
------------------	-----------------

"

2. This Bylaw shall be cited for all purposes as "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21432".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21433

A bylaw to amend the provisions of Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642" is hereby amended as follows:
 - a. Delete the word "and" immediately following "packages;" in section 10(d).
 - b. Insert the word "; and" immediately following "facilities)" in section 10(e).
 - c. Insert new subsection 10(f) immediately following subsection 10(e) as follows:
"f) houseplex".

2. This Bylaw shall be cited for all purposes as "Development Permit Procedures and Delegation Bylaw, 2016, No. 18642, Amendment Bylaw, 2024, No. 21433".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21427

A bylaw to amend the provisions of "Council Procedure By-law,
2004, No. 15300", as amended.

.....

The Council of the City of Surrey enacts as follows:

1. The "Council Procedure By-law, 2004, No. 15300", as amended, is hereby further amended as follows:

a. **Part 3: COUNCIL MEETING AGENDAS**, insert a new sub-section immediately after sub-section 12(d) as follows:

"(e) Consent agenda: Council meeting agendas may include a consent agenda as determined by the City Clerk in consultation with the Mayor and City Manager, and unless otherwise directed by Council. Council may vote on and adopt in one motion all recommendations appearing on the consent agenda portion of the agenda.

At any time prior to the vote referenced above in this section 12(e), a Council member may for the purposes of

- i. debate or discussion,
- ii. voting in opposition to a recommendation on the consent agenda, or
- iii. declaring a conflict of interest with respect to an item on the consent agenda,

request that an item be removed from the consent agenda. The City Clerk must remove the item from the consent agenda and the item will be considered by Council immediately after the consideration of the consent agenda."

2. This Bylaw shall be cited for all purposes as "Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21427".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the th day of to the th day of , 2024 and by distributing the notice through the City's email subscription service on the th day of and the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21427

A bylaw to amend the provisions of "Council Procedure By-law,
2004, No. 15300", as amended.

.....

The Council of the City of Surrey enacts as follows:

1. The "Council Procedure By-law, 2004, No. 15300", as amended, is hereby further amended as follows:

a. **Part 3: COUNCIL MEETING AGENDAS**, insert a new sub-section immediately after sub-section 12(d) as follows:

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- i. debate or discussion,
- ii. voting in opposition to a recommendation on the consent agenda, or
- iii. declaring a conflict of interest with respect to an item on the consent agenda,

request that an item be removed from the consent agenda. The City Clerk must remove the item from the consent agenda and the item will be considered by Council immediately after the consideration of the consent agenda."

2. This Bylaw shall be cited for all purposes as "Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21427".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

NOTICE OF INTENTION published by posting notice on the City's website from the th day of to the th day of , 2024 and by distributing the notice through the City's email subscription service on the th day of and the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2024.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21448

A bylaw to amend the provisions of "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended, is hereby further amended as follows:
 - a. Delete the Index in its entirety and insert a new Index, attached to this bylaw as Schedule A.
 - b. Replace the words "A Bylaw" with "A bylaw" immediately after BYLAW NO. 16100.
 - c. Part 1 Section 2 is amended as follows:
 - i. Insert the definition of "Bylaw" immediately after the definition of "arborist report" as follows:

"Bylaw"

means the Surrey Tree Protection Bylaw, 2006, No. 16100, as amended."

- ii. Delete the definition of "City Landscape Architect" in its entirety.
- iii. In the definition of "cut" insert the words "the majority of" immediately after "fall".
- iv. Insert definitions for "crown" and "crown lifting" immediately after the definition of "cut" as follows:

"crown"

means all parts of a tree, including all of the branches and foliage, that extend upward from the lowest branch of the tree.

"crown lifting"

means removing the lowest branches of the crown, having the effect of lifting the crown's base."

- v. Delete the definition of "damage" in its entirety and replace as follows:

"damage"

means any action done to a tree which will likely cause a tree to die or cause a decline to the health of a tree, including but not limited to ringing, poisoning, burning, topping, root compaction, root cutting, shearing, denting, gouging, drilling, crown lifting, or pruning a tree in any manner other than as specifically permitted in this Bylaw. **"Topping"** will not be considered **"damage"** if evidence satisfactory to the General Manager is provided to the City to establish that the tree in question was previously topped prior to 2006. **"Damaged"** and **"damaging"** shall have the corresponding meaning."

- vi. Delete the definition of "Environmental Technician" in its entirety.
- vii. In the definition of "General Manager", delete the words "or the duly authorized representative" and replace with "and shall include a City employee or employees whom the General Manager has delegated, in writing, the authority to act on his or her behalf pertaining to this Bylaw."
- viii. Delete the definition of "landscape architect" in its entirety.
- ix. In subsection (a) of the definition of "protected tree" delete the second occurrence of "30 centimetres [11.8 inches]" and replace with "35 centimetres [13.8 inches]".
- x. Delete the definition of "sound arboricultural practice" in its entirety.
- xi. In the definition of "specimen quality tree" delete the words "an arborist, a landscape architect, or".
- xii. Insert the definition of "topping" immediately following the definition of "top of bank" as follows:

"topping"

means to remove the entire crown of a tree, or a substantial part of the crown of a tree by cutting horizontally through the central or major stem of a tree."

- xiii. Delete the definition of "Trees and Landscape Manager" in its entirety.

- c. In Part 3 delete section 7 in its entirety and replace with a new section 7 as follows:

"In the event that a protected tree is in imminent danger of falling and injuring persons or property due to natural causes, and it is not possible to obtain a tree cutting permit prior to the tree falling, the owner may cut the tree or have it cut, but shall report the cutting of the tree to the General Manager within the next business day. The owner shall not remove the tree from the lot until the City has visited the lot and confirmed that the tree was in imminent danger of falling and injuring persons or property. If the General Manager determines that the tree was not in imminent danger of falling and injuring persons or property due to natural causes, the person or persons who cut the tree or who suffered or permit the tree to be cut shall be deemed to have cut the tree contrary to Section 6 of this Bylaw."
- d. Delete Part 5 sections 12 to 20 in their entirety.
- e. Delete the word "Penalties" in the Part 5 title.
- f. In Part 6 delete section 21 in its entirety.
- g. Amend Part 7 as follows:
 - i. Insert " / Pruning Protected Trees" immediately following "Tree Cutting Permits" in the Part 7 title.
 - ii. Delete section 27 in its entirety and replace with a new section 27 that states as follows:

"A person must not prune a protected tree unless:

 - (a) the tree is pruned pursuant to a tree cutting permit; or
 - (b) the pruning is limited to maintenance pruning that:
 - i. does not remove any branches from the top half of the tree;
 - ii. removes less than $\frac{1}{4}$ of the tree's total branches or limbs;
 - iii. removes less than $\frac{1}{4}$ of the tree's total live foliage or bud-bearing branches or limbs; and
 - iv. removes less than $\frac{1}{4}$ of the tree's crown."
 - iii. Delete section 27.1 in its entirety and replace with a new section 27.1 that states as follows:

"Despite the limitations set out in Section 27(b), the pruning of a protected tree may be approved pursuant to Section 27(a) if the owner submits an arborist report which certifies that the pruning is necessary and this report is approved by the General Manager or an arborist chosen by the City."

- iv. In section 27.2 delete the words "City Landscape Architect, the Trees and Landscape" and replace with the word "General" so the section now includes the term "General Manager".
 - v. In section 27.3 delete the word "will" and replace with "may" and delete the words "City Landscape Architect, the Trees and Landscape" and replace with the word "General" so the section now includes the term "General Manager".
 - vi. In section 29 delete the word "only" immediately after "General Manager".
 - vii. In section 32(d) delete the words "in accordance with sound arboricultural practice".
 - viii. In section 34 delete the words "City Landscape Architect, Trees and Landscape" and replace with the word "General" so the section now includes the term "General Manager" and delete the words "the Environmental Technician" and replace with "any other person conducting a field inspection pursuant to this Bylaw".
- h. In Part 8 insert new section 39.1 immediately following section 39 as follows:
- "39.1 If a protected tree is cut, removed or damaged contrary to the provisions of this Bylaw and prior to the issuance of a tree cutting permit by the City for the protected tree that is cut removed or damaged, the applicable tree cutting permit fees set by this Bylaw shall be doubled to account for the additional administrative costs borne by the City."
- i. Part 8A is amended as follows:
- i. In section 42 delete the word "penalty" immediately after the words "as part of a" and replace with the word "consequence" and delete the words "tree cutting permit or a penalty" immediately before the word "notice" and replace with the word "applicable".
 - ii. In section 46.1 delete the words "an Environmental Technician" and replace with "the General Manager".
 - iii. In section 46.2 delete the words "an Environmental Technician" and replace with "the General Manager".

- j. Part 9 is amended as follows:
- i. Insert new sections 49.5 and 49.6 immediately before section 50 as follows:
- "49.5 If an owner cuts, removes or damages a protected tree or suffers or permits a protected tree to be cut, removed, or damaged in contravention of this Bylaw, or in violation or in excess of any terms and conditions of a tree cutting permit issued pursuant to this Bylaw, the owner shall be required to plant replacement trees, and the size, number, species, and location of replacement trees and amount of securities required to ensure the planting and maintenance of replacement trees is to be determined by the General Manager, based on the size, condition, species, value, and location of the tree cut, removed, or damaged and the conditions of the lot where the replacement trees are to be planted.
- 49.6 If the tree cut, removed, or damaged pursuant to section 49.5 is identified in a tree preservation plan approved by the City as a tree to be retained or protected, the owner may be required by the General Manager to:
- (a) plant the replacement trees at the exact location as the tree that has been cut, removed, or damaged; or
- (b) ensure that any building or structure not be located within the drip line of the replacement trees at full growth."
- ii. In section 50 delete the first occurrence of the word "Replacement" and replace it with "In circumstances other than those prescribed by section 49.5, replacement" and delete the words "Replacement trees required pursuant to Part 5 shall be of a size, species and location as determined by the General Manager."
- iii. Delete section 51 in its entirety.
- iv. In section 52 delete the word "Trees" and replace with "trees" and delete the words "set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and replace with "of this Bylaw".
- v. In section 53 delete the word "Trees" immediately following the word "Replacement" and replace with "trees", and delete the words "from the lot,". Delete the words "in accordance with sound arboricultural practice" and replace with "so as not to cause damage to the replacement trees".
- vi. In section 53.2 delete the word "must" and replace with the word "may" and delete the words "an Environmental Technician" and replace with "the General Manager".

- vii. In section 55 delete the words "Part 5" and replace with "section 49.5".
- viii. Insert new section 55.1 immediately following section 55 as follows:
 - "55.1 If an owner fails or refuses to plant the required replacement trees pursuant to section 49.5 of this Bylaw in the specified location(s) within one hundred and twenty (120) days of receiving written direction from the General Manager to do so, the City may:
 - (a) use the security collected pursuant to this Bylaw to either have the trees planted onto the owner's lot or use the securities to plant trees elsewhere on City-owned property; or
 - (b) by its employees or other persons, at reasonable times and in a reasonable manner, enter the owner's lot and fulfil the requirement by planting the replacement trees at the expense of the owner."
- ix. In section 57(a) insert the word "or" immediately following "or damaged;"
- x. Delete section 57(b) in its entirety and replace with a new section 57(b) that states as follows:

"if, in the assessment of the General Manager, the lot cannot accommodate the number of replacement trees required pursuant to this Bylaw, due to a reasonable likelihood that the replacement trees or surrounding trees will sustain damage as a result of the planting of the replacement trees due to the size or other characteristics of the lot, as determined by the General Manager, then the number of replacement trees required may be reduced as determined by the General Manager."
- xi. Delete section 57(c) and (d) in their entirety.
- xii. Insert new section 57.1 immediately following section 57 as follows:

"If the number of replacement trees required is reduced under Section 57(b), the owner shall be required to pay cash-in-lieu to the City in the amount of FIVE HUNDRED AND FIFTY (\$550.00) DOLLARS plus applicable taxes for each replacement tree that cannot be accommodated."
- xiii. In section 59 delete the number "57" and replace with "57.1".
- k. In Part 10 section 64 delete the words "either the Environmental Technician or the General Manager or his duly authorized representative, unless otherwise directed by".

- l. Part 11 is amended as follows:
 - i. In section 68 delete the words "Environmental Technician, City Landscape Architect, Trees and Landscape" and replace with the word "General" so the section now includes the term "General Manager". Add a comma immediately after the word "arborist".
 - ii. In section 70(a) delete the words "Environmental Technician" and replace with "General Manager".
 - iii. In section 70(b) insert the words "registered with the British Columbia Society of Landscape Architects (BCSLA)" immediately before the words "submit to the City".
- m. Part 12 is amended as follows:
 - i. Delete the words "General Provisions" in the Part 12 title and replace with "Right to Reconsideration".
 - ii. Insert new section 71.1 immediately following the Part 12 title and preceding section 72 as follows:

"71.1 If a person is subject to a decision of the General Manager pursuant to this Bylaw and is dissatisfied with the decision, the person may apply to Council to have the matter reconsidered, which application shall be made in writing, delivered to the City Clerk within 30 calendar days of the person being made aware of the decision, and shall include:

 - (a) the applicant's personal information and contact details;
 - (b) the address of the subject property;
 - (c) a description of the decision the applicant is seeking be reconsidered; and
 - (d) the reason(s) the applicant objects to the decision."
- n. Insert new Part 13 immediately following section 71.1 titled "General Provisions".

2. This Bylaw shall be cited for all purposes as "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21488".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

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CITY OF SURREY

BYLAW NO. 20912

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)

PID: 008-941-033
Lot 84 Section 12 Township 1 New Westminster District Plan 28277
(16380 – 14A Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20912".

PASSED FIRST READING on the 3rd day of April, 2023.

PASSED SECOND READING on the 3rd day of April, 2023.

PUBLIC HEARING HELD thereon on the 17th day of April, 2023.

PASSED THIRD READING on the 17th day of April, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0322-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-941-033
Lot 84 Section 12 Township 1 New Westminster District Plan 28277
16380 14A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of Type I Corner lots is reduced from 14 metres to 12.71 metres for proposed Lot 3;
 - (b) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.71 metres for proposed Lot 3;
 - (c) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the requirement for Type 1 Corner Lots to be accessed from a rear lane or side street is removed;
 - (d) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.00 metres for proposed Lot 2 and 4;
 - (e) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.44 metres for proposed Lot 1;

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

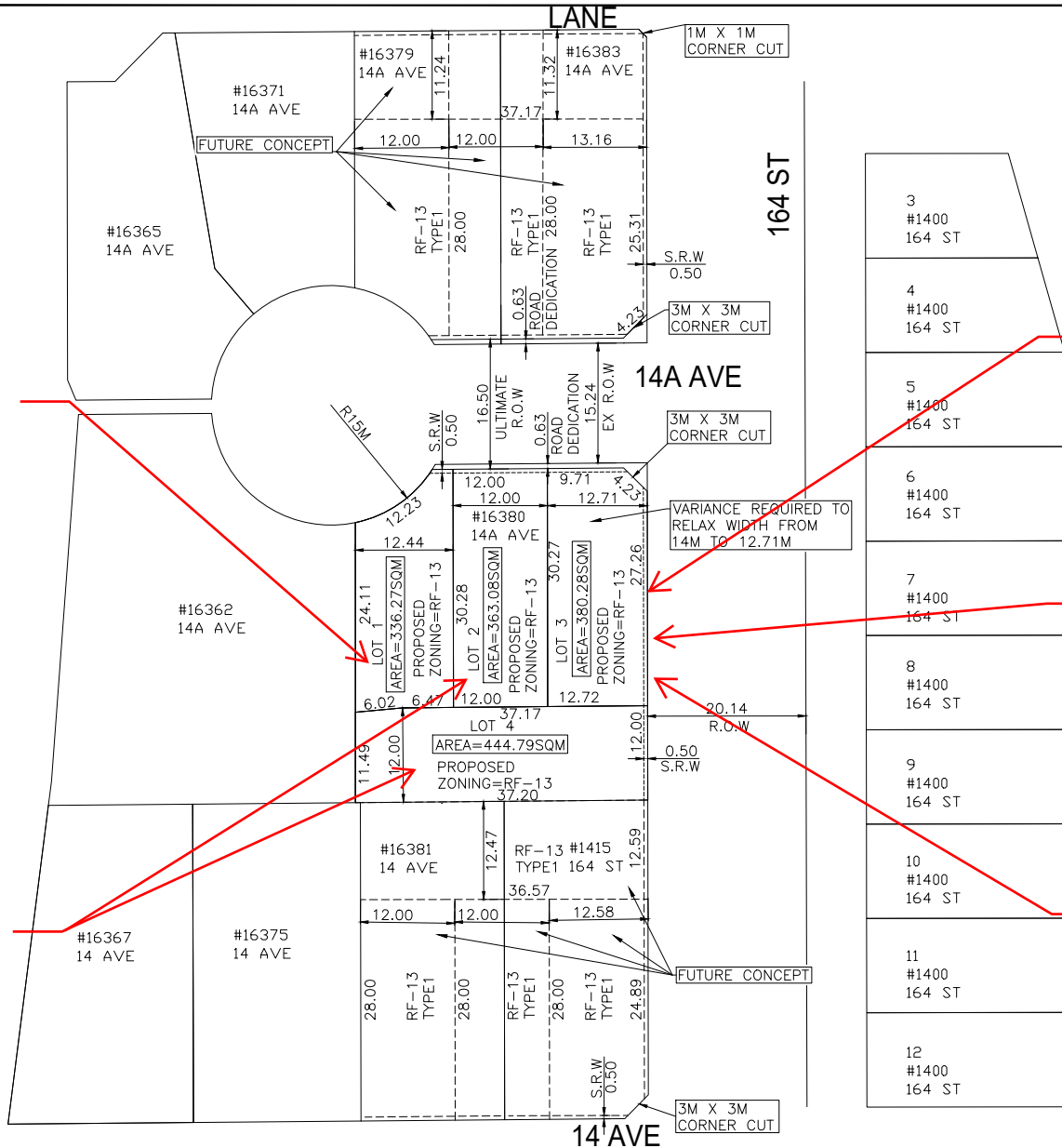
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



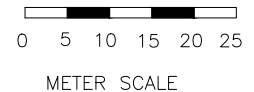
DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.44 metres for proposed Lot 1.

DVP to reduce the minimum lot width of the RF-13 Zone (Type I) from 14 metres to 12.71 metres for proposed Lot 3.

DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.71 metres for proposed Lot 3.

DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.00 metres for proposed Lots 2 and 4.

DVP to remove requirement for Type 1 Corner Lot to be accessed from the rear lane or side street in the RF-13 Zone.



NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-13
 EXISTING HOUSE TO BE REMOVED
SITE AREA:
 GROSS SITE AREA=1547sqm.

NO.	DATE	BY	DESCRIPTION
0	22/12/05	SS	ISSUED FOR APPROVAL
		RM	REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 PRACTICE PERMIT NUMBER: 1003021
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION #16380 14A AVENUE, SURREY, B.C.
 4 LOT SUBDIVISION
DWS. NAME PRELIMINARY LAYOUT PLAN

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	SS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2308	OF 1
APPROVED	AB	DATE 22/12/05	REV. 0

CITY OF SURREY

BYLAW NO. 20722

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)

PID: 004-975-359
Lot 19 Section 25 Block 5 North Range 3 West NWD Plan 51868

(10025 and 10027 – 120 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20722".

PASSED FIRST READING on the 25th day of July, 2022.

PASSED SECOND READING on the 25th day of July, 2022.

PUBLIC HEARING HELD thereon on the 8th day of August, 2022.

PASSED THIRD READING on the 8th day of August, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0138-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-975-359

Lot 19 Section 25 Block 5 North Range 3 West New Westminster District Plan 51868

10025 - 120 Street

10027 - 120 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

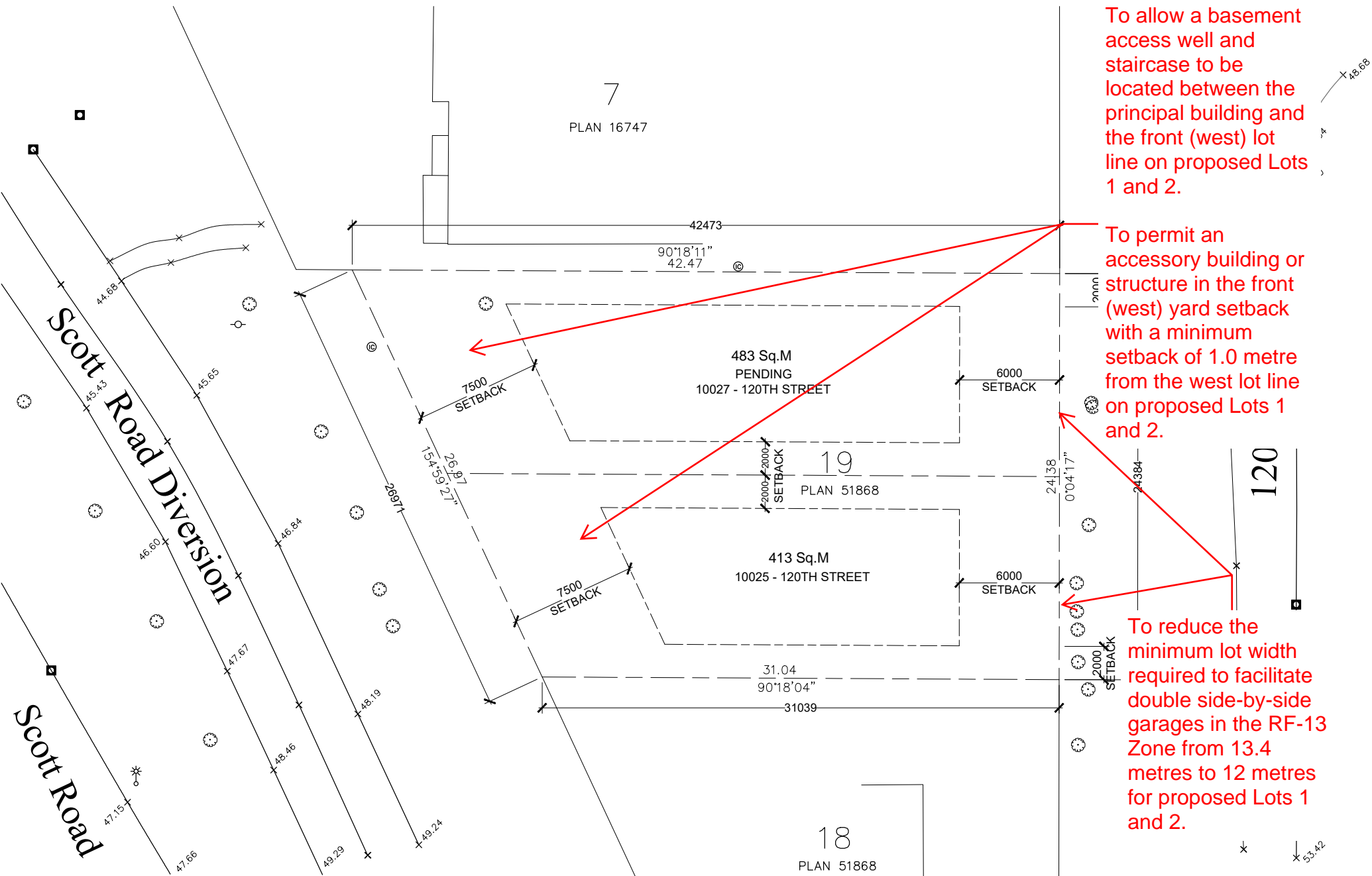
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section J.2 Special Regulations in Part 16B “Single Family Residential (13) Zone (RF-13)” are varied to permit a basement access and basements wells between the principal building and the front (west) lot line on proposed Lots 1 and 2;
 - (b) Section F Yards and Setbacks in Part 16B “Single Family Residential (13) Zone (RF-13)” is varied to permit an accessory building or structure within the front (west) yard setback with a minimum building setback of 1.0 metres from the west lot line on proposed Lots 1 and 2; and
 - (c) In Section H Off-Street Parking and Loading/Unloading in Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width required to facilitate double side-by-side garages is reduced from 13.4 metres to 12 metres for proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



To allow a basement access well and staircase to be located between the principal building and the front (west) lot line on proposed Lots 1 and 2.

To permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2.

To reduce the minimum lot width required to facilitate double side-by-side garages in the RF-13 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.

UNIT#1709-438 SEYMOUR STREET VANCOUVER, BC, V6B 6H4	ZHENGBO/EASTWOOD HOUSE REZONING PERMIT	No.	DESCRIPTION	DATE:	10025 - 120TH STREET SURREY, BRITISH COLUMBIA	SUBDIVISION PLAN	
		01	REZONING PERMIT RF-13	29/06/21		DATE: JUNE 29, 2021	ASD
						DRAWN BY: CHRIS KISKA	
						CHECKED BY: BILL KUMLIN	
					PROJECT: 10025 -120TH STREET	A3 SCALE: 1:75	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-625-267
Lot 3 Section 17 Township 7 New Westminster District Plan 2977
1985 182 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) to reduce the minimum lot width of the RA Zone from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5;

5. This development variance permit applies to only the the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

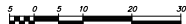
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

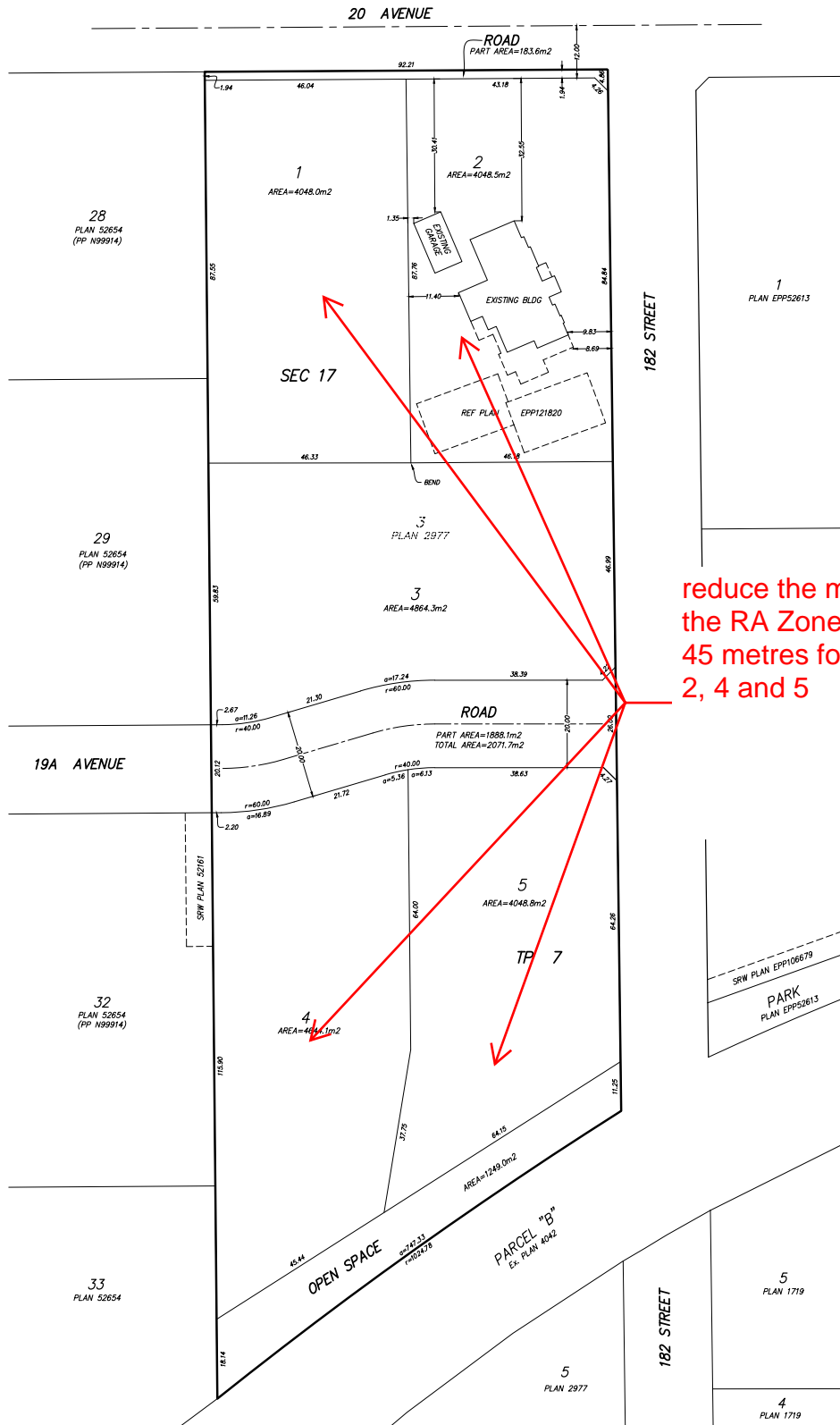
City Clerk – Jennifer Ficocelli

PRELIMINARY SUBDIVISION OF LOT 3 SECTION 17
TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2977

BCGS 92G.007



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN
IS 500mm IN WIDTH BY 864mm IN HEIGHT (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:500



reduce the minimum lot width of
the RA Zone from 50 metres to
45 metres for proposed Lot 1,
2, 4 and 5

CITY OF SURREY

BYLAW NO. 20771

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: HALF-ACRE RESIDENTIAL ZONE (RH)

Portion of PID: 002-136-856
Lot 66 Section 21 Township 1 New Westminster District Plan 66900

(Portion of 2513 – 140 Street)

Shown on the Survey Plan, labeled Block A, containing 2032.6 square metres, attached as Schedule A to this Bylaw, certified correct by Finny Philip, B.C.L.S. on the 27th day of September, 2022.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20771".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the 28th day of November, 2022.

PASSED THIRD READING on the 28th day of November, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

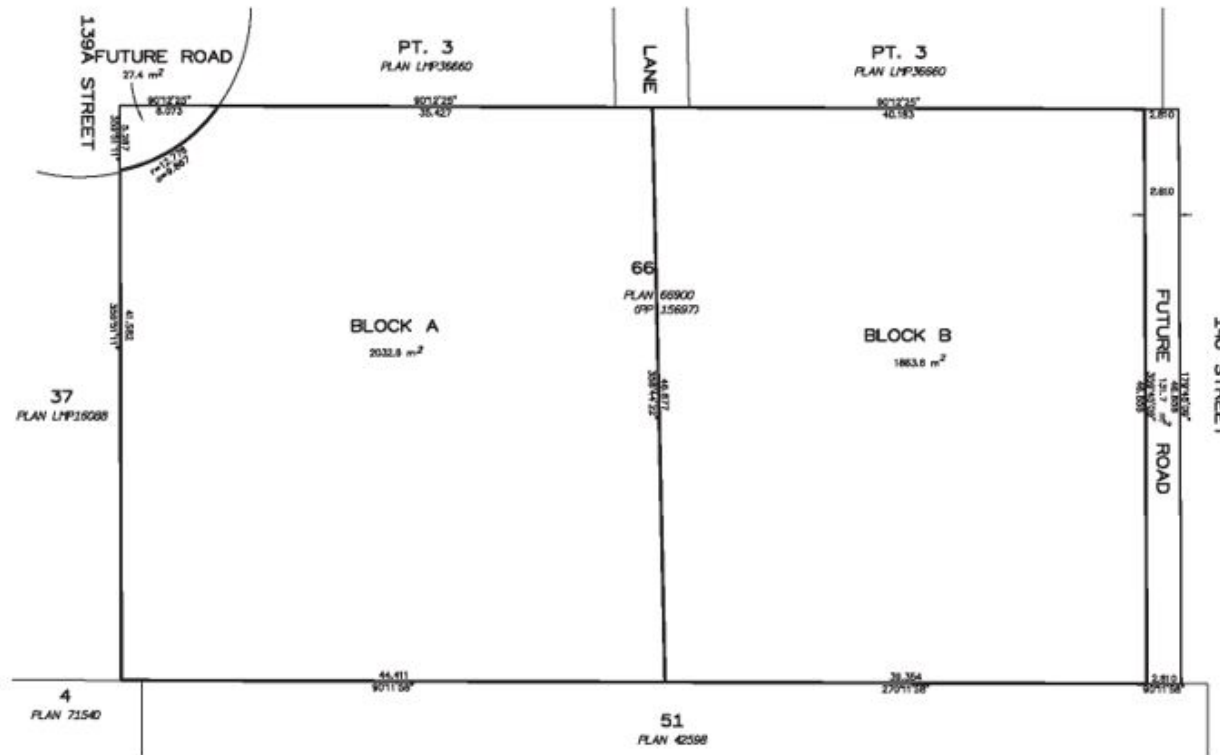
_____CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 20771/20772 OF LOT 66 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66900

CIVIC ADDRESS:
2517 140 Street, Surrey, BC
P.O. BOX 136-006

LEGEND:
m² DENOTES SQUARE METRES
BLOCK A IN ZONING
BLOCK B (ZONING SHOWN ON R6)



Lot dimensions are derived from FIELD SURVEY

CHECKED CORRECT
DATED THIS 27th DAY OF SEPTEMBER, 2022

Finny PMP
B.O.L.



SCALE 1 : 250



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 500mm in width and 430mm in height (C size) when plotted at a scale of 1:250.

CITY OF SURREY

BYLAW NO. 20772

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 92 (CD 92), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 92" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 92	2513 - 140 Street	Lot 66, Plan 66900	20772	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 92 (CD 92), Bylaw, 2022, No. 20772".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the 28th day of November, 2022.

PASSED THIRD READING on the 28th day of November, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 92 (CD 92)

This Comprehensive Development Zone 92 (CD 92), **Part 14, Half-Acre Residential (RH) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
Portion of 2513 – 140 Street	That portion of Lot 66 Section 21 Township 1 NWD Plan 66900 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Finny Philip, B.C.L.S. on the 27th day of September, 2022, containing 1863.6 sq. m	Portion of 002-136-856

(collectively the "*Lands*")

except as follows:

1. Subdivision

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"1. Permitted Lot Size Reductions:

In accordance with the permitted *unit density* increases in Section D. of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:

- (a) *Lot Area*: Minimum 1,620 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 24.8 m."

CITY OF SURREY

CLERK'S REPORT



From: [Guinjicna, Davin](#)
To: [Guinjicna, Davin](#)
Subject: Delegation Request
Date: October 17, 2024 12:20:15 PM

Full name and title:

Valen Kayaks
President

Co-presenter (if applicable):

Lee Archand
1st Vice President

Name of Organization (if applicable):

Newton Canadian Baseball Association

Phone Number:

Alternate Phone Number:

Email Address:

Topic:

Update regarding the associations continuing to operate at Unwin Park and the funding that is proposed for areas of the park that doesn't include any assistance for the current 72 year old organization that was established on the land for the purposes of providing a safe space for children to develop multiple beneficial lifestyle options such as physical activity and mental stimulation.

Have you been dealing with city staff regarding your concern? If yes, please provide name and department of staff member:

Doug Elford,
Linda Annis

Provide a brief summary of your presentation:

To provide factual information that will help land a better understanding of what this non profit organization has been doing to support the development of the community. This is also to inform council members about the multiple contributions that have led to this dramatical change. NCBA is one of surreys 3 baseball clubs through BC Minor Baseball.

What outcome do you hope to achieve?

For NCBA to receive funding from the city for improvements to its existing infrastructure and facilities. This will assist dramatically towards the longevity of the program for the community and allow the association to rebuild its reputation and players.

From: [Guinjicna, Davin](#)
To: [Guinjicna, Davin](#)
Subject: Delegation Request
Date: October 17, 2024 12:19:40 PM

Full name and title:

Dave Jonsson

Co-presenter (if applicable):

Name of Organization (if applicable):

Skate under Cover

Phone Number:

Alternate Phone Number:

Email Address:

Topic:

Maintanance of existing skateparks, and vision for the future.

Have you been dealing with city staff regarding your concern? If yes, please provide name and department of staff member:

no

Provide a brief summary of your presentation:

Surrey is unique in having partially covered skateparks at Cloverdale and Chuck Bailey, thanks to Hippy Mike's efforts. However, with the city's size and growing population, more covered skateparks are needed to meet demand. Expanding these spaces will provide youth with safe, year-round facilities, protect park surfaces from weather damage, and reduce maintenance costs. I would love to discuss this further.

What outcome do you hope to achieve?

The existing skateparks need to be resurfaced to ensure the safety of their riders. More covered spaces are needed with its growing population.

CITY OF SURREY

NOTICE OF MOTION



CITY OF SURREY

OTHER BUSINESS



CITY OF SURREY

ADJOURNMENT