
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**

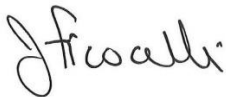
FILE: **7924-0103-00**

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.