

Present:

Chairperson – Acting Mayor Elford
Councillor Bains
Councillor Bose
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Mayor Locke
Councillor Annis

Staff Present:

City Manager
City Clerk and Director Legislative Services
General Manager, Corporate Services
General Manager, Engineering
Manager Budget and Compliance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Social Infrastructure & Community Investment
City Solicitor
Chief Development Approvals Officer
Director, Development Planning
Development Planning Manager

Acting Mayor Elford assumed the role of the Chair.

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

It was

Moved by Councillor Bose
Seconded by Councillor Bains
That:

- a. The agenda of the June 24, 2024, Regular Council Public Hearing meeting be amended as follows by adding the following items under Other Business:
- i. Item K.1 Metro Vancouver Board of Directors - Appointments
 - ii. Item K.2 Lower Fraser Valley Association (Cloverdale Rodeo Board)
 - iii. Item K.3 Review City Policy No. D-15 – Expense Policy for Council Members

RES.R24-1268

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Stutt
That the agenda be adopted as amended.

RES.R24-1269

Carried

2. Adoption of the Minutes

a. Special Council – June 10, 2024

RES.R24-1270 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That the minutes of the Special Council
meeting held on June 10, 2024, be adopted.
Carried

b. Regular Council - Land Use – June 10, 2024

RES.R24-1271 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Regular Council -
Land Use meeting held on June 10, 2024, be adopted.
Carried

c. Regular Council - Public Hearing – June 10, 2024

RES.R24-1272 It was Moved by Councillor Bose
Seconded by Councillor Nagra
That the minutes of the Regular Council -
Public Hearing meeting held on June 10, 2024, be adopted.
Carried

d. Special Council – June 17, 2024

RES.R24-1273 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That the minutes of the Special Council
meeting held on June 17, 2024, be adopted.
Carried

B. DELEGATION – PUBLIC MEETING

1. 2023 Annual Municipal (Financial) Report

File: 1880-20

The Acting Mayor called for anyone wishing to comment on the 2023 Annual Municipal (Financial) Report.

The meeting was recessed at 7:13 p.m. to resolve technical issues and the meeting was reconvened at 7:16 p.m.

D. Jack, Surrey Environmental Partners: The delegation spoke to the need to separate funding for biodiversity conservation and park land acquisition.

No written submissions were received.

B. DELEGATIONS - PUBLIC HEARING

1. **Planning Report - Application No. 7923-0314-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21283"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21284"

CIVIC ADDRESS: 9936 – 179 Street

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

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Suburban to Urban. The proposal also includes rezoning the site from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide into six single-family residential lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum required lot width for proposed Lots 1 - 6.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to trees and the per tree value for the Green City Fund.

No written submissions were received for this proposal.

2. **Planning Report - Application No. 7922-0283-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21289"
"Surrey Comprehensive Development Zone 222 (CD 222), Bylaw, 2024, No. 21290"

CIVIC ADDRESS: 10277, 10285, 10293 - 148A Street; 10284, 10288, 10296 -148 Street; Portion of lane

APPLICANT: Owner: 1326427 B.C. Ltd. (Director Information: J. Parmar)
Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.76 FAR. The proposal also included rezoning the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential market rental building with a child care centre.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees, outdoor amenity areas, and tree tunnels on the sidewalk for shade.

No written submissions were received for this proposal.

3. **Planning Report - Application No. 7923-0245-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21286"
"Surrey Comprehensive Development Zone 219 (CD 219), Bylaw, 2024, No. 21287"

CIVIC ADDRESS: 13379 and 13389 - 103 Avenue; 10308 - 133A Street;
Portion of 103 Avenue

APPLICANT: Owners: K. Zaklan, D. Zaklan, D. Zaklan, J. Lee,
Evanish Holdings Ltd.
(Director Information: M. Evanish, W. Evanish)
Agent: Arcadis (Orod Aris)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR and to amend Table 7a: Land Use Designation Exceptions within the "Downtown" designations by adding site specific permission to permit a density of up to 9.9 FAR. The proposal also includes rezoning the same site, including a portion of the road on 103 Avenue, from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 44-storey mixed-use tower with an 8-storey podium consisting of ground floor commercial, restaurant, office and approximately 424 residential dwelling units.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, outdoor amenity areas, school facilities, and proximity to parks.

No written submissions were received for this proposal.

- 4. **Planning Report - Application No. 7923-0157-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21292"
"Surrey Comprehensive Development Zone 216 (CD 216), Bylaw, 2024, No. 21293"

CIVIC ADDRESS: 10730, 10738 and 10748 - 132A Street; 10731, 10739 and 10749 - 133 Street

APPLICANT: Owner: Atoq Capital (Porta) G.P. Ltd.
 (Director Information: D. Dhillon, H. Dhillon, A. Villing)
 Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown and to amend Figure 16: Downtown Densities to permit a density of 5.5 FAR. The proposal also includes rezoning the site from Single Family Residential Zone to Comprehensive Development Zone in order to permit the phased development of two residential buildings including a 36-storey tower and a 6-storey low-rise building with a total of 481 residential dwelling units.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to trees and tree tunnels on the sidewalks to provide shade.

No written submissions were received for this proposal.

C. COMMITTEE REPORTS

1. Parks, Recreation and Sport Tourism Committee – April 3, 2024

RES.R24-1274 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That the minutes of the Parks, Recreation and Sport Tourism Committee meeting held on April 3, 2024, be received.
Carried

2. Agricultural and Food Policy Committee – May 14, 2024

RES.R24-1275 It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That the minutes of the Agricultural and Food Policy Committee meeting held on May 14, 2024, be received.
Carried

D. BOARD/COMMISSION REPORTS

1. Surrey Heritage Advisory Commission – May 8, 2024

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Surrey Heritage
Advisory Commission meeting held on May 8, 2024, be received.

RES.R24-1276

Carried

2. Surrey Heritage Advisory Commission – June 12, 2024 Recommendation

Council was requested to consider the following recommendation of the
June 12, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving
the minutes:

**Christ the Redeemer Anglican Church
Application for Financial Assistance for Chimney Repair**

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

1. Receive the report dated June 5, 2024, regarding an application from the Christ the Redeemer Anglican Church (16631 – Old McLellan Road) for financial assistance for chimney repairs (attached as Appendix I);
2. Approve financial assistance in the amount of \$7,627.50 which represents 50 percent of the value of the works as per the quote provided by Fraser Valley Masonry & 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.

RES.R24-1277

Carried

E. MAYOR’S REPORT

1. Community Updates

Acting Mayor Elford provided the following updates on behalf of Mayor Locke:

- Mayor Locke extended her gratitude to the Semiahmoo, Kwantlen, and Katzie peoples for including her to celebrate National Indigenous Day, which took place last Friday. Mayor Locke provided comments on its significance in acknowledging the historical injustices, sacrifices, and current struggles faced by Indigenous communities.

- Mayor Locke extended her gratitude to Martin Rooney and all members of Surrey Pride for their impactful contributions towards the Surrey Pride Festival. This year marked its 25th anniversary, underscoring its pivotal role in promoting diversity and inclusion in the community. Additionally, for Pride Month, the City of Surrey commemorated the occasion by raising the Pride Flag at City Hall for the second consecutive year and illuminating Civic Plaza in rainbow colors. Mayor Locke also extends her gratitude to the Engineering staff for their diligent work in refurbishing and enhancing the Rainbow Crosswalk at University Drive and Old Yale Road.
- Mayor Locke extended her gratitude to the Surrey Downtown Business Improvement Association (DBIA) for their efforts in organizing the Surrey DBIA's Surrey Fest on June 15th which originally was the Whalley Community Festival since 1999. The festival has evolved into a well-attended annual gathering featuring food, entertainment, and activities.
- Mayor Locke personally viewed several films at the Sundar Prize Film Festival hosted by City Hall on June 15 and found the experience deeply thought-provoking. The festival had the focus on films that address social causes and inspire action. Covering topics ranging from human rights to climate change and social justice, the festival tackled pressing global issues.
- Mayor Locke extended her gratitude to Narima Dela Cruz for her dedicated efforts in organizing a gala ball hosted by Surrey Filipino Independence Day Society at the Civic Hotel near City Hall.
- Mayor Locke mentioned all these events took place within a ten-minute walking distance in Surrey's City Centre, highlighting its growing prominence. She further emphasized the area's revitalization and mentioned City Council's plans to enhance it further with a dedicated entertainment district in the works.
- Mayor Locke mentioned that Surrey is undergoing significant growth and transformation, with current planning focused on the Clayton Corridor. The City of Surrey has engaged residents in developing a 30-year vision for this area, anticipating substantial changes with the completion of the Surrey Langley SkyTrain line. Residents are encouraged to contribute their input through an online survey available on the City's website until June 30th.
- Mayor Locke expressed concerns over new provincial legislation impacting municipalities regarding housing without prior consultation. She highlighted challenges in planning livable communities amidst provincial mandates that could significantly alter neighborhoods. Emphasizing Surrey's efforts in housing development despite infrastructure shortfalls, such as schools and hospitals, Mayor Locke called for provincial collaboration to align housing targets with essential services like healthcare and education. She cited the Harmony Apartments project as an example

of Surrey's diverse housing initiatives, noting its unique inclusion of units for individuals with developmental disabilities. Mayor Locke further advocated for a more collaborative approach between municipalities and the province to achieve sustainable and equitable housing growth in British Columbia.

- Mayor Locke announced Surrey Canada Day will be celebrated at the Bill Reid Amphitheatre next Monday, marking one of the city's largest and most vibrant events. She invites everyone to join in the festivities featuring live performances by the Sheepdogs, Sass Jordan, and Don Amero. The day will culminate with the signature Surrey Canada Day Fireworks, promising a fun-filled, family-friendly experience.

F. COUNCILLORS' REPORT

- Councillor Kooner reported on her attendance at Government Finance Officers Association Conference and a viewing of a documentary regarding struggles of female international students at City Hall. She further expressed concerns she received from residents of Crescent Beach community relating to noise complaints and daily disturbances on the beach and requested that staff ensure there is a comprehensive compliance plan in place to address this.
- Councillor Stutt reported on his attendance at Metro Vancouver Transit Police Board Meeting, North Surrey Sports Complex for the Dearman Air Cadets Annual Review, and the Royal Canadian Sea Cadet Premier Annual Review.

G. CORPORATE REPORTS

Item No. R116 Award Contract No. 1220-040-2024-031 for Cloverdale Agriplex Slab on Grade Modifications
File: 0710-60 (Cloverdale Agriplex)

The General Manager, Corporate Services submitted a report to seek Council's approval to award Contract No. 1220-040-2024-031 to Metro Testing & Engineering Ltd for the Cloverdale Agriplex slab on grade modifications.

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

1. Award Contract No. 1220-040-2024-031 for Cloverdale Agriplex Slab on Grade Modifications project to Metro Testing & Engineering Ltd in the amount of \$540,697.50, including applicable taxes, Labour and Material Bond, and Performance Bond.
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-031 at \$594,767.25, including applicable taxes and contingency; and
3. Authorize the General Manager, Corporate Services to execute Contract No. 1220-040-2024-031.

RES.R24-1278

Carried

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

1. Receive Corporate Report R118 for information;
2. Award Contract 1220-040-2024-028 to the Association of Neighbourhood Houses BC (Alexandra Neighbourhood House) to operate the childcare at the rebuilt Strawberry Hill Hall located at 12152 - 75 Avenue;
3. Approve the execution by the General Manager, of Parks, Recreation & Culture of a Partnering Agreement between the City and Alexandra Neighbourhood House, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor as generally described in the report; and
4. Approve execution by the General Manager, of Parks, Recreation & Culture of a License and Operating Agreement for an initial three-year term, with one additional optional two-year term between the City and Alexandra Neighbourhood House, subject to the execution of the Partnering Agreement and compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, all as generally described in the report.

RES.R24-1280

Carried

**Item No. R119 Report of Council Remuneration and Expense Payments
 for 2023
 File: 0560-01; 1880-20**

The General Manager, Finance submitted a report to meet the requirements of Section 168 of the *Community Charter*, by presenting to Council, a listing of remuneration and expenses for each Council member.

It was
 Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council receive Corporate Report R119
 for information, which lists the remuneration and expenses for each member of Council,
 for the year 2023, as contained in Appendices "I" to "X".

RES.R24-1281

Carried

**Item No. R120 2023 Statement of Financial Information
 File: 1880-20**

The General Manager, Finance submitted a report to fulfill the annual *Financial Information Act* requirement to report publicly, the Statement of Financial Information.

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

1. Receive Corporate Report R120 for information; and
2. Approve the 2023 Statement of Financial Information that is attached to the report as Appendix "I".

RES.R24-1282

Carried

Item No. R121 Housing Accelerator Fund Six-Month Update and Spending Plan Refinement
File: 1855-03

The General Manager, Planning & Development, General Manager, Corporate Services, General Manager, Engineering, General Manager, Finance, and General Manager, Social Infrastructure & Community Investments submitted a report to update Council on the City's Housing Accelerator Fund, including the issued building permits to date, refinement of the Spending Plan, status update on the Action Plan, and upcoming improvement efforts.

It was
 Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council receive Corporate Report R121
 for information.

RES.R24-1283

Carried

Item No. R122 Award of Contract No. 1720-006-11
Intersection Improvements Package
File: 1720-006/11

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1720-006-11 to All Roads Construction Ltd. for the Intersection Improvements Package.

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

1. Award Contract No. 1720-006-11 to All Roads Construction Ltd. in the amount of \$3,366,583.03 (including GST) for the Intersection Improvements Package;
2. Set the expenditure authorization limit for Contract No. 17120-006-11 at \$3,700,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1720-006-11

RES.R24-1284

Carried

**Item No. R125 Annual (2023) Development Cost Charge Report
File: 3150-01**

The General Manager, Engineering, General Manager, Finance, and General Manager, Parks, Recreation & Culture submitted a report to advise Council of the amount of Development Cost Charges (DCCs) received in 2023, the expenditures in 2023 from each DCC reserve fund, the balance in each DCC reserve, and to advise of any waivers and reductions provided in 2023.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council receive Corporate Report R125

for information.

RES.R24-1287

Carried

**Item No. R126 Award of Contract No. 1724-015-11
Sidewalk Improvements Package
File: 1724-015/11**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1724-015-11 to Crown Contracting Ltd. for the Sidewalk Improvements Package.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:

1. Award Contract No. 1724-015-11 to Crown Contracting Ltd. in the amount of \$701,621.55 (including GST) for the Sidewalk Improvements Package;
2. Set the expenditure authorization limit for Contract No. 1724-015-11 at \$772,000.000 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-015-11.

RES.R24-1288

Carried

**Item No. R127 King George Boulevard Walking and Safety Improvements
Project Contribution Agreement
File: 8630-01**

The General Manager, Engineering submitted a report to obtain Council authorization to proceed with execution of a Contribution Agreement with Infrastructure Canada for \$3,421,000 to design and construct the King George Boulevard Walking and Safety Improvements Project, substantially in the form attached as Appendix "I".

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

1. Receive Corporate Report R127 for information;
2. Authorize the Mayor and City Clerk to execute a Contribution Agreement with Infrastructure Canada in the amount of \$3,421,000, to support design and construction of the King George Boulevard Walking and Safety Improvements Project; and
3. Authorize the General Manager, Engineering to act as City delegate to monitor the Contribution Agreement, provide certification for claims, and submit regular project status reports, as required by the Contribution Agreement.

RES.R24-1289

Carried

Item No. R128 Proposed Amendments relating to Stormwater Drainage of Single-Family Zoned Basements
File: 6700-01

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to respond to Council Resolution No. RES23-2612 directing staff to consider options to deal with situations where drainage issues restrict development of single-family homes, including allowing stormwater pump connections in basement suites, increasing height restrictions to allow the house to be built on a slab, and conduct a review of what other jurisdictions are doing.

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

1. Receive Corporate Report R128 for information; and
2. Endorse the policy options below and as further described in the report:
 - a. Amend the Residential Storm Pumps bulletin and procedure to permit the private pumping of foundation drainage water into the City's existing stormwater sewers in cases where no emergency gravity overflow is available;

and

 - b. Permit basements where they would otherwise be precluded by the local hydraulic grade line, which may include:
 - i. amending *Surrey Zoning By-law, 1993, No. 12000*,
 - ii. supporting variance applications that propose to vary the definition of "finished grade" (by up to 0.5 metres) and "building height" (by up to 0.5 metres) for single-family homes, and/or
 - iii. developing policy and procedure guidelines for staff to support such variance applications.

RES.R24-1290

Carried

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

1. Planning Report – Application No. 7923-0314-00
9936 – 179 Street

Owner: Fraser Heights 99A Developments Ltd. (Director Information: S. Bains, B. Nahal)

Agent: Common Ground Consulting Ltd. (Manveer Taggar)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21283"

To amend the Official Community Plan (OCP) Figure 3: General Land Use Designations from Suburban to Urban.

It was	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21283" pass its third reading.
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RES.R24-1291

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21284"
RA to RF – to subdivide into six single-family residential lots.

It was	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21284" pass its third reading.
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RES.R24-1292

Carried

Development Variance Permit No. 7923-0314-00

To reduce the minimum required lot width for proposed Lots 1 – 6.

It was	Moved by Councillor Bains Seconded by Councillor Kooner That Council support Development Variance Permit No. 7923-0314-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaws.
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RES.R24-1293

Carried

2. Planning Report – Application No. 7922-0283-00
 10277, 10285, 10293 – 148A Street; 10284, 10288, 10296 – 148 Street; Portion of lane
 Owner: 1326427 B.C. Ltd. (Director Information: J. Parmar)
 Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21289"
 To amend the OCP Table 7a: Land Use Designation Exceptions to permit a density of up to 2.76 FAR.

- * See memorandum dated June 19, 2024.

It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That Council amend Bylaw No. 21289 as
 outlined in Appendix I.

RES.R24-1294

Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21289" pass its third reading, as amended.

RES.R24-1295

Carried

"Surrey Comprehensive Development Zone 222 (CD 222), Bylaw, 2024, No. 21290"
 RF to CD – to develop a 6-storey residential market rental building with a child care centre.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development Zone 222 (CD 222), Bylaw, 2024, No. 21290" pass its third reading.

RES.R24-1296

Carried

3. Planning Report – Application No. 7923-0245-00
 13379 and 13389 – 103 Avenue; 10308 – 133A Street; Portion of 103 Avenue

Owners: K. Zaklan, D. Zaklan, D. Zaklan, J. Lee, Evanish Holdings Ltd.
 (Director Information: M. Evanish, W. Evanish)
 Agent: Arcadis (Orod Aris)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21286"
 To amend OCP Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR and to amend Table 7a: Land Use Designation Exceptions within the "Downtown" designations by adding site specific permission to permit a density of up to 9.9 FAR.

RES.R24-1297 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21286" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 219 (CD 219), Bylaw, 2024, No. 21287"
RF to CD – to develop a 44-storey mixed-use tower with an 8-storey podium
consisting of ground floor commercial, restaurant, office and approximately
424 residential dwelling units.

RES.R24-1298 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 219 (CD 219), Bylaw, 2024, No. 21287" pass its third reading.
Carried

4. Planning Report – Application No. 7923-0157-00
10730, 10738 and 10748 – 132A Street; 10731, 10739 and 10749 – 133 Street

Owner: Atoq Capital (Porta) G.P. Ltd. (Director Information: D. Dhillon,
H. Dhillon, A. Villing)
Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,
No. 21292"
To amend OCP Figure 3 General Land Use Designations from Multiple Residential
to Downtown and to amend Figure 16: Downtown Densities to permit a density of
5.5 FAR.

- * See memorandum dated June 19, 2024.

RES.R24-1299 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend Bylaw No. 21292 as
outlined in Appendix I.
Carried

RES.R24-1300 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21292" pass its third reading, as
amended.
Carried

"Surrey Comprehensive Development Zone 216 (CD 216), Bylaw, 2024, No. 21293"
RF to CD – to permit the phased development of two residential buildings
including a 36-storey tower and a 6-storey low-rise building with a total of
481 residential dwelling units.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 216 (CD 216), Bylaw, 2024, No. 21293" pass its third reading.

RES.R24-1301

Carried

REZONING BYLAW – NO PUBLIC HEARING

5. Planning Report – Application No. 7918-0235-00
5903 – 144 Street

Owner: 1259412 B.C. Ltd. (Director Information: M. Jaswal, J. Parmar)

Agent: Flat Architecture Inc. (Rajinder Warraich)

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

"Surrey Comprehensive Development Zone 223 (CD 223), Bylaw, 2024, No. 21282"
RA to CD – to allow the conversion of the affordable rental units to market rental
units and for changes to the proposed design.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 223 (CD 223), Bylaw, 2024, No. 21282" pass its first reading.

RES.R24-1302

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 223 (CD 223), Bylaw, 2024, No. 21282" pass its second reading.

RES.R24-1303

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 223 (CD 223), Bylaw, 2024, No. 21282" pass its third reading.

RES.R24-1304

Carried

"The 1259412 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20456"

Note: Bylaw No. 20456 is in order for second reading, as amended and third reading should Council grant first, second and third reading to Bylaw No. 21282.

RES.R24-1305

It was	Moved by Councillor Bose Seconded by Councillor Hepner That Council rescind third reading of Bylaw No. 20456 granted by Resolution No. R21-1762 at the September 27, 2021 Regular Council - Land Use meeting.
	<u>Carried</u>

RES.R24-1306

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Council rescind second reading of Bylaw No. 20456 granted by Resolution No. R21-1761 at the September 27, 2021 Regular Council - Land Use meeting.
	<u>Carried</u>

RES.R24-1307

It was	Moved by Councillor Bose Seconded by Councillor Hepner That Council amend Housing Agreement Bylaw No. 20456 as detailed in Appendix II of the Planning Report dated June 10, 2024.
	<u>Carried</u>

RES.R24-1308

It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "The 1259412 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20456" pass its second reading, as amended.
	<u>Carried</u>

RES.R24-1309

It was	Moved by Councillor Kooner Seconded by Councillor Bains That "The 1259412 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20456" pass its third reading.
	<u>Carried</u>

6. Planning Report – Application No. 7923-0239-00
15265 and 15273 – 16 Avenue

Owner: Polygon Semiahmoo Homes Ltd. (Director Information: R. Bruno,
N. Chrystal)

Agent: Polygon Development 418 Ltd. (Kevin Shoemaker)

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

"Surrey Comprehensive Development Zone 221 (CD 221), Bylaw, 2024, No. 21285"
RF to CD – to develop one 20-storey mixed-use building consisting of 181 dwelling
units with ground-floor commercial space in Semiahmoo Town Centre.

RES.R24-1310 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 221 (CD 221), Bylaw, 2024, No. 21285" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1311 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 221 (CD 221), Bylaw, 2024, No. 21285" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1312 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 221 (CD 221), Bylaw, 2024, No. 21285" pass its third reading.
Carried

7. Planning Report – Application No. 7922-0281-00
114 – 171 Street

Owner: Landstar Projects Ltd (Director Information: J. Aujla, M. Weir)
Agent: WSP Canada (Scott Pelletier)

Three pieces of correspondence expressing opposition and one piece of
correspondence expressing concerns were received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21288"
RA to RM-30 – to develop 38 townhouse units.

RES.R24-1313 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21288" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1314 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21288" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1315 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21288" pass its third reading.
Carried

Development Variance Permit No. 7922-0281-00
To reduce the minimum side yard (north) setback for Buildings 4, 5, 6, 7, 8 and 9;
and to reduce the minimum rear yard (east) setback for Building 3 and 4.

RES.R24-1316 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7922-0281-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
Carried

8. Planning Report – Application No. 7922-0363-00
16468 and 16488 – 20 Avenue; 1909 – 165A Street; 16469 – 19 Avenue

Owner: City of Surrey, Ikonik Projects Ltd. (Director Information: P. Basraon)
Agent: David Eaton Architect Inc. (Piyush Verma)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21294"
RA to RM-30 – to develop a 56-unit townhouse complex.

RES.R24-1317 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21294" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1318	It was Amendment Bylaw, 2024, No. 21294"	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-1319	It was Amendment Bylaw, 2024, No. 21294"	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7922-0363-00
To reduce the minimum front (south) yard setback to the electrical kiosk; to reduce the minimum east side yard setback to the principal building face for Buildings 5, 6, 7, 8, and 10; to reduce the minimum west yard setback to the principal building face; projections above the first storey may encroach a maximum of 1.0 metre into the required setbacks along all property lines; and to allow stairs consisting of 6 risers or less to encroach into the building setback areas.

RES.R24-1320	It was Permit No. 7922-0363-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Bains Seconded by Councillor Stutt That Council support Development Variance <u>Carried</u>
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ZONING BYLAW AMENDMENTS RELATED TO PROVINCIAL HOUSING LEGISLATION

- 9. Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation – Corporate Report No. 2024-R109

Council direction received June 10, 2024.

- * See memorandum dated June 19, 2024.

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

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21281"
To comply with Provincial Government requirements to allow more small-scale, multi-unit housing in land use zones that are otherwise restricted to single-family dwellings or duplexes. Depending on location and context, 2 to 6 dwelling units must be permitted on single-family and duplex lots.

RES.R24-1321 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21281" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1322 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21281" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1323 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21281" pass its third reading.
Carried

PERMITS

- 10. Planning Report – Application No. 7922-0268-01
14039, 14043 and 14049 – 80 Avenue

Owners: 1431313 B.C. Ltd. (Director Information: B. Harika),
1073499 B.C. Ltd. (Director Information: S. Parmar)
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

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

Development Variance Permit No. No. 7922-0268-01
To vary the definition of *finished grade* in the Zoning Bylaw to permit the use of a
proposed revised lot grading plan in order to accommodate construction of three
new single family dwellings.

RES.R24-1324 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0268-01.
Carried

- 11. Planning Report – Application No. 7922-0009-01
106 Peace Park Drive

Owners: M. Khan, S. Khan
Agent: Muhammad Sarfraz Khan

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

Development Variance Permit No. 7922-0009-01
To reduce the minimum front yard setback of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building is set back a minimum of 9 metres in order to permit construction of a single-family dwelling.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council support Development Variance
Permit No. 7922-0009-01 and consider issuance of the Permit upon final approval of the associated Development Variance Permit and Development Permit.

RES.R24-1325

Carried

- 12. Planning Report – Application No. 7920-0219-00
9575 – 180 Street

Owner: Ap Tire Services Ltd. (Director Information: M. Virk)
Agent: AP Tires Services Ltd. (Mohinderial S. Virk)

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

Temporary Use Permit No. 7920-0219-00
To permit truck parking for a period not to exceed three years.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council support Temporary Use Permit
No. 7920-0219-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-1326

Carried

- 13. Planning Report – Application No. 7922-0122-00
17855 – 97 Avenue

Owner: 1147430 B.C. Ltd. (Director information: S. Rae)
Agent: OTG Development Ltd. (Kristin Webb)

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

Temporary Use Permit No. 7922-0122-00

To permit the temporary use of the site for outdoor storage of up to 9 shipping containers and 15 mid-sized trucks for a period for a period not to exceed three years.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That Council support Temporary Use Permit

No. 7922-0122-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-1327

Carried

- 14. Planning Report – Application No. 7923-0174-00
17817 – 97 Avenue

Owners: R. Somal, G. Somal

Agent: Altec Windows Inc. (Gurwinder Singh)

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

Temporary Use Permit No. 7923-0174-00

To permit the temporary use of the site for outside container storage for a period not to exceed three years.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Council support Temporary Use Permit

No. 7923-0174-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-1328

Carried

FINAL ADOPTIONS

- 15. "Surrey Close and Remove the Dedication of Highway of Lane Adjacent to 2265, 2301, 2313, 2315 and 2337 – 152 Street and 2326, 2330, and 2338 – 151A Street Bylaw, 2024, No. 21254"

A bylaw to remove the dedication of a 449.3 square metre portion of unopened lane allowance to facilitate consolidation with the adjacent lands under Development Application No. 7921-0223-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the lane will be considered by Council at a later date.

It was

Moved by Councillor Bains

Seconded by Councillor Bose

That "Surrey Close and Remove the

Dedication of Highway of Lane Adjacent to 2265, 2301, 2313, 2315 and 2337 - 152 Street and 2326, 2330, and 2338 – 151A Street Bylaw, 2024, No. 21254" be finally adopted.

RES.R24-1329

Carried

- 16. Bylaw Amendments – Delivering Notices of Zoning Amendments and Development Variance Permits and Updating Public Hearing Criteria to Align with Legislation – Corporate Report No. R107.

Council direction received June 10, 2024.

- * See memorandum dated June 24, 2024.

"Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107"

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

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Mailing Notice for
Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107" be finally adopted.

RES.R24-1330

Carried

"Council Procedure By-law, 2004, No. 15300, Amendment Bylaw, 2024, No. 21134"
The purpose of the amendment to "Council Procedure By-law, 2004, No. 15300" as amended ("Bylaw"), is to update the Bylaw to align with recent changes to the Local Government Act regarding holding a public hearing and when it is not authorized to hold a public hearing.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Council Procedure By-law, 2004,
No. 15300, Amendment Bylaw, 2024, No. 21134" be finally adopted.

RES.R24-1331

Carried

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

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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Mailing Notice of Proposed
Issuance of Development Variance Permits Bylaw, 2024, No. 21182" be finally adopted.

RES.R24-1332

Carried

I. **CLERK’S REPORT**

1. **Delegation Requests**

(a) **Lee Haber, Director of Strategy and Partnerships
Mountain Valley Express**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on the possibility of adding regional rail to relieve congestion in Surrey.

It was Moved by Councillor Bains
Seconded by Councillor Bose
That Lee Haber, Director of Strategy and Partnerships, Mountain Valley Express be heard as a delegation at Council-in-Committee.

RES.R24-1333

Carried

(b) **Andrew Wee**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on hardships caused by traffic noise pollution along 104 Avenue and 133 Street.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Andrew Wee be heard as a delegation at Public Safety Committee.

RES.R24-1334

Carried

(c) **Janet McIntosh, Member, and Mark Dalton, President
White Rock and Surrey Naturalists Society**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on light pollution and its negative effects on local wildlife and residents.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Janet McIntosh, Member, and Mark Dalton, President, White Rock and Surrey Naturalists Society be heard as a delegation at Environment and Climate Change Committee.

RES.R24-1335

Carried

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

1. Metro Vancouver Board of Directors - Appointments

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

- a. Remove Councillor Bose as a Director and Councillor Elford as an alternate Director to the Metro Vancouver Board of Directors;
- b. Appoint Councillor Elford to the Metro Vancouver Board of Directors with four votes;
- c. Appoint Councillor Bose and Councillor Nagra as alternate Directors on a rotating basis to the Metro Vancouver Board of Directors; and
- d. Direct the City Clerk to provide the wording of the resolution to Metro Vancouver.

RES.R24-1336

Carried
With Councillor Bose opposed.

2. Lower Fraser Valley Association (Cloverdale Rodeo Board)

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

- a. Remove Councillor Bose as a Director on the Lower Fraser Valley Association Board; and
- b. Appoint Councillor Stutt as a Director on the Lower Fraser Valley Association Board with a term ending October 31, 2026.

RES.R24-1337

Carried
With Councillor Bose and Elford opposed.

3. Review City Policy No. D-15 – Expense Policy for Council Members

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council establish a Task Force to review
the City Policy No. D-15 – Expense Policy for Council Members and report back
with recommendations to update the policy.

RES.R24-1338

Carried

L. ADJOURNMENT

It was

Moved by Councillor Hepner
Seconded by Councillor Nagra
That the June 24, 2024 Regular Council -

Public Hearing meeting be adjourned.
RES.R24-1339

Carried

The Regular Council - Public Hearing meeting adjourned at 8:20 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk
Director Legislative Services

Acting Mayor Elford