



**c. Regular Council - Public Hearing – June 24, 2024**

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the minutes of the Regular Council -  
Public Hearing meeting held on June 24, 2024, be adopted.

RES.R24-1420

Carried

**B. DELEGATIONS - PUBLIC HEARING**

**1. Planning Report - Application No. 7924-0022-00  
"Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024,  
No. 21295"**

CIVIC ADDRESS: 12666 - 72 Avenue

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

PURPOSE: The applicant is requesting to rezone the site from  
One-Acre Residential Zone to Comprehensive Development  
Zone in order 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.

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

B. Elliott, Applicant: The delegation spoke in support of the proposal citing  
demand for childcare, and integration with the community.

Written submissions were received as follows:

- R. Basi expressed concerns for the proposal citing parking and cross walks with flashing lights or traffic lights for pedestrian safety.

**2. Planning Report - Application No. 7923-0232-00  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw,  
2024, No. 21300"  
"Surrey Comprehensive Development Zone 220 (CD 220), Bylaw, 2024,  
No. 21301"**

CIVIC ADDRESS: 13265 - 104 Avenue

APPLICANT: Owners: Accorde Wcpg Lots 12 (B) Ltd.  
(Director Information: R. Sandhu),  
Accorde Wcpg Lots 12 Ltd.  
(Director Information: R. Sandhu)  
Agent: West Fraser Developments Ltd. (Ravi Sandhu)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Multiple Residential to Downtown and to amend Figure 16: Downtown Densities to include the subject site at a density of 5.5 FAR. The proposal also includes rezoning the same site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to develop two high-rise residential towers of 25 and 35 storeys respectively, with 6-storey podiums, comprising of 561 dwelling units, including 57 affordable rental units, in City Centre.

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 sidewalk for shade.

T. Alexander, Whalley: The delegation spoke in opposition to the proposal citing affordable housing and the need for a renter protection bylaw.

K. Watson, Guildford: The delegation spoke in opposition to the proposal citing affordable housing and the need for a renter protection bylaw .

E. Sayed, Whalley: The delegation spoke in opposition to the proposal citing loss of housing and the need for affordable housing.

T. Naismith, Newton: The delegation spoke in opposition to the proposal citing affordable housing, tenant protection, and the need for a renter protection bylaw .

M. Bruan, Whalley: The delegation spoke in opposition to the proposal citing affordable housing and the need for a renter protection bylaw .

A. Mulackal., Whalley: The delegation spoke in opposition to the proposal citing affordable housing and the need for a renter protection bylaw.

C. Sandoval, Whalley: The delegation spoke in opposition to the proposal citing affordable housing and low income families.

Mohammed, Whalley: The delegation spoke in opposition to the proposal citing affordable housing.

K. Sahota, Fleetwood: The delegation spoke in support of the proposal citing affordable housing.

Written submissions were received as follows:

- A resident expressing concerns for the proposal citing devalue, traffic, noise, pollution, and affordable housing.
- T. Alexander expressing opposition for the proposal citing not enough low-income rental properties.
- E. Elhaj expressing opposition for the proposal citing not enough low-income rental properties.
- N. Tajik expressing opposition for the proposal citing not enough low-income rental properties.
- H. Paddon expressing opposition for the proposal citing loss of housing for residents at Elizabeth Manor and affordable housing.
- J. Penkava expressing opposition for the proposal.
- L. Beliveau expressing opposition for the proposal citing loss of housing for the residents at Elizabeth Manor and affordable housing.
- T. Alexander expressing concerns for the proposal.

3. **Planning Report - Application No. 7923-0354-00**  
**"Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297"**

CIVIC ADDRESS: 16300 - 104 Avenue

APPLICANT: Owner: Ministry of Transportation and Infrastructure  
Agent: DCYT Architecture (Douglas Cheung)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Comprehensive Development Zone in order to accommodate the existing BC Ambulance Station.

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

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

No written submissions were received for this proposal.

**C. COMMITTEE REPORTS**

1. Environment and Climate Change Committee – May 8, 2024

- (a) It was Moved by Councillor Bose  
 Seconded by Councillor Annis  
 That the minutes of the Environment and  
 Climate Change Committee meeting held on May 8, 2024, be received.  
Carried

RES.R24-1421

(b) The recommendations of these minutes were considered and dealt with as follows:

i. Water Use and Seasonal Water Conservation in Surrey

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council receive the *Water Use and Seasonal Water Conservation in Surrey* presentation, as provided in Appendix I, for information in light of climate change and population growth.

RES.R24-1422

Carried

ii. Climate Change Action Strategy Update

Mayor Locke ruled this item out of order and stated that a resolution to Council is not required for staff to provide an update on a committee workplan item.

2. Public Safety Committee – May 22, 2024

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the minutes of the Public Safety Committee meeting held on May 22, 2024, be received.

RES.R24-1423

Carried

**D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

**E. MAYOR'S REPORT**

**1. Community Updates**

- Mayor Locke reported that this year's Surrey Canada Day saw a record-breaking attendance of 90,000 people, reflecting national pride and the strong community spirit that makes Surrey a special place to live. She further expressed gratitude to the event sponsors, the City's special events team and Parks, Recreation and Culture staff for organizing a remarkable celebration, featuring great live music acts and concluding with spectacular Canada Day fireworks.
- Mayor Locke announced that the next major event in Surrey is Fusion Fest, an award-winning summer festival celebrated annually. Known for its vibrant pavilions, diverse live performances, and authentic international

cuisine, Fusion Fest offers a sensory delight for the whole family. Scheduled for July 20 and 21 at Holland Park, Mayor Locke encourages everyone to attend and enjoy this year's festivities.

- Mayor Locke reported that another summer tradition in Surrey is the free performances held throughout the city as part of the Sounds of Summer series. Running until the end of August, the series features a variety of genres, including jazz, rhythm and blues, and classic rock. These concerts take place in Surrey's most beautiful parks and outdoor spaces. The concert schedule is available on the City of Surrey website.
- Mayor Locke reported that in the past two weeks, Surrey hosted several sports events, including the 2024 Canada Cup International Softball Championships at Softball City in South Surrey. This major event featured over 1,500 top fastpitch players from around the world. Notably, Team Canada won the gold medal in this 10-day tournament.
- Mayor Locke reported that at the end of June, North Surrey Outdoor Sport's Kabaddi field hosted its first competitive matches. The City of Surrey stands out in Metro Vancouver for investing in and building a facility dedicated entirely to Kabaddi.
- Mayor Locke reported that during the Canada Day long weekend, 200 soccer teams from across the country participated in the 12th annual Miri Piri Soccer Tournament at Newton Athletic Park. This event, one of the largest youth and adult soccer tournaments in the local sports calendar, is held annually. Mayor Locke further extended her thanks to BC Tigers FC Soccer Club for their tremendous work in organizing this popular tournament.
- Mayor Locke reported that the Surrey Fiesta Extravaganza, a celebration of the rich culture and heritage of the local Filipino community, took place at City Hall's Civic Plaza. The event featured food, live entertainment, games, and prizes, attracting thousands of attendees over its two-day duration.
- Mayor Locke reported that the Surrey Jagannath Rath Yatra parade took place yesterday in Bear Creek Park. This Hindu festival, also known as the chariot festival, saw over 3,000 devotees participating despite the hot weather. Mayor Locke attended the vibrant celebration and thanked the Lakshmi Narayan Mandir and the Vancouver Odia Association for the invitation.
- Mayor Locke reported that the Guru Nanak Food Bank held a remarkable one-day food drive, collecting an astonishing 384.5 tonnes of food, including staples like flour, diapers, baby food, and lentils. Mayor Locke further commended the volunteers for their efforts and extended a special thank you to all donors.

- Mayor Locke expressed gratitude to two notable individuals who have made significant impacts on Surrey:
  - Anita Huberman, after 31 years at the Surrey Board of Trade, including 18 years as CEO and President, is leaving. Under her leadership, the organization grew significantly, becoming one of Canada's largest of its kind. Mayor Locke wished Anita well in her future endeavors, acknowledging her steadfast advocacy for Surrey.
  - Dr. Joanne Curry, Vice President of External Relations for SFU, is retiring after playing a pivotal role in establishing SFU Surrey in 2002. Mayor Locke highlighted Joanne's contributions in bridging SFU with the community, enhancing academic experiences, and shaping the local economy. Joanne was commended for her dedication to advancing higher education opportunities in Surrey, with congratulations extended on her well-deserved retirement.

#### F. COUNCILLORS' REPORT

- Councillor Stutt reported on his attendance at the BC Tigers FC Soccer Club's Miri Piri Soccer Tournament and the Surrey Fiesta Extravaganza event.

#### G. CORPORATE REPORTS

**Item No. R129                      Imagine Scott Road Visioning Study**  
**File: 6520-20 (Scott Road Corridor)**

**Note:** See Bylaw 21327 in the H Section.

The General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council approval of the Imagine Scott Road Visioning Study, which presents a framework to guide the long-term planning of the Scott Road-72 Avenue Corridor. The report also seeks Council approval to adjust Capital Project Community Amenity Contribution rates to ensure rate parity along the Corridor.

It was

Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That Council:

1. Receive Corporate Report R129 for information;
2. Endorse the Scott Road Visioning Study, attached as Appendix "I" and generally described in the report; and
3. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, to update Tier 2 Capital Project Community Amenity Contributions for the Scott Road Visioning Study Area, as documented in Appendix "II", and authorize the City Clerk to introduce the necessary *Surrey Zoning By-law, 1993, No. 12000* amending bylaws for the required readings, and to set a date for the related Public Hearing.

RES.R24-1424

Carried





conditions contained in this report to allow the Boxing Club’s continued occupancy and use of basement space within the Port Kells Community Hall located on the City property at 18918 – 88 Avenue, as shown in Appendix "I" attached to the report.

RES.R24-1426

Carried

**Item No. R132                      Recommended Public Art Mural at Surrey Nature Centre  
File: 0550-01**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of Anais Lera’s mural design at the Surrey Nature Centre.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1.     Receive Corporate Report R132 for information; and
2.     Authorize staff to contract Anais Lera to complete a public art mural design at Surrey Nature Centre, as generally described in the report and attached as Appendix "I".

RES.R24-1427

Carried

**Item No. R133                      Union of BC Municipalities 2024 Community Excellence  
Awards  
File: 0290-01**

The General Manager, Social Infrastructure & Community Investments, and General Manager, Parks, Recreation & Culture submitted a report to obtain a Council resolution supporting the submissions of two initiatives for the 2024 Union of BC Municipalities Community Excellence Awards, which is a requirement for the application process.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1.     Receive Corporate Report R133 for information;
2.     Endorse the two applications submitted to the Union of BC Municipalities (UBCM) Community Excellence Awards, as described in the report; and
3.     Instruct the City Clerk to forward a copy of this resolution to the 2024 UBCM Community Excellence Awards in support of the City’s applications.

RES.R24-1428

Carried







"Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295"  
RA to CD – to develop a childcare facility inside the KPU Surrey Campus.

RES.R24-1434  
It was  
Zone 225 (CD 225), Bylaw, 2024, No. 21295" pass its third reading.  
Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Carried

Development Variance Permit No. 7924-0022-00  
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.R24-1435  
It was  
Permit No. 7924-0022-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council support Development Variance  
Carried

2. Planning Report - Application No. 7923-0232-00  
13265 - 104 Avenue

Owners: Accorde Wcpg Lots 12 (B) Ltd. (Director Information: R. Sandhu),  
Accorde Wcpg Lots 12 Ltd. (Director Information: R. Sandhu)  
Agent: West Fraser Developments Ltd. (Ravi Sandhu)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21300"  
To amend OCP Figure 3: General Land Use Designations from Multiple Residential  
to Downtown and to amend Figure 16: Downton Densities to include the subject  
site at a density of 5.5 FAR.

RES.R24-1436  
It was  
2013, No. 18020, Amendment Bylaw, 2024, No. 21300" pass its third reading.  
Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw,  
Carried

"Surrey Comprehensive Development Zone 220 (CD 220), Bylaw, 2024, No. 21301"  
RM-45 to CD - to develop two high-rise residential towers of 25 and 35 storeys  
respectively, with 6-storey podiums, comprising of 561 dwelling units, including  
57 affordable rental units, in City Centre.





It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council support Development Variance  
 Permit No. 7922-0126-00 and consider issuance of the Permit upon final adoption  
 of the associated rezoning bylaw.

RES.R24-1445 Carried

- 6. Planning Report - Application No. 7919-0285-00 and 7919-0285-01  
 Portion of 1711 - 152 Street (From 1601 - 152 Street to 1715 - 152 Street,  
 1767 - 152 Street, 15105 - 16 Avenue, 15177 - 16 Avenue, 1776 Martin Drive);  
 1797 - 152 Street; 15150 - 18 Avenue

Owners: First Capital (Semiahmoo) Corp. (Director Information: N. Downey,  
 A. Paul, J. Robins), First Capital (Semiahmoo Parcel 2) Corp. (Director Information:  
 N. Downey, A. Paul, J. Robins), First Capital (Semiahmoo Parcel 3) Corp.  
 (Director Information: N. Downey, A. Paul, J. Robins)  
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

Four pieces of correspondence expressing support, four pieces of correspondence  
 expressing opposition, and two pieces of correspondence expressing concern were  
 received for this proposal.

"Surrey Comprehensive Development Zone 228 (CD 228), Bylaw, 2024, No. 21298"  
 C-8 and CD BYL 13881 to CD - to develop a mixed-use development consisting of  
 two high-rise mixed-use towers (both 20 storeys) and one mixed-use mid-rise  
 tower (12 storeys).

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Comprehensive Development  
 Zone 228 (CD 228), Bylaw, 2024, No. 21298" pass its first reading.

RES.R24-1446 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis  
 Seconded by Councillor Hepner  
 That "Surrey Comprehensive Development  
 Zone 228 (CD 228), Bylaw, 2024, No. 21298" pass its second reading.

RES.R24-1447 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development  
 Zone 228 (CD 228), Bylaw, 2024, No. 21298" pass its third reading.

RES.R24-1448 Carried



Development Variance Permit No. 7919-0285-00  
To waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site at 1711 – 152 Street.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Development Variance Permit No. 7919-0285-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-1449 Carried

7. Planning Report - Application No. 7923-0339-00  
14718 Wellington Drive

Owners: J. Parmar, K. Parmar  
Agent: Mainland Engineering Design Corporation (Avnash Banwait)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296"  
RA to RF - to subdivide into two lots including one panhandle lot.

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296" pass its first reading.

RES.R24-1450 Carried

The said Bylaw was then read for the second time.

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

RES.R24-1451 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296" pass its third reading.

RES.R24-1452 Carried

Development Variance Permit No. 7923-0339-00  
To reduce the minimum rear yard (east) setback for Lot 2 to the principal building face.

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council support Development Variance Permit No. 7923-0339-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-1453 Carried

8. Planning Report - Application No. 7923-0109-00  
14488, 14498, 14500 and 14510 - 105A Avenue

Owner: Gatehouse Developments (Proper) Inc. (Director Information: M. Shepherd)  
Agent: Gatehouse Design & Development (Joshua Turner)

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

"Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303"  
RF to CD - to develop a 6-storey residential apartment building.

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303" pass its first reading.

RES.R24-1454 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303" pass its second reading.

RES.R24-1455 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303" pass its third reading.

RES.R24-1456 Carried

PERMITS

- 9. Planning Report - Application No. 7923-0268-00  
17911 - o Avenue (17857 - o Avenue)

Owners: P. Buttar, I. Buttar  
Agent: Cypress Land Services (Kristina Bell)

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

Development Variance Permit No. 7923-0268-00  
To increase the maximum height of a free-standing antenna system tower; and to reduce the minimum (west) side yard setback for a free-standing antenna system tower compound to the structure face in order to permit a 48 metre tall telecommunications antenna system.

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

Development Variance Permit No. 7923-0268-00.  
RES.R24-1457 Carried

- 10. Planning Report - Application No. 7920-0214-00  
14590 - 116A Avenue

Owner: Iqra Education Society (Director Information: J. Abdulwahid, M. Gadala, A. Mihirig, A. Mihirig, W. Ramadan)  
Agent: Studio Senbel (Architecture & Design Inc.) (Sharif Senbel)

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

Development Variance Permit No. 7920-0214-00  
To reduce the minimum setback area, measured, from top of bank, for a "Channelized Class A Stream"; to increase the maximum building height; and to reduce the north street side yard setback in order to develop an addition and two portable classrooms to an existing Islamic Heritage Society School.

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council support Development Variance

Permit No. 7920-0214-00 and consider issuance of the Permit upon final approval of the associated Development Permit.  
RES.R24-1458 Carried

- 11. Planning Report - Application No. 7922-0375-01  
19355 - 2 Avenue

Owners: J. Pooni, R. Pooni  
Agent: WSP Canada (Scott Pelletier)

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

Development Variance Permit No. 7922-0375-01  
To increase the maximum single-family dwelling setback in order to allow construction of a single-family dwelling.

It was  
Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council support Development Variance  
Permit No. 7922-0375-01 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-1459

Carried

- 12. Planning Report - Application No. 7923-0236-00  
8321, 8323 and 8325 - 140 Street

Owner: Vedic Hindu Cultural Society Inc. (Director Information: R. Acharya, V. Aggarwal, S. Bhayana, A. Chandel, S. Chaudhury, N. Dutta, R. Garg, M. Goel, P. Goel, S. Goel, S. Kaushal, S. Kaushal, S. Kumar, P. Mahindru, R. Mittal, M. Moudgill, V. Sharma, J. Vashisht, R. Veauli)  
Agent: Kumar Architecture (James McKinnon)

Two pieces of correspondence expressing concern and one piece of correspondence expressing opposition were received for this proposal.

Development Variance Permit No. 7923-0236-00  
To increase the maximum building height as measured to the peak of a rooftop dome; and to reduce the minimum setback distance for a Class A (red-coded) stream as measured from top-of-bank to permit construction of a significant temple addition and extension of the parking lot.

It was  
Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7923-0236-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-1460

Carried

- 13. Planning Report - Application No. 7923-0293-00  
14650 - 104 Avenue

Owner: Cp Reit BC Properties Limited (Director Information: M. Barrafato, S. Cole, R. Diamond)  
Agent: Janks Design Group (Ruth M'rao-Jankelowitz)

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

Temporary Use Permit No. 7923-0293-00  
To permit the placement of a modified shipping container on the property for use as a Return-it Express & Go Station for beverage container recycling, with the duration not to exceed 3 years.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Temporary Use Permit  
No. 7923-0293-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-1461

Carried

- 14. Planning Report - Application No. 7924-0138-00  
16172 - 24 Avenue

Owners: Lmja Holdings Ltd. (Inc. No BC1100271) (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), Lmjb Holdings Ltd. (Inc. No BC1100274) (Director Information: N. Mann), Lmjc Holdings Ltd. (Inc. No BC1100284) (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)  
Agent: BLT Construction Services (Rick Niblett)

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

Temporary Use Permit No. 7924-0138-00  
To permit the development of a temporary display and brand centre for a duration not to exceed 6 months.

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council authorize the issuance of  
Temporary Use Permit No. 7924-0138-00.

RES.R24-1462

Carried

Development Variance Permit No. 7924-0138-00  
To vary use of temporary signs in the Sign Bylaw 13656 to allow the use of temporary fascia signs advertising a marketing event for businesses.

RES.R24-1463	<p>It was</p> <p>Development Variance Permit No. 7924-0138-00.</p>	<p>Moved by Councillor Annis          Seconded by Councillor Bains          That Council authorize the issuance of</p> <p><u>Carried</u></p>
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**FINAL ADOPTIONS**

**ZONING BYLAW AMENDMENTS RELATED TO PROVINCIAL HOUSING LEGISLATION**

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

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.R24-1464	<p>It was</p> <p>Bylaw No. 21281, granted by Resolution RES. R24-1323 at the June 24, 2024 Regular Council – Public Hearing meeting.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Bains          That Council rescind Third Reading of</p> <p><u>Carried</u></p>
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RES.R24-1465	<p>It was</p> <p>described in Appendix "I".</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Stutt          That Council amend Bylaw No. 21281 as</p> <p><u>Carried</u></p>
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RES.R24-1466	<p>It was</p> <p>Amendment Bylaw, 2024, No. 21281" pass its third reading, as amended.</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Annis          That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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RES.R24-1467	<p>It was</p> <p>Amendment Bylaw, 2024, No. 21281" be finally adopted.</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Bose          That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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**2. Review Single-Family Residential Zones to Consider Three Level Homes and Suites**

Councillor Kooner put forward the following notice of motion to be considered at the next Regular Council – Public Hearing Meeting:

"That Council direct staff to review all single-family residential zones with the intent of accommodating a 3-level single family home plus basement, possibly with a requirement for a flat roof, and also explore options to improve permeability on the lot, and provide a report to Council with recommendations."

**3. Suites in Townhouse Zones that are Close in Proximity to Public Transportation**

Councillor Kooner put forward the following notice of motion to be considered at the next Regular Council – Public Hearing Meeting:

"That Council direct staff to review all townhouse zones to investigate the potential for incorporating suites in close proximity to public transportation, including considerations for parking, and provide a report to Council with recommendations."

**K. OTHER BUSINESS**

- Councillor Hepner reported on his attendance at the Tamanawis Field Hockey Championship Game on June 30 and thanked various hockey clubs for their contributions to the event.

**L. ADJOURNMENT**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the July 8, 2024 Regular Council -

Public Hearing meeting be adjourned.

RES.R24-1474

Carried

The Regular Council - Public Hearing meeting adjourned at 8:41 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

\_\_\_\_\_  
Mayor Brenda Locke