

# Regular Council – Public Hearing Minutes

Location: Electronic Meeting Live Streamed at surrey.ca MONDAY, JULY 8, 2024 Time: 7:02 p.m.

<u>Present:</u> <u>Absent:</u> <u>Staff Present:</u>

Chairperson - Mayor Locke Councillor Annis Councillor Bains Councillor Bose Councillor Elford Councillor Hepner

Councillor Kooner

Councillor Nagra

Councillor Stutt

City Clerk and Director, Legislative Services General Manager, Corporate Services General Manager, Engineering General Manager, Finance

General Manager, Parks, Recreation & Culture General Manager, Planning & Development General Manager, Social Infrastructure &

Community Investment

Fire Chief City Solicitor

City Manager

Chief Development Approvals Officer Director, Development Planning Development Planning Manager

# A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Councillor Bose

Seconded by Councillor Hepner That the agenda of the July 8, 2024,

Regular Council Public Hearing meeting be adopted.

RES.R24-1417 <u>Carried</u>

# 2. Adoption of the Minutes

a. Special Council - June 24, 2024

It was Moved by Councillor Bains

Seconded by Councillor Kooner

That the minutes of the Special Council

meeting held on June 24, 2024, be adopted.

RES.R24-1418 <u>Carried</u>

b. Regular Council - Land Use - June 24, 2024

It was Moved by Councillor Kooner

Seconded by Councillor Bains

That the minutes of the Regular Council –

Land Use meeting held on June 24, 2024, be adopted.

RES.R24-1419 <u>Carried</u>

# 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

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.

<u>B. Elliott, Applicant:</u> 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.

<u>D. Jack, Surrey Environmental Partners:</u> The delegation spoke to trees and tree tunnels on the sidewalk for shade.

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

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

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

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

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

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

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

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

<u>K. Sahota, Fleetwood:</u> 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.

RES.R24-1421 <u>Carried</u>

- (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 recordbreaking 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.
  - Or. 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 <u>Carried</u>

Item No. R130 Drainage Infrastructure Front-Ending Agreements to Support

Development in the Anniedale-Tynehead Neighbourhood

**Concept Plan** 

File: 8318-0122-00-1; 8618-0122-00-1; 7818-0122-03; 7818-0305-00

Note: See Bylaw 21267 in the H Section.

The General Manager, Engineering submitted a report to obtain approval from Council for the City to enter into a Development Cost Charge Front-Ending Agreement and a Development Works Agreement with Anniedale Land Development Limited Partnership by its general partner 1137365 BC Ltd., which enables the potential reimbursement of drainage infrastructure, being front-ended, from development on the benefiting lands, as illustrated in Appendix "III".

It was

Moved by Councillor Kooner Seconded by Councillor Bains That Council:

- Authorize the General Manager, Engineering to execute Drainage Development Cost Charge Front-Ending Agreement 8318-0122-00-1 to an upset limit of \$2,282,000.00 (including all applicable taxes) attached to Corporate Report R130 as Appendix "I"; and
- 2. Authorize the City Clerk to bring forward for the required readings the *Drainage Development Works Agreement [8618-0122-00-1] Bylaw, 2024, No. 21267*, to an upset limit of \$3,552,703.00 (including all applicable taxes) attached to the report as Appendix "II".

RES.R24-1425

Carried

Item No. R131

Ports Kells Boxing Club Lease of Basement Premises of the Port Kells Community Hall at 18918 – 88 Avenue File: 0930-30/492

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to enter into a new three-year lease agreement with Brendan Kim dba Port Kells Boxing Club to allow the Boxing Club to continue activities within a portion of the basement area of the Port Kells Community Hall on the City property at 18918 – 88 Avenue.

It was

Moved by Councillor Annis Seconded by Councillor Bose That Council:

- 1. Receive Corporate Report R131 for information; and
- 2. Approve the execution by the General Manager, Engineering of a three-year lease agreement with Brendan Kim dba Port Kells Boxing Club on the terms and

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 <u>Carried</u>

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 <u>Carried</u>

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 <u>Carried</u>

Item No. R134 2024 Supplemental One-time City Grants File: 1850-20

The General Manager, Finance submitted a report to obtain Council approval for the issuance of eight supplemental one-time City grants recommended for 2024 under the City Grants Program.

It was

Moved by Councillor Annis Seconded by Councillor Kooner That Council:

- 1. Receive Corporate Report R134 for information; and
- 2. Approve eight supplemental one-time City Grants, totalling \$12,700 for award in 2024 (attached as Appendix "I"), in accordance with the Policy on Municipal Grants and the Guidelines for Grant Priorities (attached as Appendix "II").

RES.R24-1429

**Carried** 

Item No. R135 Update to the Next Generation 9-1-1 Local Government Service Agreement with Telus Communications Inc.

File: 7150-01

The Fire Chief submitted a report to obtain Council's approval for the City of Surrey to enter into a revised agreement with Telus Communications Inc. for the provision of Next Generation 9-1-1 emergency calling services and dispatch equipment within the City of Surrey.

It was

Moved by Councillor Kooner Seconded by Councillor Stutt That Council:

- 1. Receive Corporate Report R135 for information;
- 2. Authorize the City of Surrey to enter into a revised Next Generation 9-1-1 Local Government Service Agreement with Telus Communications Inc. (final agreement is attached as Appendix "I"), for a five-year term with an automatic renewal for additional successive five year terms; and
- 3. Authorize the Fire Chief to execute the Next Generation 9-1-1 Local Government Service Agreement with Telus Communications Inc., including all subsidiary agreements required, for the provision of Next Generation 9-1-1 emergency calling services to the served inhabitants within the Surrey serving area.

RES.R24-1430

Carried

Item No. R136 Appr

Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 10068, 10078, 10088 and 10098 – 133 Street (Step 2) File: 7923-0185-00

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 10068, 10078, 10088 and 10098 – 133 Street.

It was

Moved by Councillor Kooner Seconded by Councillor Stutt That Council:

- 1. Receive Corporate Report R<sub>13</sub>6 for information; and
- 2. Authorize the sale of a 122.4 square metre area of closed road allowance adjacent to 10068, 10078, 10088 and 10098 133 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro79; 2024, a copy of which is attached to the report as Appendix "I".

RES.R24-1431

**Carried** 

Item No. R137

Long-Term Highway Licence Agreement of a Portion of the 194A Street Road Allowance File: 7922-0312-00

The General Manager, Engineering submitted a report to seek Council's approval to authorize the execution of a 99-year pre-paid Highway Licence Agreement for a portion of unopened road allowance for inclusion with the adjacent property to permit the development of 10,292 square-metre multi-tenant industrial building under Development Application No. 7922-0312-00.

It was

Moved by Councillor Kooner Seconded by Councillor Bains That Council:

- 1. Receive Corporate Report R137 for information;
- 2. Approve the execution by the General Manager, Engineering of a Highway Licence Agreement for a 99-year pre-paid term to the applicant of Development Application No. 7922-0312-00 of lands located at 2844 194 Street (aka 19455 28 Avenue); and
- 3. Subject to Council approval of this agreement, authorize staff to fulfill the required posting provisions of Section 26 and 94 of the *Community Charter*.

RES.R24-1432

Carried

Item No. R138 Award of Contract No. 1724-002 D3

Design of the 72 Avenue Extension from 152 Street to 176 Street

File: 1724-002/05

The General Manager, Engineering submitted a report to seek Council's approval to award Consultant Design Agreement No. 1724-002 D3 for engineering services for the design of the 72 Avenue Extension from 152 Street to 176 Street, as illustrated on the map attached to the report as Appendix "I".

It was

Moved by Councillor Kooner Seconded by Councillor Stutt That Council:

- 1. Award Consultant Design Agreement No. 1724-002 D3 to Aplin & Martin Consultants Ltd. at an estimated fee limit of \$743,787.87 (including GST) for the preliminary design of the 72 Avenue Extension from 152 Street to 176 Street;
- 2. Set the expenditure authorization limit for Consultant Design Agreement No. 1724-002 D3 at \$820,000.00 (including contingencies and GST);
- Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain Aplin & Martin Consultants Ltd. to provide engineering services for the optional detailed design services of the 72 Avenue Extension from 152 Street to 176 Street at an estimated fee limit of \$580,000.00 (including contingencies and GST);
- 4. Authorize the inclusion in the Consultant Design Agreement an option in favour of the City to retain Aplin & Martin Consultants Ltd. to provide engineering services for the optional construction services of the 72 Avenue Extension from 152 Street to 176 Street; and
- Authorize the General Manager, Engineering to award and execute Consultant Agreements with Aplin & Martin Consultants Ltd. for the preliminary design and optional detailed design of the 72 Avenue Extension from 152 Street to 176 Street should the optional detail design services to retain Aplin & Martin Consultants Ltd. be undertaken.

RES.R24-1433 <u>Carried</u>

# H. BYLAWS AND PERMITS

#### BUSINESS ARISING OUT OF THE PUBLIC HEARING

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

Owner: Kwantlen Polytechnic University (KPU)

Agent: Public Architecture & Communication Inc. (Brian Wakelin)

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

It was Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 225 (CD 225), Bylaw, 2024, No. 21295" pass its third reading.

RES.R24-1434

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.

It was Moved by Councillor Bains

Seconded by Councillor Kooner

That Council support Development Variance

Permit No. 7924-0022-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R24-1435

**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.

It was Moved by Councillor Kooner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2024, No. 21300" pass its third reading.

RES.R24-1436

**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 Kooner

Seconded by Councillor Annis

That "Surrey Comprehensive Development

Zone 220 (CD 220), Bylaw, 2024, No. 21301" pass its third reading.

RES.R24-1437 <u>Carried</u>

3. Planning Report - Application No. 7923-0354-00 16300 - 104 Avenue

Owner: Ministry of Transportation and Infrastructure

Agent: DCYT Architecture (Douglas Cheung)

"Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297" RA to CD - to accommodate the existing BC Ambulance Station.

It was Moved by Councillor Bose

Seconded by Councillor Annis

That "Surrey Comprehensive Development

Zone 224 (CD 224), Bylaw, 2024, No. 21297" pass its third reading.

RES.R24-1438 <u>Carried</u>

#### **REZONING BYLAW - NO PUBLIC HEARING**

4. Planning Report - Application No. 7923-0235-00 5866 - 124A Street

Owners: P. Mangat, A. Mangat, I. Mangat, J. Mangat Agent: Hub Engineering Inc. (Mike Kompter)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21299" RA to RF – to subdivide into two single family lots.

It was Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2024, No. 21299" pass its first reading.

RES.R24-1439 <u>Carried</u>

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains

Seconded by Councillor Kooner

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

Amendment Bylaw, 2024, No. 21299" pass its second reading.

RES.R24-1440 <u>Carried</u>

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner

Seconded by Councillor Annis

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

Amendment Bylaw, 2024, No. 21299" pass its third reading.

RES.R24-1441

**Carried** 

5. Planning Report - Application No. 7922-0126-00 17660 - 92 Avenue

Owner: 1256706 B.C. Ltd. (Director Information: A. Ghuman)

Agent: Kasian Architecture Interior Design and Planning Ltd. (Trevor Dickson)

Five pieces of correspondence expressing support were received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21304" A-1 to RM-30 - to develop 29 townhouse units.

It was Moved by Councillor Kooner

Seconded by Councillor Stutt

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

Amendment Bylaw, 2024, No. 21304" pass its first reading.

RES.R24-1442

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner

Seconded by Councillor Annis

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

Amendment Bylaw, 2024, No. 21304" pass its second reading.

RES.R24-1443

**Carried** 

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2024, No. 21304" pass its third reading.

RES.R24-1444

Carried

Development Variance Permit No. 7922-0126-00

To reduce the minimum rear (west) yard setback to the principal building face; to reduce the minimum front (east) yard setback to the principal building face for Buildings 2 and 4; to increase the maximum percentage of back-to-back units from 20% to 21%; and to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse from 74 square metres to o square metres.

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

<u>Carried</u>

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

<u>Carried</u>

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

Carried

of the associated rezoning bylaw.

RES.R24-1449

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 <u>Carried</u>

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 <u>Carried</u>

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 <u>Carried</u>

Development Variance Permit No. 7923-0339-00

To reduce the minimum rear yard (east) setback for Lot 2 to the principal building face.

Moved by Councillor Annis It was

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.

Moved by Councillor Hepner It was

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.

Moved by Councillor Annis It was

Seconded by Councillor Bose

That "Surrey Comprehensive Development

Zone 227 (CD 227), Bylaw, 2024, No. 21303" pass its second reading.

Carried RES.R24-1455

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.

Carried RES.R24-1456

#### **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: Igra 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'rav-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) (<u>Director Information:</u> 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 <u>Carried</u>

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.

It was Moved by Councillor Annis

Seconded by Councillor Bains

That Council authorize the issuance of

Development Variance Permit No. 7924-0138-00.

RES.R24-1463 <u>Carried</u>

#### 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.

It was Moved by Councillor Kooner

Seconded by Councillor Bains

That Council rescind Third Reading of

Bylaw No. 21281, granted by Resolution RES. R24-1323 at the June 24, 2024

Regular Council - Public Hearing meeting.

RES.R24-1464 <u>Carried</u>

It was Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council amend Bylaw No. 21281 as

described in Appendix "I".

RES.R24-1465 <u>Carried</u>

It was Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2024, No. 21281" pass its third reading, as amended.

RES.R24-1466 <u>Carried</u>

It was Moved by Councillor Hepner

Seconded by Councillor Bose

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2024, No. 21281" be finally adopted.

RES.R24-1467 <u>Carried</u>

#### **INTRODUCTIONS**

16. Drainage Infrastructure Front-Ending Agreements to Support Development in the Anniedale-Tynehead Neighbourhood Concept Plan.

Earlier in the meeting, Council approved the recommendations of Corporate Report R<sub>1</sub>30. Bylaw No. 21267 is therefore in order for consideration.

"Development Works Agreement [8618-0122-00-1] Bylaw, 2024, No. 21267" To enter into a Development Works Agreement for drainage infrastructure in the Anniedale-Tynehead Neighbourhood Concept Plan.

It was Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Development Works Agreement

[8618-0122-00-1] Bylaw, 2024, No. 21267" pass its first reading.

RES.R24-1468

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis

Seconded by Councillor Hepner

That "Development Works Agreement

[8618-0122-00-1] Bylaw, 2024, No. 21267" pass its second reading.

RES.R24-1469

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose

Seconded by Councillor Kooner

That "Development Works Agreement

[8618-0122-00-1] Bylaw, 2024, No. 21267" pass its third reading.

RES.R24-1470

Carried

17. Surrey Zoning By-law Amendments to update Tier 2 Capital Project Community Amenity Contributions for the Scott Road Visioning Study Area

Earlier in the meeting, Council approved the recommendations of Corporate Report R129. Bylaw No. 21327 is therefore in order for consideration.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21327"
To amend Schedule G of the Surrey Zoning By-law to update Tier 2 Capital Project Community Amenity Contributions for the Scott Road Visioning Study Area.

It was Moved by Councillor Bains

Seconded by Councillor Kooner

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

Amendment Bylaw, 2024, No. 21327" pass its first reading.

RES.R24-1471

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis

Seconded by Councillor Hepner

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

Amendment Bylaw, 2024, No. 21327" pass its second reading.

RES.R24-1472

Carried

It was then Moved by Councillor Kooner

Seconded by Councillor Bains

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21327" be held electronically

on July 22, 2024, at 7:00 p.m.

RES.R24-1473

**Carried** 

# I. CLERK'S REPORT

This section had no items to consider.

# J. NOTICE OF MOTION

# 1. Streamline the Commercial Tenant Improvement Process

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 provide a report to Council with recommendations regarding the commercial tenant improvement process including:

- a. A potential alternative permit-issuing process to expedite building permits for minor interior renovations in eligible commercial buildings, potentially including bylaw and/or policy amendments; and
- b. Any other improvements to streamline, improve and reduce complications for City of Surrey businesses during the commercial tenant improvement process."

# 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 Perular Council
Public Hearing meeting be adjourned. RES.R24-1474	That the July 8, 2024 Regular Council - <u>Carried</u>
The Regular Council - Public Hearing meeting adjourned at 8:41 p.m.	
Certified correct:	
Jennifer Ficocelli	Mayor Brenda Locke
City Clerk and	
Director Lagislative Services	