

**Present:**

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

**Absent:**

**Staff Present:**

City Manager  
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  
City Solicitor  
Chief Development Approvals Officer  
Director, Development Planning  
Fire Chief

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**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the agenda of the July 22, 2024,

Regular Council Public Hearing meeting be adopted.

RES.R24-1530

Carried

**2. Adoption of the Minutes**

**a. Special Council – July 8, 2024**

It was

Moved by Councillor Kooner  
Seconded by Councillor Annis  
That the minutes of the Special Council

meeting held on July 8, 2024, be adopted.

RES.R24-1531

Carried

**b. Regular Council - Land Use – July 8, 2024**

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That the minutes of the Regular Council –

Land Use meeting held on July 8, 2024, be adopted.

RES.R24-1532

Carried

c. Regular Council - Public Hearing – July 8, 2024

It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the minutes of the Regular Council -  
Public Hearing meeting held on July 8, 2024, be adopted.  
Carried

RES.R24-1533

B. DELEGATIONS - PRESENTATION

1. 2024 Honey Hooser Scholarship

Council recognized Nathan Redies as the recipient of the 2024 Honey Hooser Scholarship.

B. DELEGATIONS - PUBLIC HEARING

1. **Planning Report - Application No. 7924-0094-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317"**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318"**

CIVIC ADDRESS: 15077 - 72 Avenue

APPLICANT: Owner: 1294549 B.C. Ltd. (Director Information: K. Dhillon, J. Sangha, K. Singh)  
Agent: Square One (Louis Kwan)

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for the site from Suburban to Multiple Residential. The proposal also includes rezoning the same site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 24 townhouse units.

In addition, the proposal includes a Development Variance Permit to:

- Reduce the minimum side yard setback (north) for upper storey projection walls and for the remainder of the building as measured to the face of building 6;
- Reduce the minimum rear yard setback (west) for upper storey projection walls as measured to the face of building 6;
- Reduce the minimum rear yard setback (north) for upper storey projection walls as measured to the face of building 5;

- Reduce the minimum side yard setback (west) for upper storey projection walls and for the remainder of the building as measured to the face of building 1;
- Reduce the minimum side yard setback (east) for upper storey projection walls and for the remainder of the building as measured to the face of buildings 3, 4, and 5; and
- Reduce the minimum front yard setback (south) for upper storey projecting walls to the principal building face of Building 1 and 2.

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

D. Frances: The delegation expressed concern for the proposal, citing community disruption, density, setbacks, traffic, and parking.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal, citing impermeable surfaces and insufficient tree replacement.

Written submissions were received as follows:

- N. Mah expressing support for the proposal.
- S. Mahen expressing support for the proposal.
- D. Mac expressing support for the proposal.
- M. Thakur expressing support for the proposal.
- S. Han expressing support for the proposal.
- P. S expressing support for the proposal.
- K. Dhillon expressing support for the proposal.
- H. Grew expressing support for the proposal.
- S. K expressing support for the proposal.
- M. Singh expressing support for the proposal.
- D. Atwal expressing support for the proposal.
- S. Arora expressing support for the proposal.
- G. Silvera expressing support for the proposal.
- S. Singh expressing support for the proposal.
- P. S expressing support for the proposal.
- K. Singh expressing support for the proposal.
- M. Mal expressing support for the proposal.
- M. S expressing support for the proposal.
- Sach expressing support for the proposal.
- Kapoor expressing support for the proposal.
- N. Kaur expressing support for the proposal citing affordable housing.
- R. Virk expressing support for the proposal.
- G. Parmar expressing support for the proposal.
- J. Brar expressing support for the proposal.
- S. Bains expressing support for the proposal.
- P. Singh expressing support for the proposal.
- H. Mehat expressing support for the proposal.

- H. Nijjar expressing support for the proposal.
- S. G expressing support for the proposal.
- S. S expressing support for the proposal.
- S. Khalon expressing support for the proposal.
- L. Kaur expressing support for the proposal.
- Dhesi expressing support for the proposal.
- G. Sahota expressing support for the proposal.
- G. Sidhu expressing support for the proposal.
- J. Boparai expressing support for the proposal.
- R. Johal expressing support for the proposal.
- S. Grewal expressing support for the proposal.
- K. Verma expressing support for the proposal.
- P. Gill expressing support for the proposal.
- S. Singh expressing support for the proposal.
- G. Kerr expressing opposition for the proposal citing traffic, access and congestion.
- B. Kerr expressing opposition for the proposal citing traffic, congestion and character.
- D. Frances and R. Bysouth expressing opposition for the proposal citing traffic, parking and access.
- T. Rowland expressing opposition for the proposal citing pedestrian safety, traffic, parking and access, and head tax.

2. **Planning Report - Application No. 7918-0134-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315"**  
**"Surrey Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316"**

- \* See memorandum dated July 18, 2024.

This item was out of order

3. **Planning Report - Application No. 7923-0121-00**  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21320"  
"Surrey Comprehensive Development Zone 236 (CD 236), Bylaw, 2024, No. 21321"

CIVIC ADDRESS: 9419 - 176 Street

APPLICANT: Owner: 1206501 B.C. Ltd. (Director Information: N. Sanghera)  
Agent: David Eaton Architect Inc. (Manpreet Singh)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the site from Commercial and Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions for the entire site by permitting a density up to 2.57 FAR. The proposal also includes rezoning the same site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop four 6-storey residential apartment buildings.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to biodiversity, shrinking conservation area, reduced natural areas, trees, and flat roof utilization.

No written submission was received for this proposal.

4. **Planning Report - Application No. 7924-0083-00**  
"Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313"

CIVIC ADDRESS: 8468 - 140 Street

APPLICANT: Owners: Q. Khan, S. Sultana, M. Farzana  
Agent: Domus Design and Planning (Sultan Hussain)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to permit a child care centre for up to 25 children, within an existing single-family dwelling on the lot.

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

T. Uy: The delegation spoke in opposition to the proposal, citing traffic, safety, parking, emergency vehicle access, outdoor playground area, garbage accumulation, and pest infestation.

S. Hussain, Applicant: The delegation spoke in support to the proposal, citing accessible location, maintaining cleanliness, and minimizing neighborhood disturbance.

Written submissions were received as follows:

- T. Uy expressing opposition for the proposal citing quiet area, market value, traffic, garbage, messiness, parking and safety.
- K. Kumari expressing support for the proposal.
- Usman expressing support for the proposal.
- S. Ghazanfar expressing support for the proposal.
- S. Khan expressing support for the proposal.

**5. Planning Report - Application No. 7924-0127-00  
"Surrey Comprehensive Development Zone 61 (CD 61), Bylaw, 2022,  
No. 20650, Amendment Bylaw, 2024, No. 21311"**

CIVIC ADDRESS: 9686 - 137 Street

APPLICANT: Owner: City Centre Phase 4 Lands Ltd.  
(Director Information: J. Barnett, J. Bray, M. Delesalle,  
E. Fisher)  
Agent: Lark Group (Kennedy Bray)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 20650 for the site in order to include a hotel (tourist accommodation) as a permitted use within the 23-storey commercial/office building already under construction on the site.

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 submission was received for this proposal.

**6. Imagine Scott Road Visioning Study - Corporate Report No. R129  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21327"**

PURPOSE: 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.

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 submission was received for this proposal.

**C. COMMITTEE REPORTS**

This section had no items to consider.

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance – May 14, 2024**

RES.R24-1534	It was  meeting held on May 14, 2024, be received.	Moved by Councillor Kooner Seconded by Councillor Stutt That the minutes of the Board of Variance  <u>Carried</u>
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**2. Surrey Heritage Advisory Commission – June 12, 2024**

RES.R24-1535	It was  Advisory Commission meeting held on June 12, 2024, be received.	Moved by Councillor Stutt Seconded by Councillor Bains That the minutes of the Surrey Heritage  <u>Carried</u>
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**E. MAYOR'S REPORT**

**Community Updates**

- Council established a city grants task force to review the City's granting programs. The task force consists of Councillor Elford, Councillor Kooner, Councillor Bose, and Councillor Stutt with Parks & Recreation and Finance staff supporting the task force.
- Tamanawis Park was the venue for Canada Cup International Field Hockey Tournament and the Junior Pan Am Championships. Council is supporting the growth of field hockey by adding a third field pitch at Tamanawis Park.
- Mayor Locke commended Parks, Recreation & Culture staff for maintaining fields, pitches, and diamonds in top condition, attracting numerous top sport tournaments.

- Simon Fraser University's new Surrey medical school has the interim site designated and operational budget secured. Dr. David Price is the founding Dean.
- Mayor Locke met with the Minister of Innovation, Science and Industry, François-Philippe Champagne and spoke about Surrey's health technology district.
- BC Hydro has committed one billion dollars in Surrey's capital projects over the next decade. The electrical grid is already at maximum capacity and is unable to provide for large industrial projects.
- \$500,000 in grants is available through the Surrey Homeless and Housing Society. Funding is available for charitable and non-profit organizations with projects to help alleviate homelessness. The application deadline is August 30, 2024.
- The Fusion Festival was held over the past weekend at Holland Park with 85,000 people in attendance over the two-day event. Mayor Locke thanked the staff and volunteers who organized the event.
- On Wednesday at 6:30 p.m., a free outdoor concert will take place at Francis Park featuring Ben Dunhill and Colin Sankey as part of the City's Sounds of Summer program.

**F. COUNCILLORS' REPORT**

- Councillor Bains attended Canada Cup International Field Hockey Tournament and Fusion Festival.
- Councillor Stutt visited Mackie's Place, a non-profit organization that prepares youth for success. and the grand opening of Kekinow Native Housing Society's Sohkeyah House, providing 104 intergenerational homes for the Indigenous population.

**G. CORPORATE REPORTS**

**Item No. R139                      Award Contract No. 1220-020-2024-004**  
**Modular Daycare Addition at Don Christian Recreation Centre**

The General Manager, Corporate Services submitted a report to seek Council's approval to award Contract No. 1220-020-2024-004 to Dawn Construction (2018) Limited. The modular daycare addition at Don Christian Recreation Centre will create 24 new childcare spaces for children aged 30 months to school age.



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

1. Award Contract No. 1220-020-2024-004 for a modular daycare addition at Don Christian Recreation Centre to Dawn Construction (2018) Limited in the amount of \$1,128,936.90, including applicable taxes, Labour and Material Bond, and Performance Bond;
2. Set the expenditure authorization limit for Contract No. 1220-020-2024-0004 at \$1,298,277.74, including applicable taxes and contingency; and
3. Authorize the General Manager, Corporate Services to execute Contract No. 1220-020-2024-004 and all related Change Orders.

RES.R24-1536

Carried

**Item No. R140      Award of Contract No. 6021-001-11 and 6021-001 C1  
 Crescent Beach Drainage and Road Improvements**

The General Manager, Engineering submitted a report to seek Council's approval to award contract No. 6021-001-11 to Richco Contracting Ltd. for the Crescent Beach Drainage and Road Improvements project and related consultant construction services agreement.

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

1. Award Contract No. 6021-001-11 to Richco Contracting Ltd. in the amount of \$3,618,385.05 (including GST) for the Crescent Beach Drainage and Road Improvements project;
2. Set the expenditure authorization limit for Contract No. 6021-001-11 at \$3,980,225.00 (including contingencies and GST);
3. Award Consultant Construction Agreement No. 6021-001 C1 to ISL Engineering and Land Services Ltd. at an estimated fee limit of \$960,500.00 (including GST) for the related construction services;
4. Set the expenditure authorization limit for Consultant Construction Agreement No. 6021-01 C1 at \$960,500.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 6021-001-11 and Contract No. 6021-001 C1.

RES.R24-1537

Carried

**Item No. R141      Quarterly Financial Report - Second Quarter – 2024**

The General Manager, Finance submitted a report to provide Council with an update on the City’s financial activity for the first two quarters of 2024 and to compare this activity relative to the 2024 Financial Plan.

It was

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

No. R141 for information.  
RES.R24-1538

Carried

**Item No. R142                    Approval of the Sale of a Portion of City Property Located at 13773 – 108 Avenue**

The General Manager, Engineering submitted a report to seek Council’s approval to sell a 219.2 square metre (719 square foot) portion of the vacant City-Owned property located at 13773 – 108 Avenue, as illustrated in Appendix "I" attached to the report, for consolidation with the privately-owned adjacent properties located at 13733 and 13753 – 108 Avenue, and 13758 and 13764 Larner Road for the development of a 6-storey residential apartment building.

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council:

1.     Receive Corporate Report R142 for information; and
2.     Authorize the sale of a portion of the City-owned property located at 13773 - 108 Avenue (PID No. 011-184-353), as generally described in the report, subject to compliance with the notice provision under section 26 and 94 of the *Community Charter*, SBC 2003, C. 26.

RES.R24-1539

Carried

**Item No. R143                    2024-2034 Federal Gas Tax - Community Works Fund and 2023 Community Works Fund Program Stream Update**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to update Council on the status of the 2023 and 2024 Canada Community-Building Fund – Community Works Fund projects, and authorize the Mayor to execute the 2024 – 2034 Community Works Fund Agreement, a copy of which is attached to the report as Appendix "I".

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1.     Receive Corporate Report R143 for information;

- 2. Authorize the Mayor to execute the agreement with the Union of BC Municipalities for the 2024 – 2034 Community Works Fund (attached as Appendix "I"); and
- 3. Direct staff to provide Annual Reporting to Mayor and Council prior to the Union of BC Municipalities reporting timeline of June 1, 2025 as part of the Union of BC Municipalities 2024 – 2034 Community Works Fund Agreement.

RES.R24-1540

Carried

**Item No. R144                      Local Area Service and Development Cost Charge Funding for 74 Avenue Sanitary and Drainage**

The General Manager, Engineering, and General Manager, Finance submitted a report to seek Council approval for the City to front-end sanitary and drainage sewers on 74 Avenue between 181 Street to 188 Street to support multiple housing developments, and that the works be cost-recovered by way of a Local Area Service Area (LAS) under a LAS Bylaw for the sanitary sewer, and DCC funds for the storm sewer.

It was

Moved by Councillor Bose  
 Seconded by Councillor Annis  
 That Council:

- 1. Approve the petition for the establishment of a Local Area Service to allow construction of a sanitary sewer along 74 Avenue between 181 Street to 188 Street, as illustrated on the attached Appendix "I", at an estimated total cost of \$5.5 million, for which costs will be fully recovered by a Local Area Service charge that will be apportioned based on final costs and on a lot area basis in accordance with City Policy;
- 2. Authorize the City Clerk to bring forward the necessary Local Area Service Bylaw for the required readings; and
- 3. Authorize the General Manager, Engineering and General Manager, Finance to fund the construction of a trunk drainage sewer along 74 Avenue between 181 Street to 188 Street for an estimated cost of \$9.4 million utilizing Housing Accelerator Funds that will be reimbursed over a five-year period using Development Cost Charge funds collected over that period.

RES.R24-1541

Carried

**Item No. R145                      Appointment of Two Approving Officers**

The General Manager, Planning & Development submitted a report to seek Council approval to appoint Christopher Atkins, Development Planning Manager and Curtis Scott, Director, Development Planning as Approving Officers for the City of Surrey.

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

1. Appoint Christopher Atkins and Curtis Scott as Approving Officers under Section 77 of the *Land Title Act*; and
  2. Authorize the City Clerk to advise the Land Title Office of the changes.
- RES.R24-1542 Carried

**Item No. R146 Rental and Affordable Housing Considerations for the Surrey-Langley SkyTrain Corridor**

The General Manager, Planning & Development, and General Manager, Social Infrastructure & Community Investments submitted a report to inform Council of new powers granted by the Province under Bill 16 to secure affordable housing units within new developments, and to advise Council and the public that staff are studying the potential of requiring rental and affordable housing units within Transit-Oriented Areas along the Surrey-Langley SkyTrain corridor. Such requirements would align with housing objectives in *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as well as existing commitments in the Surrey-Langley SkyTrain Supportive Policies Agreement entered into with TransLink, to encourage rental and affordable housing.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council receive Corporate Report R146  
for information.  
RES.R24-1543 Carried

**Item No. R147 Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications**

**Note:** See Bylaws and DVPs in H20.

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

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

1. Receive Corporate Report R147 for information;

2. Authorize staff to close and file in-stream zoning by-law amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "I"; and
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "II"; and
4. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for September 9, 2024, and approval as to form for associated development variance permits after final adoption.

RES.R24-1544

Carried

**Item No. R148                      Short-Term Transportation Priorities Update**

The General Manager, Engineering submitted a report to update Council on the status of the short-term transportation priorities that were approved by Council at the Regular Council Meeting on May 11, 2023, through Corporate Report No. R071; 2023 attached as Appendix "I", as well as to identify emerging priorities to support the City’s continuous growth and development.

It was

Moved by Councillor Hepner  
 Seconded by Councillor Bose  
 That Council:

1. Receive Corporate Report R148 as information; and
2. Endorse the proposed transportation short-term priorities, as described in the report.

RES.R24-1545

Carried

**Item No. R149                      Cloverdale Town Centre Plan Update – Plan Boundary Expansion**

The General Manager, Planning & Development, General Manager, Parks, Recreation & Culture, and General Manager, Social Infrastructure & Community Investments submitted a report to seek Council authorization to expand the plan area boundary for the Cloverdale Town Centre Plan. This plan boundary expansion will incorporate the Cloverdale Fairgrounds and nearby properties.

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

1. Receive Corporate Report R149 for information; and
2. Approve the proposed Cloverdale Town Centre Plan area boundary amendment as described in the report and documented in Appendix "I".

RES.R24-1546 Carried

**Item No. R150 Proposed Pilot Program for Building Permit Application Submission for Single-Family Homes in Advance of Subdivision Approval**

The General Manager, Planning & Development submitted a report to respond to Notice of Motion RES.R23-2611 from the December 18, 2023 Regular Council – Public Hearing Meeting, which directed staff to investigate as to whether building permits for new homes can be submitted for review after the preliminary layout approval process and prior to final subdivision in order to reduce the time for building permit issuance.

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

1. Receive Corporate Report R150 for information; and
2. Endorse a pilot program for building permit application submission for single-family homes in advance of subdivision approval and instruct staff to operationalize the pilot program as part of continuous improvement initiatives.

RES.R24-1547 Carried

**Item No. R151 Multilingual Communications Policy**

The General Manager, Corporate Services submitted a report to seek Council endorsement of the Policy framework and to proceed with developing and implementing a policy to guide the City’s multilingual communication practices in order to better serve and effectively communicate with Surrey’s diverse population.

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

1. Receive Corporate Report R151 for information;
2. Endorse the Multilingual Communications Policy framework, as described in the report; and

- 3. Direct staff to proceed with developing and implementing a policy aimed at meeting translation needs and enhancing City communications and engagement with multilingual residents and individuals with limited proficiency in English.

RES.R24-1548

Carried

**Item No. R152                    Surrey-Langley SkyTrain Corridor and Municipal Integration Update**

**Note:** See Bylaw 21342 in the H Section.

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to update Council on the Surrey-Langley SkyTrain Project and the City’s proposed approach to development, active transportation, and parking integration along the corridor.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council:

- 1. Receive Corporate Report R152 for information;
- 2. Authorize the City Clerk to bring forth for the required readings amendments to *Schedule K – Surrey Major Road Allowance Map of the Subdivision and Development Bylaw, 1986, No. 8830* to reflect changes, as generally described in the report; and
- 3. Endorse the Supportive Transportation Capital Works to support active transportation and improved access along the Surrey-Langley SkyTrain corridor to the new SkyTrain stations.

RES.R24-1549

Carried

**Item No. R153                    Delegation of Authority for an Increase in Expenditure Authorization Limit and for the Award of a Construction Contract**

The General Manager, Social Infrastructure & Community Investments, and General Manager, Engineering submitted a report to obtain Council approval to delegate authority to the City Manager to increase the expenditure authorization limit for Graham Construction and Engineering LP Contract No. 1220-030-2021-046 related to site preparation works for the Cloverdale Sport & Ice Complex and award Contract No. 4824-027-11 for the Fry’s Corner Drainage Pump Station Improvements.

It was

Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council:

- 1. Receive Corporate Report R153 for information;

- 2. Delegate authority to the City Manager, until August 30, 2024, to increase the expenditure authorization limit for Contract No. 1220-030-2021-046 with Graham Construction and Engineering LP for site preparations for the third sheet at the new Cloverdale Sport & Ice Complex, subject to the following conditions being satisfied:
  - a. Graham Construction and Engineering LP receives at least three quotations for the work;
  - b. The increased expenditure authorization limit is based on the lowest quotation that fully satisfies the specifications for the site preparation works; and
  - c. Council is informed in a timely manner of the quotations received, the results of the evaluation of the quotations, and the proponent which has been selected to carry out the site preparation works; and
  
- 3. Delegate authority to the City Manager, until August 30, 2024, to award Contract No. 4824-027-11 for the Fry’s Corner Drainage Pump Station Improvements, subject to the following criteria being satisfied:
  - a. The contract is awarded to the contractor submitting the lowest bid, which fully meets the contract specifications;
  - b. The contract award is within the funding available in the 2024 Engineering Drainage Utilities Budget and within the engineer’s estimate; and
  - c. Council is informed in a timely manner of the submissions received, the results of the evaluation of the submissions, and the contractor which has been selected to carry out the improvements.

RES.R24-1550

Carried

**Item No. R154                      Crescent Beach/Blackie Spit Bylaw Enforcement Update**

The General Manager, Corporate Services, Fire Chief, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to provide Council with information on the City’s approach to bylaw enforcement and compliance within the Crescent Beach/Blackie Spit area during the summer months. This report will also outline the City’s plan to enhance its communication efforts to residents to create more awareness of non-permissible activities and behaviors in Crescent Beach/Blackie Spit.

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council receive Corporate Report R154

for information.

RES.R24-1551

Carried



H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. Planning Report - Application No. 7924-0094-00  
15077 - 72 Avenue

Owner: 1294549 B.C. Ltd. (Director Information: K. Dhillon, J. Sangha, K. Singh)  
Agent: Square One (Louis Kwan)

To amend Official Community Plan (OCP) Figure 3: General Land Use Designations for the site from Suburban to Multiple Residential. The proposal also includes rezoning the same site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 24 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard setback (north) for upper storey projection walls and for the remainder of the building as measured to the face of building 6; to reduce the minimum rear yard setback (west) for upper storey projection walls as measured to the face of building 6; to reduce the minimum rear yard setback (north) for upper storey projection walls as measured to the face of building 5; to reduce the minimum side yard setback (west) for upper storey projection walls and for the remainder of the building as measured to the face of building 1; to reduce the minimum side yard setback (east) for upper storey projection walls and for the remainder of the building as measured to the face of buildings 3, 4, and 5; and to reduce the minimum front yard setback (south) for upper storey projecting walls to the principal building face of Building 1 and 2.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317"

RES.R24-1552	<p>It was</p> <p>Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317" pass its third reading.</p> <p><u>Carried</u></p>
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"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318"

RES.R24-1553	<p>It was</p> <p>Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318" pass its third reading.</p> <p><u>Carried</u></p>
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Development Variance Permit No. 7924-0094-00

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7924-0094-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaws.

RES.R24-1554 Carried

- 2. Planning Report - Application No. 7918-0134-00  
16042 - 84 Avenue; 8352, 8366, 8380 and 8390 - 160 Street

Owners: 1076732 B.C. Ltd. (Director Information: A. Johl),  
Sidbro Investments Ltd. (Director Information: M. Sidhu, H. Sidhu, J. Sidhu, J. Sidhu)  
Agent: Platinum Enterprises Ltd. (Avtar Johl)

To amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the site from Multiple Residential to Town Centre, to amend OCP Figure 12: Fleetwood Town Centre Densities to include the same portion of the site within the Town Centre boundary and to amend Table 7a: Land Use Designation Exceptions within the Town Centre designation by adding site specific permission to permit a density of up to 4.25 FAR for the entire site. The proposal also includes rezoning the site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop one 5-storey, one 6-storey and one 30-storey mixed-use building with 529 dwelling units and 1,846 square metres of at-grade commercial space, including a child care centre, in Fleetwood.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315"

It was Moved by Councillor Annis  
Seconded by Councillor Bains  
That Council rescind second reading of  
Bylaw No. 21315 granted by Resolution RES.R24-1395, at the July 8, 2024 Regular  
Council – Land Use Meeting.

RES.R24-1555 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council amend Bylaw No. 21315 as  
provided in Appendix I.

RES.R24-1556 Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21315" pass its second reading, as  
amended.  
RES.R24-1557 Carried

It was then Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315" be  
held at City Hall on September 9, 2024, at 7:00 p.m.  
RES.R24-1558 Carried

"Surrey Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316" be held  
at City Hall on September 9, 2024, at 7:00 p.m.  
RES.R24-1559 Carried

3. Planning Report - Application No. 7923-0121-00  
9419 - 176 Street

Owner: 1206501 B.C. Ltd. (Director Information: N. Sanghera)  
Agent: David Eaton Architect Inc. (Manpreet Singh)

To amend the Official Community Plan (OCP) Figure 3: General Land Use  
Designations for a portion of the site from Commercial and Urban to Multiple  
Residential and to amend Table 7a: Land Use Designation Exceptions for the entire  
site by permitting a density up to 2.57 FAR. The proposal also includes rezoning  
the same site from One-Acre Residential Zone to Comprehensive Development  
Zone in order to develop four 6-storey residential apartment buildings.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21320"

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21320" pass its third reading.  
RES.R24-1560 Carried

"Surrey Comprehensive Development Zone 236 (CD 236), Bylaw, 2024, No. 21321"

RES.R24-1561	<p>It was</p> <p>Moved by Councillor Annis                  Seconded by Councillor Bose                  That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21320" pass its third reading.</p> <p style="text-align: right;"><u>Carried</u></p>
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4. Planning Report - Application No. 7924-0083-00  
8468 - 140 Street

Owners: Q. Khan, S. Sultana, M. Farzana  
 Agent: Domus Design and Planning (Sultan Hussain)

To rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to permit a child care centre for up to 25 children, within an existing single-family dwelling on the lot.

"Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313"

RES.R24-1562	<p>It was</p> <p>Moved by Councillor Kooner                  Seconded by Councillor Annis                  That "Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313" pass its third reading.</p> <p style="text-align: right;"><u>Carried</u>                  With Mayor Locke, Councillor Elford, and Councillor Stutt opposed.</p>
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5. Planning Report - Application No. 7924-0127-00  
9686 - 137 Street

Owner: City Centre Phase 4 Lands Ltd. (Director Information: J. Barnett, J. Bray, M. Delesalle, E. Fisher)  
 Agent: Lark Group (Kennedy Bray)

To amend Comprehensive Development Bylaw No. 20650 for the site in order to include a hotel (tourist accommodation) as a permitted use within the 23-storey commercial/office building already under construction on the site.

"Surrey Comprehensive Development Zone 61 (CD 61), Bylaw, 2022, No. 20650, Amendment Bylaw, 2024, No. 21311"



RES.R24-1566 It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 229 (CD 229), Bylaw, 2024, No. 21312" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1567 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 229 (CD 229), Bylaw, 2024, No. 21312" pass its third reading.  
Carried

Development Variance Permit No. 7923-0024-00

RES.R24-1568 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7923-0024-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

8. Planning Report - Application No. 7921-0057-00, 7921-0057-01  
1915 - 165A Street

Owner: 1282044 B.C. Ltd. (Director Information: K. Bahi, A. Dhatt, T. Singh)  
Agent: Astoria Properties (TJ Singh)

To rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone  
in order to develop a 24-unit townhouse development. In addition, the proposal  
includes a Development Variance Permit to reduce the minimum north side yard  
setback to the principal building face of Buildings 4, 5, 7, and to the electrical  
kiosk; and to reduce the minimum south side yard flanking street setback to the  
principal building face of Building 3.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21306"

RES.R24-1569 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21306" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1570 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21306" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1571 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21306" pass its third reading.  
Carried

Development Variance Permit No. 7921-0057-01

RES.R24-1572 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council support Development Variance  
Permit No. 7921-0057-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

- 9. Planning Report - Application No. 7919-0079-00  
18253 - 74 Avenue

Owner: 1305316 B.C. Ltd. (Director Information: G. Jawanda, G. Sandhu)  
Agent: R. Jawanda

To rezone the site from One-Acre Residential Zone to Comprehensive  
Development Zone in order to develop 32 townhouse units.

No correspondence was received for this proposal.

"Surrey Comprehensive Development Zone 233 (CD 233), Bylaw, 2024, No. 21310"

RES.R24-1573 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 233 (CD 233), Bylaw, 2024, No. 21310" pass its first reading.  
Carried

The said Bylaw was then read for the second time.





RES.R24-1578 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 232 (CD 232), Bylaw, 2024, No. 21314" pass its third reading.  
Carried

- 11. Planning Report - Application No. 7923-0342-00  
14518, 14528, 14538, 14548 and 14558 – 106 Avenue

Owner: 1342689 B.C. Ltd (Director Information: M. Jhand, J. Ranauta, B. Sarai)  
Agent: 1342689 B.C. Ltd. (Malkit Singh Jhand)

To rezone the site from Single Family Residential Zone to Comprehensive  
Development Zone in order to develop a 5-storey residential building containing  
116 dwelling units over two levels of underground parking, on a consolidated site in  
Guildford.

No correspondence was received for this proposal.

"Surrey Comprehensive Development Zone 235 (CD 235), Bylaw, 2024, No. 21319"

RES.R24-1579 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 235 (CD 235), Bylaw, 2024, No. 21319" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1580 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 235 (CD 235), Bylaw, 2024, No. 21319" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1581 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 235 (CD 235), Bylaw, 2024, No. 21319" pass its third reading.  
Carried

PERMITS

- 12. Planning Report - Application No. 7924-0050-00  
16770 Canadian National Railway

Owner: Canadian National Railway Co. (Director Information: J. Olsovky, A. Monaco, D. Freeman, S. Jones, M. Mckenzie, S. Bruder, D. Gray, T. Robinson, J. Howell, R. Knight, M. Letellier)  
Agent: Rogers c/o Cypress Land Services Inc. (Tawny Verigin)

To increase the maximum height of a free-standing telecommunications tower to provide better services to existing and potentially new customers.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0050-00

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council authorize the issuance of

Development Variance Permit No. 7924-0050-00.

RES.R24-1582

Carried

- 13. Planning Report - Application No. 7924-0089-00  
7050 - 120 Street (7090 - 120 Street; 7055 - 122 Street)

Owner: Guru Nanak Sikh Gurdwara Society (Director Information: G. Bath, L. Dhandwar, M. Dhanoa, A. Dhothar, G. Gill, G. Gill, M. Gill, B. Hothi, A. Johal, P. Kaur, A. Khaira, N. Randhawa, B. Singh, J. Singh, M. Singh, M. Singh, G. Toor)  
Agent: FNDA Architecture Inc (Michel Brunet)

To permit an assembly hall, private school and child care centre for a period of 3 years.

No correspondence was received for this proposal.

Temporary Use Permit No. 7924-0089-00

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

Temporary Use Permit No. 7924-0089-00.

RES.R24-1583

Carried

14. Planning Report - Application No. 7921-0151-02  
1879 King George Boulevard; 1868 Lilac Drive

Owner: 1346704 B.C. Ltd. (Director Information: P. Singh)  
Agent: Alvair Development Ltd. (Kunwar Bir Singh)

To reduce the minimum side yard (northwest) setback for the upper floor levels of Building 1; to reduce the minimum side yard (southeast) setback for the upper floor levels of Buildings 4 and 5; to reduce the minimum front yard (northeast) setback for the upper floor levels of Building 3; to reduce the minimum front yard (southwest) setback for the upper floor levels for Building 1 and Building 5; and to allow parking within the required front yard (northeast) setback to facilitate the development of 18 townhouse units.

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

Development Variance Permit No. 7921-0151-02

It was  
Permit No. 7921-0151-02 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

Moved by Councillor Annis  
Seconded by Councillor Kooner  
That Council support Development Variance

RES.R24-1584

Carried

15. Planning Report - Application No. 7923-0355-00  
5870 - 176 Street; 5855 - 176A Street (5858 - 176 Street)

Owner: Brp Investments Ltd. (Director Information: R. Berezan, B. Martyniuk, N. Orstad)  
Agent: Pure Architecture Inc. (Van Nguyen)

To allow the outdoor play area associated with a proposed child care centre at 5855 - 176A Street to be located on the neighbouring lot at 5870 - 176 Street for a duration not to exceed 3 years. In addition, the proposal includes a Development Variance Permit to vary Town Centre Commercial Zone (C-15) to permit a child care centre to be located at 5855 - 176A Street, with its associated open space and play area located on a neighbouring contiguous lot at 5870 - 176 Street.

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

Temporary Use Permit No. 7923-0355-00

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Temporary Use Permit  
No. 7923-0355-00 and consider issuance of the Permit once all outstanding  
conditions have been met.

RES.R24-1585 Carried

Development Variance Permit No. 7923-0355-00

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7923-0355-00 and consider issuance of the Permit once all outstanding  
conditions have been met.

RES.R24-1586 Carried

16. Planning Report - Application No. 7924-0009-00  
18958 - 36 Avenue

Owner: Brett Investments Inc. (Director Information: W. Vandekerkhove)  
Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)

To permit operation of a truck parking facility for a period not to exceed  
three years.

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

Temporary Use Permit No. 7924-0009-00

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council support Temporary Use Permit  
No. 7924-0009-00 and consider issuance of the Permit once all outstanding  
conditions have been met.

RES.R24-1587 Carried

17. Planning Report - Application No. 7924-0060-00  
14030 - 100A Avenue

Owner: Parkr Development Group Ltd. (Director Information: P. Kochhar, N. Singh)  
Agent: Flat Architecture Inc. (Rajinder Warraich)

To permit the development of a temporary real estate sales centre for a duration  
not to exceed 3 years.

No correspondence was received for this proposal.

Temporary Use Permit No. 7924-0060-00

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

Temporary Use Permit No. 7924-0060-00.

RES.R24-1588

Carried

**FINAL ADOPTIONS**

- 18. Drainage Infrastructure Front-Ending Agreements to Support Development in the Anniedale-Tynehead Neighbourhood Concept Plan – Corporate Report No. 2024-R130

To enter into a Development Works Agreement for drainage infrastructure in the Anniedale-Tynehead Neighbourhood Concept Plan.

"Development Works Agreement [8618-0122-00-1] Bylaw, 2024, No. 21267"

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Development Works Agreement [8618-0122-00-1] Bylaw, 2024, No. 21267" be finally adopted.

RES.R24-1589

Carried

**INTRODUCTIONS**

- 19. Surrey Langley SkyTrain Corridor and Municipal Integration Update

Earlier in the meeting, Council approved the recommendations of Corporate Report No. 152. Bylaw No. 21342 is therefore in order for consideration.

To amend Schedule K in the Subdivision and Development Bylaw No. 8830 to support the City's proposed approach to development, active transportation, and parking integration along the Surrey Langley SkyTrain Corridor.

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342" pass its first reading.

RES.R24-1590

Carried

The said Bylaw was then read for the second time.

RES.R24-1591	<p>It was Moved by Councillor Stutt          Seconded by Councillor Kooner          That "Surrey Subdivision and Development          By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342" pass its second          reading.</p> <p><u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-1592	<p>It was Moved by Councillor Annis          Seconded by Councillor Hepner          That "Surrey Subdivision and Development          By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342" pass its third reading.</p> <p><u>Carried</u></p>
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**CLOSE AND FILE BYLAWS AND DEVELOPMENT VARIANCE PERMITS**

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

Earlier in the meeting, Council approved the recommendations of Corporate Report R147. The following Bylaws and Development Variance Permits are therefore in order to be closed and filed.

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

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20646"

RES.R24-1593	<p>It was Moved by Councillor Bains          Seconded by Councillor Stutt          That "Surrey Zoning Bylaw, 1993, No. 12000,          Amendment Bylaw, 2022, No. 20646" be filed.</p> <p><u>Carried</u></p>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20712"

RES.R24-1594	<p>It was Moved by Councillor Bains          Seconded by Councillor Kooner          That "Surrey Zoning Bylaw, 1993, No. 12000,          Amendment Bylaw, 2022, No. 20712" be filed.</p> <p><u>Carried</u></p>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20713"

- RES.R24-1595  
It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20713" be filed.  
Carried
- "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21158"
- RES.R24-1596  
It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21158" be filed.  
Carried
- "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20993"
- RES.R24-1597  
It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20993" be filed.  
Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20817"
- RES.R24-1598  
It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20817" be filed.  
Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20819"
- RES.R24-1599  
It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20819" be filed.  
Carried
- "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21013"

RES.R24-1600  
It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 21013" be filed.  
Carried

RES.R24-1601  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19750"  
It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19750" be filed.  
Carried

RES.R24-1602  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18639"  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18639" be filed.  
Carried

RES.R24-1603  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19584"  
It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19584" be filed.  
Carried

RES.R24-1604  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19874"  
It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19874" be filed.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21031"





It was  
The Nigeria-Canada Association of BC be heard as a delegation at the  
Livability and Social Equity Committee.

Moved by Councillor Bose  
Seconded by Councillor Nagra  
That Mike Iwerima, President of

RES.R24-1609

Carried

**J. NOTICE OF MOTION**

This section had no items to consider.

**K. OTHER BUSINESS**

**1. Streamline the Commercial Tenant Improvement Process**

At the July 8, 2024 Regular Council - Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"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."

It was  
to Council with recommendations regarding the commercial tenant improvement process including:

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council direct staff to provide a report

- 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.

RES.R24-1610

Carried

**2. Review Single-Family Residential Zones to Consider Three Level Homes and Suites**

At the July 8, 2024 Regular Council - Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"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."

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.

RES.R24-1611

Carried

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

At the July 8, 2024 Regular Council - Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"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."

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.

RES.R24-1612

Carried

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

a. Amend the agenda of the July 22, 2024, Regular Council - Public Hearing meeting by adding item K.6 Surrey Charter under Other Business; and

b. Adopt the agenda as amended.

RES.R24-1613

Carried

Councillor Bains declared a conflict of interest and recused himself from the meeting at 9:10 p.m.

**4. CORPORATE REPORT**

**Item No. R155 Proposed Amendments to Streamside Protection Bylaws and Policy**

**Note:** See Bylaws 21341 and 21186 in K.5.

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to seek Council’s endorsement of changes to streamside setbacks set out in *Surrey Zoning By-law, 1993, No. 12000* under Part 7A (Streamside Protection) and changes to the Sensitive Ecosystems Development Permit requirements in the *Surrey Official Community Plan Bylaw, 2013, No. 18020*. These changes are intended to streamline development application review timelines without compromising environmental protection of watercourses.

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

1. Receive Corporate Report R155 for information;
2. Direct staff to bring forward a bylaw for readings to amend Part 7A (Streamside Protection) of *Surrey Zoning By-law, 1993, No. 12000* to require all watercourse setbacks to meet Provincially and Federally legislated requirements, consistent with Appendix "I"; and
3. Direct staff to bring forward the necessary amendments to the Sensitive Ecosystems Development Permit section of the *Surrey Official Community Plan Bylaw, 2013, No. 18020* for readings, consistent with Appendix "II".

RES.R24-1614

Carried by members remaining

**5. BYLAWS - INTRODUCTIONS**

**Proposed Amendments to Streamside Protection Bylaws and Policy**

Earlier in the meeting, Council approved the recommendations of Corporate Report R155. Bylaw Nos. 21341 and 21186 are therefore in order for consideration.

To amend Streamside Protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit (SEDP) requirements to streamline development application review timelines.

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

RES.R24-1615 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341" pass its first reading.  
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-1616 It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341" pass its second reading.  
Carried by members remaining

It was then Moved by Councillor Bose  
Seconded by Councillor Annis  
That the Public Hearing for "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341" be held at City Hall on September 9, 2024 at 7:00 p.m.

An amendment was then Moved by Councillor Kooner  
Seconded by Councillor Annis  
That the Public Hearing be held electronically on August 12, 2024 at 1:00 p.m.  
amendment motion Carried  
by members remaining  
With Councillor Elford opposed.

The question was then taken on the main motion as amended.

RES.R24-1617 It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341" be held  
electronically on August 12, 2024 at 1:00 p.m.  
main motion, as amended Carried  
by members remaining  
With Councillor Elford opposed.

RES.R24-1618 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21186"  
It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21186" pass its first reading.  
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-1619 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21186" pass its second reading.  
Carried by members remaining

RES.R24-1620 It was then Moved by Councillor Annis  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21186" be held  
electronically on August 12, 2024, at 1:00 p.m.  
Carried by members remaining  
With Councillor Elford opposed.

Councillor Bains rejoined the meeting at 9:17 p.m.

## 6. Surrey Charter

RES.R24-1621 It was Moved by Mayor Locke  
Seconded by Councillor Bains  
That Council direct staff to prepare a  
corporate report on how the City can proceed in the development of a Surrey  
Charter, positioning Surrey as a dynamic leader in the province's future.  
Carried

L. ADJOURNMENT

It was

Moved by Councillor Bose  
Seconded by Councillor Annis  
That the July 22, 2024 Regular Council -

Public Hearing meeting be adjourned.  
RES.R24-1622

Carried

The Regular Council - Public Hearing meeting adjourned at 9:19 p.m.

Certified correct:

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

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