

**Present:**

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

**Absent:****Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
J. Brar, General Manager, Corporate Services  
S. Neuman, General Manager, Engineering  
K. Grewal, General Manager, Finance  
L. Cavan, General Manager, Parks, Recreation & Culture  
R. Gill, General Manager, Planning & Development  
T. Waterhouse, General Manager, Social Infrastructure & Community Investment  
P. Huynh, City Solicitor  
L. Thomas, Fire Chief

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

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That:

1. The agenda of the December 2, 2024, Regular Council Public Hearing meeting be amended by adding the following items under Other Business:
  - a. M.1 South Asian Cultural Centre
  - b. M.2 Ag-Tech Strategy
  - c. M.3 Appointment to the Development Approval Process Improvement Task Force
2. The agenda be adopted as amended.

RES.R24-2620

Carried

2. Adoption of the Minutes

a. Special Council - November 15, 2024

RES.R24-2621 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That the minutes of the Special Council  
meeting held on November 15, 2024, be adopted.  
Carried

b. Special Council - November 18, 2024

RES.R24-2622 It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That the minutes of the Special Council  
meeting held on November 18, 2024, be adopted.  
Carried

c. Regular Council - Land Use – November 18, 2024

RES.R24-2623 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Regular Council –  
Land Use meeting held on November 18, 2024, be adopted.  
Carried

d. Regular Council - Public Hearing – November 18, 2024

RES.R24-2624 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the minutes of the Regular Council -  
Public Hearing meeting held on November 18, 2024, be adopted.  
Carried

B. PRESENTATIONS

This section had no items to consider.

C. PUBLIC HEARING DELEGATIONS

1. **Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 - Definitions, Part 7A - Streamside Protection, Part 5 - Off-Street Parking and Loading/ Unloading, and Sensitive Ecosystems Development Permits - Corporate Report R237**  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21477"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21478"

PURPOSE: To support streamlining the City’s development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

Councillor Bains declared a conflict of interest and left the meeting at 7:07 p.m.

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

M. Davies: The delegation expressed concern for the proposal citing setbacks, natural watershed, flooding risk, and best practices.

A. Ivens, Guildford: The delegation spoke in opposition to the proposal citing future impacts, setbacks and consultation.

B. Gardener, Central Surrey: The delegation spoke in opposition to the proposal citing natural environment, wildlife habitat, trees, consultation, and risk of flooding.

R. Winston, South Surrey: The delegation spoke in opposition to the proposal citing setbacks, preservation of riparian areas, citizen pride, ecosystem protection, and flooding.

D. Petijevich, Surrey: The delegation spoke in opposition to the proposal citing rapid development, salmon habitat impact, industrial pollution, high downstream water flow, erosion, flooding, and food sustainability.

S. Rush, South Surrey: The delegation spoke in opposition to the proposal citing lack of scientific evidence, fragile ecological environment, pollution, loss of shading, rapid waterflow, greener development practices, commitment to climate change, and increase density in urban center.

T. McNeice, South Surrey: The delegation spoke in opposition to the proposal citing the risk of building close to streams, flooding and consultation.

D. Riley, South Surrey: The delegation spoke in opposition to the proposal citing scientific research, increase of flooding in Little Campbell Watershed, erosion, fish habitat loss, water channel damage, and watershed cumulative impacts.

R. Cattermole, Port Kells: The delegation spoke in opposition to the proposal citing setbacks, endangered habitat, fish stock, and Ladner Creek preservation. The delegation also provided a written submission documenting Latimer Creek history and their work in the area.

N. Easton, Langley: The delegation spoke in opposition to the proposal citing river habitat, salmon loss, bank erosion, and riparian areas.

A. Dean, Surrey: The delegation spoke in opposition to the proposal citing recently returned fish to streams, deforestation, immature trees, climate change, biodiversity and setbacks.

E. Johanson, South Surrey: The delegation spoke in opposition to the proposal citing Little Campbell Watershed instability, existing problems of watershed management, and flooding.

J. Charles, Semiahmoo First Nation: The delegation spoke in opposition to the proposal citing consultation with local First Nations, United Nations Declaration on the Rights of Indigenous Peoples Act, in particular Article 11, Article 18, Article 21, Article 26, and Article 29.

A. Patton: The delegation spoke in opposition to the proposal citing current balance between development and the environment.

Surrey Resident: The delegation spoke in opposition to the proposal citing responsibility to citizens, public asset, best interest of Surrey residents, rushed decision, benefit to citizenship, municipal reputation, and need for public input.

South Surrey Resident: The delegation spoke in opposition to the proposal citing riparian area, protection of green space, resiliency and concern for property insurance.

D. McCallum: The delegation spoke in opposition to the proposal citing the need to balance development and the environment, creek health, and wildlife protection.

A. Kaps: The delegation spoke in opposition to the proposal citing consultation.

Resident: The delegation spoke in opposition to the proposal citing biodiversity, Surrey's climate action plan, Municipal goals, and climate resiliency.

M. Lamont: The delegation spoke in opposition to the proposal citing lack of consultation with environmental specialists, legal risks, riparian areas and protection of species.

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the proposal citing tree canopy loss, increasing temperatures, CO<sub>2</sub> absorption, habitat loss and climate change.

Resident: The delegation expressed concern for the proposal citing lack of consultation with farmers and that farmland should have different requirements.

K. Purton: The delegation spoke in opposition to the proposal citing conflict of interest for Council members and the municipal commitment to climate change.

Resident: The delegation spoke in opposition to the proposal citing fish habitat loss and long term environmental impacts.

Written submissions were received as follows:

- A. Master expressing support for the proposal.
- A. Murzello expressing support for the proposal.
- A. Toor expressing support for the proposal.
- B. Dulku expressing support for the proposal.
- J. Darabna expressing support for the proposal.
- J. Daruvala expressing support for the proposal.
- M. Darabna expressing support for the proposal.
- M. Kooka expressing support for the proposal.
- M. Krowchuk expressing support for the proposal.
- M. Master expressing support for the proposal.
- N. Daruvala expressing support for the proposal.
- P. Dulku expressing support for the proposal.
- P. Master expressing support for the proposal.
- R. Dulku expressing support for the proposal.
- R. Master expressing support for the proposal.
- R. Nandal expressing support for the proposal.
- R. Pereira expressing support for the proposal.
- R. Rani expressing support for the proposal.
- S. Dulku expressing support for the proposal.
- S. Krowchuk expressing support for the proposal.
- S. Rani expressing support for the proposal.
- V. Krowchuk expressing support for the proposal.
- Z. Daruvala expressing support for the proposal.
- T. Westgard expressing support for the proposal.
- B. Kelly expressing support for the proposal.
- B. Tuckwell expressing support for the proposal.
- M. Guerin expressing support for the proposal.
- N. Padda expressing support for the proposal.
- P. Padda expressing support for the proposal.
- S. Davies expressing support for the proposal.
- K. Padda expressing support for the proposal.
- J. Mishra expressing support for the proposal.
- J. Tao expressing support for the proposal.
- M. Turner expressing support for the proposal.
- C. Santos expressing support for the proposal.
- G. Gill expressing support for the proposal.

- H. Gill expressing support for the proposal.
- S. Stanley expressing support for the proposal.
- X. He expressing support for the proposal.
- A. Padda expressing support for the proposal.
- A. Daruwalla expressing support for the proposal.
- N. Porter expressing support for the proposal.
- A. Sinha expressing support for the proposal.
- H. Daruwalla expressing support for the proposal.
- H. Daruwalla expressing support for the proposal.
- K. Bhardwaj expressing support for the proposal.
- B. Wilkie expressing support for the proposal.
- M. Bhardwaj expressing support for the proposal.
- W. Zhou expressing support for the proposal.
- W. Romey expressing support for the proposal.
- T. Luzande expressing support for the proposal.
- S. Samra expressing support for the proposal.
- S. Romey expressing support for the proposal.
- S. Ghag expressing support for the proposal.
- P. Gosal expressing support for the proposal.
- M. Samra expressing support for the proposal.
- K. Cruz expressing support for the proposal.
- K. Banting expressing support for the proposal.
- J. Zeng expressing support for the proposal.
- J. Cheng expressing support for the proposal.
- H. Romey expressing support for the proposal.
- G. Luzande expressing support for the proposal.
- D. Romey expressing support for the proposal.
- P. O’Connell expressing opposition for the proposal citing traffic and insufficient roads, hospitals, and schools.
- C. Kerr expressing opposition for the proposal citing sensitive stream banks, biodiversity reduction, tree removal, vegetation, greenspace, warmer temperatures, and erosion.
- T. Matthews expressing opposition for the proposal.
- C. Druce expressing opposition for the proposal citing urban area suitability, invasive species, and covenant enforcement.
- J. Holland expressing opposition for the proposal citing wildlife, flooding, riparian areas, trees, and habitat loss.
- B. Gardner expressing opposition for the proposal citing tree removal, erosion, flooding, and habitat loss.
- K.& S. Arpink expressing opposition for the proposal citing wildlife, trees, erosion, bank stability, and flooding.
- N. Tareen expressing opposition for the proposal.
- L. Lapa expressing opposition for the proposal.
- L. Cholowski expressing opposition for the proposal.
- C. Klynstra expressing opposition for the proposal.

- P. Tompe expressing opposition for the proposal citing environment, nature and water ecosystem.
- K. Purton expressing opposition for the proposal citing environment, flooding, and riparian damage.
- P. O’Connell expressing opposition for the proposal.
- J. Cotton expressing opposition for the proposal citing environment.
- A. Mackenzie expressing opposition for the proposal citing lack of housing contribution and environmental impacts.
- B. Sask expressing opposition for the proposal citing environmental impacts.
- C. Klynstra expressing opposition for the proposal.
- C. Kylejenn expressing opposition for the proposal citing environment impacts.
- Friends of Samiahmoo Bay Society expressing opposition for the proposal citing pollution, poor water quality, and the legacy food supply of Coast Salish peoples.
- C. Kyle expressing opposition for the proposal citing need for green space, riparian areas near creeks, pollution, trees, creek erosion, wildlife, and salmon protection.
- D. Frager expressing opposition for the proposal citing long term negative impacts.
- E. North expressing opposition for the proposal citing river protection and wildlife habitat.
- J. Caravan expressing opposition for the proposal citing damage to the Little Campbell River and its salmon population, climate change, flooding, low water level in dry season.
- I. Charrois expressing opposition for the proposal citing increasing stream water temperature, damage to the ecology of streams, and lack of tree canopy shade.
- A. Ivens expressing opposition for the proposal.
- S. Tompe expressing opposition for the proposal citing negative effects on the recently returned Chinook Salmon spawning population.
- M. Dalton expressing opposition for the proposal citing climate change, tree canopy, carbon dioxide removal, water retention, tree shading, erosion, and fish spawning habitat.
- N. Brunswick expressing opposition for the proposal citing environment and natural resources stewardship.
- S. Arpink expressing opposition for the proposal.
- T. Sask expressing opposition for the proposal citing fragile and valuable ecological space.
- S. Gardner expressing opposition for the proposal citing contaminant filtering and riparian zones.
- A. Kaps expressing opposition for the proposal.
- A. Patterson expressing opposition for the proposal citing trees, wildlife habitat, and park land.
- E. Fuchs expressing opposition for the proposal.
- W. Tracy expressing opposition for the proposal citing fish, food chain supply, wildlife and habitat loss.

- A. Ivens expressing opposition for the proposal citing human health and biodiversity.
- B. Elliott expressing opposition for the proposal citing devastating consequences for the Little Campbell River and its salmon, as well as other rivers and creeks in Surrey.
- B. Hindley expressing opposition for the proposal citing climate change, runoff from weather events, and greenspace for carbon storage.
- D. MacLeod expressing opposition for the proposal citing stream protection, ecosystems, and salmon.
- D. Riley expressing opposition for the proposal.
- E. Johnson expressing opposition for the proposal citing flooding, fish and property damage.
- F. Canil expressing opposition for the proposal citing food, fish and wildlife.
- J. Allerston expressing opposition for the proposal citing floods, loss of riparian areas, and environmental impacts.
- K. Jones expressing opposition for the proposal citing environment, fisheries, climate change, air quality, loss of trees and green space.
- K. Wegner expressing opposition for the proposal citing environment and flooding.
- L. Cotton expressing opposition for the proposal.
- M. Macdonald expressing opposition for the proposal.
- N. Mailoux expressing opposition for the proposal citing environment, flooding, and climate change.
- J. Arpink expressing opposition for the proposal citing riparian areas, wildlife and increase of erosion & flooding.
- K. Hopton expressing opposition for the proposal.
- M. Moeller expressing opposition for the proposal citing environmental impacts.
- N. McConnell expressing opposition for the proposal.
- A. Kline expressing opposition for the proposal.
- B. Wedel expressing opposition for the proposal citing safety, environment and wellbeing.
- C. Druce expressing opposition for the proposal.
- C. Juteau expressing opposition for the proposal citing consultation, buffers for wildlife habitat and drainage impacts.
- C. Kerr expressing opposition for the proposal citing flood, storm and biodiversity impacts.
- J. Kelly expressing opposition for the proposal citing salmon, healthy ecosystems, biodiversity, riparian corridors, mature second growth forests, wetlands, old fields, meadows, woodlands, climate change, resiliency, trees, and flooding.
- J. Kirkley expressing opposition for the proposal citing salmon, impacts to the Little Campbell River, climate change, flooding and changes in weather patterns.
- M. Mackenzie expressing opposition for the proposal.
- S. Hindmarch expressing opposition for the proposal citing ecosystem resiliency, and drainage impacts.



- S. Esau expressing opposition for the proposal citing loss of riparian area and environmental impacts.
- P. Engel expressing opposition for the proposal.
- M. Menzel expressing opposition for the proposal.
- M. Cuthbert expressing opposition for the proposal citing planted buffers, fish and other wildlife, habitat and resiliency and drainage impacts.
- L. Lapa expressing opposition for the proposal citing ecosystem impacts.
- L. Fung expressing opposition for the proposal.
- J. McConnell expressing opposition for the proposal.
- H. Henry expressing opposition for the proposal.
- H. Chappell expressing opposition for the proposal citing food security.
- G. Pugh expressing opposition for the proposal citing flooding and density.
- F. Cotton expressing opposition for the proposal citing trees, vegetation and climate change.
- D. Rush expressing opposition for the proposal citing salmon, lack of water flow, increasing temperatures and environmental impacts.
- C. Tompe expressing opposition for the proposal citing environment impacts and fish.
- C. Ewert expressing opposition for the proposal.
- B. Coote expressing opposition for the proposal citing ecosystem resiliency and drainage impacts.
- A. Farrell expressing opposition for the proposal citing environmental impacts, development impacts, Little Campbell River, and salmon and other aquatic species.
- A. denDikken expressing opposition for the proposal.
- A. Dean expressing opposition for the proposal citing climate change.
- A. Choroszewski expressing opposition for the proposal.
- Y. Patterson expressing opposition for the proposal.
- R. Kinskofer expressing opposition for the proposal.
- R. Huebner expressing opposition for the proposal citing environmental impacts.
- K. Morley expressing opposition for the proposal citing flooding, erosion, and impacts to salmon and other wildlife.
- J. Nutter expressing opposition for the proposal citing flooding, green spaces, plants and wildlife.
- J. Kirkley expressing opposition for the proposal.
- H. Klijnstra expressing opposition for the proposal.
- D. Uhlman expressing opposition for the proposal citing loss of land, habitat, tree covers, flooding and access to nature.
- D. North expressing opposition for the proposal citing wildlife.
- D. North expressing opposition for the proposal citing wildlife.
- D. North expressing opposition for the proposal citing wildlife.
- C. Monaghan expressing opposition for the proposal citing weather patterns and salmon.
- C. Bishop expressing opposition for the proposal citing ecosystem and water contamination.
- B. Klijsen expressing opposition for the proposal citing water flow, ecosystem and wildlife impacts.

- B. Field expressing opposition for the proposal citing climate change, higher water levels, and impacts from development.
- A. Patterson expressing opposition for the proposal.
- A. Farr expressing opposition for the proposal citing flood risk, wildlife habitat, water quality for salmon, climate change and the environment.
- David Riley with Little Campbell Watershed Society expressing opposition for the proposal citing environment, flooding, fish, trees, tree canopy, high water mark, erosion and wildlife.
- S. Rush expressing opposition for the proposal citing salmon survival, flooding and climate change.
- S. Gardne expressing opposition for the proposal.
- S. Block expressing opposition for the proposal citing green space, environment and sensitive habitats.
- P. Tredwell expressing opposition for the proposal citing salmon.
- P. Gardner expressing opposition for the proposal.
- P. Egelstad expressing opposition for the proposal.
- M. Swanson expressing opposition for the proposal.
- M. Hezsely expressing opposition for the proposal citing trees, environment and wildlife.
- K. Kline expressing opposition for the proposal.
- K. Butler expressing opposition for the proposal.
- B. Paddock expressing opposition for the proposal citing tree removal, greenspace, weather event protection, and municipal reputation.
- B. Sheperd expressing opposition for the proposal citing flood management in Little Campbell, ruined bank area, riparian repair, and fish habitat.
- J. Elliot expressing opposition for the proposal citing consultation.
- K. Takasaki expressing opposition for the proposal citing dependency on nature.
- K. Eyjolfson expressing opposition for the proposal citing spawning salmon and wildlife dependency on the area.
- E. North expressing opposition for the proposal citing balance of nature, decrease to protected area, municipal reputation, environmental specialist input, and recovered streams in other cities.
- R. Faw expressing opposition for the proposal citing existing setback and protected ecological areas.
- S. Marlyn expressing concerns for the proposal citing intent to develop without Provincial regulation and qualified environmental specialist input.
- M. Davies expressing concerns for the proposal citing lack of scientific evidence, flooding, erosion, contamination, riparian loss, and South Campbell Heights Integrated Water Management Plan.
- A. Wardle expressing concerns for the proposal citing habitat degradation, flooding, and environmental impacts.
- N. Gillan expressing concerns for the proposal citing protection of streams, fish, trees and erosion.
- Friends of Semiahmoo Bay Society expressing concerns for the proposal citing water quality.
- K. McCroskey expressing concern citing consultation.

- C. Klynstra, Crescent Road Corridor Community Residents Association expressing concern for the proposal citing water temperature, climate change, forest and canopy cover, stress for salmon, and less oxygen for fish.

Councillor Bains rejoined the meeting at 8:24 p.m.

**2. Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000 - Corporate Report R223  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474"**

**PURPOSE:** To improve efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

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

J. Charles, Semiahmoo First Nation: The delegation expressed concern to the proposal citing consultation with First Nations.

No written submission was received to the proposed Bylaw.

**3. Proposed Zoning By-law Amendments for Temporary Real Estate Sales Centres - Corporate Report R235  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475"**

**PURPOSE:** To allow temporary real estate sales centre buildings in all zones for a specified duration and under certain conditions, and to delegate minor variances for these uses to a delegated official.

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 to the proposed Bylaw.

**D. MAYOR'S REPORT**

- Mayor Locke attended the Surrey Tree Lighting Festival and presented a record breaking cheque of \$705,258 to Surrey Fire Fighters Charitable Society. The funds were raised at the Mayor's Evening of Giving. It was a magical evening as the iconic 60-foot Christmas tree was lit up to mark the start of the holiday season.
- Mayor Locke attended the 55+ Holiday Concert celebrating the joy of the season with our seniors.

- Mayor Locke gave thanks to the Cloverdale BIA, local businesses, and volunteers that put together the Surrey Santa Parade of Lights.
- Mayor Locke attended the Sher E Punjab’s Radiothon and it was amazing to see so many people stepping up to help the food bank. The final tally for the Radiothon was 1000 pounds in food donations and \$4,000 in cash donations.
- The Surrey RCMP held its Pack the Police Car event at 3 locations last month. The RCMP Cruisers were jam packed with food, gift cards, and cash donations.
- Mayor Locke gave thanks to Kamal Sharma for organizing meaningful events that foster cultural understanding and appreciation year after year for Hindu Heritage Month. The Mayor recommended the Darshana: A Glimpse into the Hindu Civilization special exhibition at the Museum of Surrey. The exhibition showcases profound contributions of Hindu culture in areas such as art, spirituality, yoga, and science.
- The City of Surrey hosted a forum to help find solutions to the difficulties facing international students in our community. As a result of the insights gained from the forum, the City is developing a comprehensive strategy to help ensure international students have the resources and supports they need to overcome these challenges.
- Last week Cloverdale Chamber of Commerce hosted the Campbell Heights Forum to address concerns surrounding access to transit, safety and traffic congestion. \$30 million was approved for improvements along 192nd Street and 16th, 24th and 32nd Avenues, including road widening and easing the grade on key hills.
- The first-ever Mayor’s Forum at Surrey City Hall brought together local business leaders to share ideas and collaborate on a shared vision for the future. Mayor Locke thanked members of the business community that participated.
- Mayor Locke expressed her sincere thanks to the RCMP support staff. Support staff will be working under the umbrella of the Surrey Police Service after the transition.
- The 2024 Civic Distinction Awards were handed out last month. It was a privilege to honour the individuals and organizations that are leading the charge in making Surrey a more vibrant, and inclusive city. We are incredibly blessed to have so many remarkable people in our city. Congratulations to all the recipients and thank you for your unswerving dedication and leadership.

**E. COUNCILLOR'S REPORTS**

This section had no items to consider.

The meeting was recessed at 8:41 p.m. and reconvened at 9:12 p.m. with all members of Council in attendance.

**F. CONSENT AGENDA**

This section had no items to consider.

**G. ITEMS REMOVED FROM THE CONSENT AGENDA**

This section had no items to consider.

**H. BOARD, COMMITTEE AND COMMISSION REPORTS**

**1. Parks, Recreation and Sport Tourism Committee – October 2, 2024**

RES.R24-2625 (a) It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the minutes of the Parks, Recreation and Sport Tourism Committee meeting held on October 2, 2024, be received.  
Carried

RES.R24-2626 (b) The recommendation of these minutes was considered and dealt with as follows:  
**2025 Annual Work Plan**  
It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council receive the 2025 Annual Work Plan of the Parks, Recreation and Sport Tourism Committee as attached as Appendix I.  
Carried

**I. CORPORATE REPORTS**

**Item No. R239 Amendment to the Partnering Agreement and License and Operating Agreement with the Association of Neighbourhood Houses of BC for Childcare at Don Christian Recreation Centre**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council’s approval to amend the existing Partnering Agreement and License and Operating Agreement with Alexandra Neighbourhood House to expand their operation of childcare services from 16 multi-age spaces to incorporate an additional 24 spaces for children aged 3-5 at Don Christian Recreation Centre.

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

1. Receive Corporate Report R239 for information;
2. Approve expanded childcare services at the modular facility located on the east side of the Don Christian Recreation Centre site at 6220 - 184 Street;
3. Approve the execution of an amendment to the existing Partnering Agreement by the General Manager of Parks, Recreation & Culture between the City and Association of Neighbourhood Houses BC (Alexandra Neighbourhood House), subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor as generally described in the report; and
4. Approve execution by the General Manager of Parks, Recreation & Culture of an amended License and Operating Agreement to align with the remaining 21-month term of the existing agreement between the City and Alexandra Neighbourhood House, subject to the execution of the Partnering Agreement and compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, all as generally described in the report.

RES.R24-2627

Carried

**Item No. R240          Recommended Public Art for Cloverdale Sport & Ice Complex**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of artwork designs by John Patkau and Babak Golkar at the Cloverdale Sport & Ice Complex.

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

1. Receive Corporate Report R240 for information; and
2. Authorize staff to contract John Patkau and Babak Golkar to complete public artworks for the Cloverdale Sport & Ice Complex plaza and lobby, as generally described in the report and attached as Appendix "I" and "II".

RES.R24-2628

Carried

**Item No. R241          Focus Newton Action Plan – 2024 Update**

The General Manager, Parks, Recreation & Culture, General Manager, Engineering, General Manager, Social Infrastructure & Community Investment, and Chief Librarian, Surrey Libraries submitted a report to provide Council with information related to the implementation of the Focus Newton Action Plan.

It was  
for information.  
RES.R24-2629

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council receive Corporate Report R241

Carried

**Item No. R242          Renewal of Adobe Licensing for Provision of Software**

The General Manager, Corporate Services submitted a report to seek Council's approval for renewal of licensing agreements with Adobe Inc. for the provision of software, and related services and support for a term of three years.

It was

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council:

1. Approve a single source software licensing renewal to Adobe, Inc., for use of the Adobe software for a three-year term at an annual average cost of \$265,850.00 including taxes;
2. Set the total three-year expenditure authorization limit at \$837,000.00 including taxes and contingency; and
3. Authorize the General Manager, Corporate Services Department to execute the licensing renewal with Adobe Inc. for a three-year term.

RES.R24-2630

Carried

**Item No. R243          Award of Contract No. 1220-040-2024-034 for the Surrey Sport and Leisure Play Space and Multipurpose Room Renovation, to Accommodate Childcare Space**

The General Manager, Corporate Services submitted a report to obtain Council approval to award Contract No. 1220-040-2024-034 to Enduro Construction Ltd. for the Surrey Sport and Leisure Play Space and Multipurpose Room Renovation as described in the report.

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

1. Award Contract No. 1220-040-2024-034 for the Surrey Sport and Leisure Play Space and Multipurpose Room Renovation, to Enduro Construction Ltd. in the amount of \$618,323.40, including applicable taxes;
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-034 to \$680,155.74, including applicable taxes and contingency; and

- 3. Authorize the General Manager, Corporate Services Department to execute Contract No. 1220-040-2024-034.

RES.R24-2631

Carried

**Item No. R244            2025 Staff Inclusion Calendar**

The General Manager, Corporate Services submitted a report to provide Council with information on cultural and community events and awareness days to be recognized as outlined in the 2025 Staff Inclusion Calendar, attached to the report as Appendix "I".

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council:

- 1. Receive Corporate Report R244 for information; and
- 2. Direct staff to publish Mayor & Council greetings through local media advertisements, as provided in the report.

RES.R24-2632

Carried

**Item No. R245            Early Excavation for Multi-Family Housing: Pilot Program**

**Note:** See Bylaw under J.5

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to seek Council’s support to facilitate quicker construction of new housing by enabling larger multi-family development projects to commence excavation in advance of receiving final adoption of the rezoning and an issued development permit.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council:

- 1. Receive Corporate Report R245 for information;
- 2. Endorse a pilot program to enable "excavation only" building permits to be issued in advance of final adoption of rezoning and issuance of the development permit, with the steps described in the report; and
- 3. Approve the proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in the report and as documented in Appendix "I".

RES.R24-2633

Carried







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

1. Receive Corporate Report R250 for information;
2. Direct staff to proceed with finalizing design and tendering Segment one – 72 Avenue Improvements from 144 Street to 152 Street (as show in Appendix "I");
3. Direct staff to proceed with detailed design of Segment two - 72 Avenue extension from 152 Street to Highway 15, including design options for the connection to Highway 15 (as show in Appendix "I");
4. Authorize staff to proceed with procurement of pre-loading, in multiple phases, of Segment two - 72 Avenue extension from 152 Street to Highway 15 (as show in Appendix "I"); and
5. Direct staff to proceed with tendering Segment three – 72 Avenue Improvements from 188 Street to 196 Street (as show in Appendix "I").

RES.R24-2638

Carried

**Item No. R251            Amendment to the Coordinated Works Agreement with BC Hydro 32 Avenue Road Improvements from 184 Street to 188 Street**

The General Manager, Engineering submitted a report to seek Council’s approval for the execution of an Amendment to the existing Agreement with the British Columbia Hydro and Power Authority (BC Hydro) to increase the scope of work requested by BC Hydro for the duct work being undertaken as part of the 32 Avenue Improvements from 184 Street to 188 Street project.

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

1. Receive Corporate Report R251 for information;
2. Approve an Amendment to the existing Agreement with BC Hydro for the installation of the British Columbia Hydro and Power Authority duct work, which is being delivered as part of the upcoming 32 Avenue Improvements from 184 Street to 188 Street;
3. Authorize the General Manager, Engineering to execute the Amendment of this Agreement; and
4. Authorize the General Manager, Engineering to execute future Amendment(s) of this Agreement if required, provided the amendments have no financial impact to the City.

RES.R24-2639

Carried

J. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

Councillor Bains declared a conflict of interest and left the meeting at 9:36 p.m.

- 1. Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 - Definitions, Part 7A - Streamside Protection, Part 5 - Off-Street Parking and Loading/ Unloading, and Sensitive Ecosystems Development Permits - Corporate Report R237

To support streamlining the City’s development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

- \* See memorandums dated November 27, 2024.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council amend Bylaw No. 21476 as  
outlined in Appendix I.

Before the vote was taken, a revised motion was put forward by the Chair.

It was Moved by Mayor Locke  
Seconded by Councillor Hepner  
That Bylaw No. 21476 be referred back to  
staff to consider how to increase the efficiency of the environmental review  
process without compromising the environment.

RES.R24-2640 Carried by members remaining  
With Councillor Kooner and Nagra opposed.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21477"

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Bylaw No. 21477 be referred back to  
staff to consider how to increase the efficiency of the environmental review  
process without compromising the environment.

RES.R24-2641 Carried by members remaining  
With Councillor Kooner and Nagra opposed.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21478"

RES.R24-2642 It was outlined in Appendix I. Moved by Councillor Kooner  
Seconded by Councillor Nagra  
That Council amend Bylaw No. 21478 as  
Carried by members remaining

RES.R24-2643 It was Amendment Bylaw, 2024, No. 21478" Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
pass its third reading, as amended.  
Carried by members remaining

RES.R24-2644 It was Amendment Bylaw, 2024, No. 21478" Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
be finally adopted.  
Carried by members remaining

Councillor Bains rejoined the meeting at 9:51 p.m.

- 2. Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000 - Corporate Report R223

To improve efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

- \* See memorandum dated November 27, 2024.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474"

RES.R24-2645 It was Amendment Bylaw, 2024, No. 21474" Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
pass its third reading.  
Carried

RES.R24-2646 It was Amendment Bylaw, 2024, No. 21474" Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
be finally adopted.  
Carried



Earlier in the meeting, Council approved the recommendations of Corporate Report R245. Bylaw No. 21490 is therefore in order for consideration.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490"

RES.R24-2650	It was  Amendment Bylaw, 2024, No. 21490" pass its first reading.	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-2651	It was  Amendment Bylaw, 2024, No. 21490" pass its second reading.	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490" pass its second reading. <u>Carried</u>
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RES.R24-2652	It was then  By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490" be held at City Hall on December 16, 2024, at 7:00 p.m.	Moved by Councillor Bains Seconded by Councillor Stutt That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490" be held at City Hall on December 16, 2024, at 7:00 p.m. <u>Carried</u>
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**K. CLERK’S REPORT**

**1. Delegation Request**

**(a) Wendy Hamilton, Volunteer, and Edel Hass, Volunteer West Coast Environmental Law**

Requesting to appear at a Council-in-Committee meeting to present legal opportunities associated with the cost of climate change.

RES.R24-2653	It was  Edel Hass, Volunteer, West Coast Environmental Law provide a written report to Council.	Moved by Councillor Stutt Seconded by Councillor Bose That Wendy Hamilton, Volunteer, and Edel Hass, Volunteer, West Coast Environmental Law provide a written report to Council. <u>Carried</u>
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2. Acting Mayor Appointments January 1, 2025 – December 31, 2025

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council approve the revised Acting  
Mayor schedule for January 1, 2025 through December 31, 2025 as follows:

- January 1 to February 15 Councillor Hepner
- February 16 to April 2 Councillor Annis
- April 3 to May 18 Councillor Bose
- May 19 to July 3 Councillor Elford
- July 4 to August 17 Councillor Nagra
- August 18 to October 2 Councillor Stutt
- October 3 to November 16 Councillor Kooner
- November 17 to December 31 Councillor Bains

RES.R24-2654

Carried

L. NOTICE OF MOTION

**Review of Metro Vancouver Taxation and Development Cost Charges (DCC)**

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 retain external consultants, with financial, economic and legal expertise, to review the impact that Metro Vancouver has had on the City of Surrey, namely the taxation revenue and DCCs Surrey has collected on behalf of Metro Vancouver and the equity, or level of service equality, Metro Vancouver has provided Surrey in comparison to revenues and services provided to other member municipalities; and that staff report back to Council before the March 2025 break.”

M. OTHER BUSINESS

1. South Asian Cultural Centre

It was Moved by Mayor Locke  
Seconded by Councillor Bains  
That Council:

1. Approve, in principle, a commitment to collaborate with the Province to build the Canadians of South Asian Heritages Museum and Centre of Cultural Stories; and



2. Authorize the Mayor to write to the Premier and appropriate Minister(s) to notify them of Council’s interest in the proposed Canadians of South Asian Heritages Museum and Centre of Cultural Stories and for it to be located in the City of Surrey given Surrey has the largest population of residents of South Asian descent in BC, is strategically located in the geographic centre of the Lower Mainland, is already home to vibrant South Asian cultural festivals and events, was the top location identified in the Provincial Government’s Engagement Report, and the City has since identified a number of strategic locations that would help achieve the highest degree of success for this dynamic cultural facility.

RES.R24-2655

Carried

**2. Ag-Tech Strategy**

It was

Moved by Mayor Locke

Seconded by Councillor Bains

That Council direct staff to develop an

Ag-Tech Strategy in partnership with the Innovation, Investment and Business Committee, academic institutions and industry partners that will address gaps and opportunities in the AgriTech sector and bring the Strategy forward for review and adoption by Council.

RES.R24-2656

Carried

**3. Appointment to the Development Approval Process Improvement Task Force**

It was

Moved by Mayor Locke

Seconded by Councillor Stutt

That Council appoint Councillor Bains to

serve on the Development Approval Process Improvement Task Force.

RES.R24-2657

Carried

N. ADJOURNMENT

It was  
  
Public Hearing meeting be adjourned.  
RES.R24-2658

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the December 2, 2024 Regular Council -  
  
Carried

The Regular Council - Public Hearing meeting adjourned at 10:11 p.m.

Certified correct:

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Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

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Mayor Brenda Locke