

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
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Social Infrastructure & Community Investments
City Solicitor
Chief Development Approvals Officer
Director, Development Planning
Development Planning Manager, Development Planning
Fire Chief, Surrey Fire Service
Director, Strategic Initiatives & Investments

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

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council:

- a. Amend the agenda of the May 27, 2024, Regular Council Public Hearing meeting by adding Item K.1 Workshop to Incentivize Agricultural Growth, under Other Business; and
- b. Adopt the agenda as amended.

RES.R24-1023

Carried**2. Adoption of the Minutes****a. Special Council – May 6, 2024**

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That the minutes of the Special Council meeting held on May 6, 2024, be adopted.

RES.R24-1024

Carried**b. Council-in-Committee – May 6, 2024**

B. DELEGATIONS - PUBLIC HEARING

1. **Planning Report - Application No. 7921-0290-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment
Bylaw, 2024, No. 21262"
"Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024,
No. 21263"

CIVIC ADDRESS: 2160 King George Boulevard

APPLICANT: Owner: Diyash Property Investments Inc.
 (Director Information: B. Dharni, J. Sharma, A. Sharma)
 Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the site from Urban to Commercial. The proposal also includes rezoning the same site from Tourist Accommodation Zone to Comprehensive Development Zone in order to develop a 4-storey, 80-room hotel with a restaurant.

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

- D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal citing tree retention, biodiversity, and a planted flat roof.
- J. Starling, Surrey Centre: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.
- E. Luba: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.
- K. Kaur, Newton: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.
- S. Naguib, Newton: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

Written submissions were received as follows:

- G. Johnson expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing trees.
- E. Thorpe expressing opposition for the proposal citing need for permanent housing instead of a hotel.
- S. Esligar expressing opposition for the proposal citing quality of life.

- C. Meneilly and D. Meneilly expressing opposition for the proposal citing noise and character of neighbourhood.
- Strata N.W.1628 (Five Oaks) expressing opposition for the proposal citing noise, privacy, decrease in property value, security issues and additional pedestrian traffic.
- E. Neal expressing opposition for the proposal citing character of neighbourhood and parking.
- R. Winston expressing opposition for the proposal citing trees.
- B. Ford expressing opposition for the proposal citing trees.
- J. Cosford for Strata N.W.1628 (Five Oaks) expressing opposition for the proposal citing noise, privacy, decrease in property value, security issues and additional pedestrian traffic.

2. **Planning Report - Application No. 7921-0243-00**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260"

CIVIC ADDRESS: 10165 - 173 Street

APPLICANT: Owner: 1283625 B.C. Ltd. (Director Information: B. Gill, J. Malhi)
Agent: RGB Engineering Ltd (Gurpreet Grewal)

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 Suburban to Urban. The proposal also includes rezoning a portion of the site from One-Acre Residential Zone to Single Family Residential Zone and a portion from One-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide into 2 suburban and 3 urban single family lots.

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

- D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal citing tree removal, climate change, and carbon dioxide reduction.
- I. James, Newton: The delegation provided comments not related to the bylaw being considered at the public hearing and their speaking opportunity ended.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.
- R. Winston expressing opposition for the proposal citing trees.
- B. Ford expressing opposition for the proposal citing trees.

C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee - March 12, 2024

RES.R24-1030 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Agricultural and
Food Policy Committee meeting held on March 12, 2024, be received.
Carried

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

RES.R24-1031 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That the minutes of the Parks, Recreation
and Sport Tourism Committee meeting held on April 3, 2024, be received.
Carried

3. Environment and Climate Change Committee – April 17, 2024

RES.R24-1032 (a) It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Environment and
Climate Change Committee meeting held on April 17, 2024, be received.
Carried

(b) The recommendation was considered as follows:

Levels of Protection of Parklands

RES.R24-1033 It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council direct Parks, Recreation and
Culture staff to provide a presentation on the overview of different
maximal and minimal levels of protection in biodiverse areas and
parklands within the City of Surrey.
Carried

4. Public Safety Committee – April 24, 2024

RES.R24-1034 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That the minutes of the Public Safety
Committee meeting held on April 24, 2024, be received.
Carried

- The City commemorated Will Senger, a Cloverdale Rodeo leader, by renaming a street to Will Senger Way.
- The Mayor attended the following events:
 - Cloverdale Bed Race
 - Salmon Send-off at Tynehead Park
 - RCMP Open House
 - Public Works Open House
- The Mayor welcomed a delegation from the Association of Southeast Asian Nations and provided a tour of the City, including the SFU campus.
- The Province announced that the new Pattullo Bridge opening is delayed until Fall 2025.

F. COUNCILLORS' REPORT

- Councillor Stutt attended the lifeguard recognition ceremony held by BC Ambulance at Guildford Recreation Centre, and the Public Works Open House and commended staff at both events.
- Councillor Bose attended the Public Works Open House and the Cloverdale Rodeo and commended staff at both events.

G. CORPORATE REPORTS

**Item No. Ro88 Award of Contract No. 1220-040-2024-027
 Shade Tree Base Maintenance Services
 File: 5420-01**

The General Manager, Parks, Recreation & Culture submitted a report to seek Council authorization to award Contract No. 1220-040-2024-027 to WhiteStar Property Services for shade tree base maintenance for an initial seven-month term with the option to extend the contract for up to four additional one-year terms at the City's sole discretion.

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

1. Award Contract No. 1220-040-2024-027 for shade tree base maintenance services to WhiteStar Property Services for a seven-month term, commencing June 1, 2024, with an estimated cost of \$484,500.00 (including GST);
2. Set the expenditure authorization limit for the initial seven-month term of Contract No.1220-040-2024-027 at \$532,948.00 (including GST and contingency);

3. Approve the option to extend Contract No. 1220-040-2024-027 for four additional one-year terms at the City's sole discretion;
4. Set the expenditure authorization limit for the four additional one-year terms of Contract No. 1220-040-2024-027 at \$559,859.00 (including GST and contingency); and
5. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2024-027, and allow the option to extend for four, one-year optional terms, in favor of the City, subject to satisfactory performance and any other related considerations, adjusting the cost of the services based on the Vancouver Area Consumer Price Index as published by Statistics Canada for any optional extension terms.

RES.R24-1038

Carried

Item No. Ro89 Designation of Transit-Oriented Areas and Changes to Off-Street Parking Requirements Related to Provincial Housing Legislation
File: 3900-20 (OCP & Zoning By-law)

Note: See Bylaw No. 21275 and 21276 in the H-Section.

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to bring forward the amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020* and *Surrey Zoning By-law, 1993, No. 12000* needed to comply with provincial housing legislation, specifically the *Housing Statutes (Transit-Oriented Areas) Amendment Act*. The bylaw amendments include the designation of Transit-Oriented Areas (TOAs) within Surrey, along with associated density and height provisions and changes to residential off-street parking requirements in TOAs.

It was

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council:

1. Receive Corporate Report No. Ro89 for information;
2. Authorize staff to bring forward bylaw amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020*, as documented in Appendix "I", to designate Transit-Oriented Areas and introduce associated density and height provisions;
3. Authorize staff to bring forward bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendix "II", to revise residential off-street parking requirements within designated Transit-Oriented Areas; and
4. Direct staff to notify the Minister of Transportation and Infrastructure upon the final adoption of the bylaw designating Transit-Oriented Areas.

RES.R24-1039

Carried

**Item No. R090 Council Committee Volunteer Appreciation Reception for 2024
File: 1540-20**

The General Manager, Corporate Services submitted a report to get Council's authorization for staff to plan the Volunteer Appreciation Reception for Council to recognize volunteers of Council Committees, Commissions and Boards for their service in 2024.

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

1. Receive Corporate Report R090 for information; and
2. Authorize staff to plan the Volunteer Appreciation Reception for Council to recognize volunteers of Council Committees, Commissions and Boards for their service in 2024.

RES.R24-1040

Carried

**Item No. R091 Award of Contract No. 1724-009-21
189A Street Road Improvements and Truck Parking Facility
File: 1724-009/21**

The General Manager, Engineering submitted a report to seek Council's approval to award a contract No. 1724-009-21 to B.A. Blacktop Ltd. for the 189A Street Road Improvements and Truck Parking Facility.

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

1. Award Contract No. 1724-009-21 to B.A. Blacktop Ltd. in the amount of \$988,761.25 (including GST) for 189A Street Road Improvements and Truck Parking Facility;
2. Set the expenditure authorization limit for Contract No. 1724-009-21 at \$1,088,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-009-21.

RES.R24-1041

Carried

**Item No. R092 Acquisition of the Properties at 9736 – 137 Street, 13705 &
13723 – 97A Avenue and 9741 – 137A Street for Parkland
Purposes
File: 0870-20/567 B, C, E & F**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase 9736 – 137 Street, 13705 & 13723 - 97A Avenue and 9741 – 137A Street, as illustrated in Appendix "I", for parkland purposes.

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

1. Receive Corporate Report R092 for information; and
2. Approve the purchase of 9736 – 137 Street (PID #013-603-507), 13705 – 97A Avenue (PID #004-669-479), 13723 – 97A Avenue (PID #009-770-313) and 9741 – 137A Street (PID #009-770-321) for parkland purposes.

RES.R24-1042

Carried

Item No. R093 Relocation of BC Hydro Infrastructure for the 140 Street Road Improvements between 88 Avenue and 92 Avenue
File: 1718-038/H

The General Manager, Engineering submitted a report to seek Council approval to reimburse BC Hydro for relocation of infrastructure on 140 Street between 88 Avenue and 92 Avenue.

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

1. Approve a Purchase Order(s) in the amount of \$532,726.00 (including GST) payable to BC Hydro for relocation of BC Hydro infrastructure on 140 Street between 88 Avenue and 92 Avenue;
2. Set the expenditure authorization limit for this Purchase Order(s) at \$586,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute this Purchase Order(s) and release payments to BC Hydro in the amount of \$586,000.00 (including GST and contingency).

RES.R24-1043

Carried

Item No. R094 Short-Term Rentals in Surrey – Bylaw Amendments
File: 4815-01

Note: See Bylaw No. 21277 to 21280 in the H-Section.

The General Manager, Planning & Development, and General Manager, Corporate Services submitted a report to Council to bring forward amendments to the *Surrey Zoning By-law, 1993, No. 12000*; *Business License By-law, 1999, No. 13680*; *Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691*; and *Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508* related to short-term rentals, bed and breakfasts, and boarders and lodgers.

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

1. Receive Corporate Report R094 as information;
2. Authorize the City Clerk to bring forward the necessary amendment bylaws for the *Surrey Zoning By-law, 1993, No. 12000; Business License By-law, 1999, No. 13680; Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691; and Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508*, for the required readings;
3. Direct the City Clerk to schedule a single public hearing for the proposed zoning and business bylaw amendments, and to give public notice in accordance with Section 94 of the *Community Charter*, with the notice to indicate that the public hearing will provide an opportunity for representations to Council, including written representations, on both of the proposed amendment bylaws; and
4. Direct the Director of Bylaw Services or their designate to contact bed and breakfast businesses licensed in Surrey to advise them of the *Business License By-law* amendments and refer them to www.surrey.ca for more information.

RES.R24-1044

Carried

**Item No. R095 Acquisition of the Property at 14943 – 102A Avenue for
 Parkland Purposes
 File: 0870-20/572D**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to purchase 14943 – 102A Avenue, as illustrated on the map attached to the report as Appendix "I", for parkland purposes.

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

1. Receive Corporate Report R095 for information; and
2. Approve the purchase of 14943 – 102A Avenue (PID #009-993-967) for parkland purposes, as illustrated on the attached Appendix "I".

RES.R24-1045

Carried

**Item No. R096 Quarterly Financial Report - First Quarter - 2024
 File: 1880-20**

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

It was
for information.
RES.R24-1046

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council receive Corporate Report R096

Carried

Item No. R097 Sponsorship Request – Car Free Day Surrey 2024
File: 1850-20

The General Manager, Finance submitted a report regarding a sponsorship contribution request that has been received from the Newton Business Improvement Association to join as a sponsoring partner, along with Translink, in presenting the third annual Car Free Day Surrey festival held on Saturday, June 8, 2024, on 137 Street between 72 Avenue and 74 Avenue.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report R097 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$25,000 in support of the third annual Car Free Day Surrey festival.

RES.R24-1047 Carried

Item No. R098 Cloverdale Sport & Ice Complex Contract 1220-030-2021-046
Increase in Expenditure Authority
File: 0760-20 (Cloverdale Sport & Ice Complex)

The General Manager, Social Infrastructure & Community Investments submitted a report to obtain Council approval to increase the construction expenditure authority for Graham Construction and Engineering LP Contract No. 1220-030-2021-046 related to ongoing construction of the Cloverdale Sport & Ice Complex.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That Council:

1. Receive Corporate Report R098 for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2021-046 with Graham Construction and Engineering LP by \$4,250,000 from \$69,605,000 to \$73,855,000(including GST and contingencies) for the ongoing construction of the new Cloverdale Sport & Ice Complex; and
3. Authorize the General Manager, Social Infrastructure & Community Investments, or their designate, to execute Contract No. 1220-030-2021-046 and related change orders.

RES.R24-1048

Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. Planning Report - Application No. 7921-0290-00
2160 King George Boulevard

Owner: Diyash Property Investments Inc.
 (Director Information: B. Dharni, J. Sharma, A. Sharma)
 Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262"
 To amend OCP Figure 3: General Land Use Designations from Urban to Commercial.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2024, No. 21262" pass its third reading.

RES.R24-1049

Carried

"Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263"
 CTA to CD – to develop a 4-storey, 80-room hotel with a restaurant.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 208 (CD 208), Bylaw, 2024, No. 21263" pass its third reading.

RES.R24-1050

Carried

- 2. Planning Report - Application No. 7921-0243-00
10165 - 173 Street

Owner: 1283625 B.C. Ltd. (Director Information: B. Gill, J. Malhi)
 Agent: RGB Engineering Ltd (Gurpreet Grewal)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259"
 To amend OCP Figure 3: General Land Use Designations for a portion of the site from Suburban to Urban.

RES.R24-1051 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259" pass its third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260" RA to RF and RQ - to subdivide into 2 suburban and 3 urban single family lots.

RES.R24-1052 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260" pass its third reading.
Carried

REZONING BYLAW – NO PUBLIC HEARING

3. Planning Report Application No. 7922-0277-00
14570, 14580 and 14590 - 106 Avenue

Owner: Paddington (Guildford) Holdings Ltd. (Director Information: P. Sikham)
Agent: Paddington Properties (Pawanjot Shergill)

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

"Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" RF to CD - to develop a 5-storey residential building, containing 98 market rental units secured through a 60-year Housing Agreement over 2 levels of underground parking, on a consolidated site in Guildford.

RES.R24-1053 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1054 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1055 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 204 (CD 204), Bylaw, 2024, No. 21255" pass its third reading.
Carried

"The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization
Bylaw, 2024, No. 21256"
To enter into a Housing Agreement to secure 98 market rental units for a period of
60 years.

RES.R24-1056 It was Moved by Councillor Annis
Seconded by Councillor Bose
That "The Paddington (Guildford) Holdings
Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256" pass its first
reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1057 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The Paddington (Guildford) Holdings
Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256" pass its second
reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1058 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "The Paddington (Guildford) Holdings
Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256" pass its third
reading.
Carried

4. Planning Report Application No. 7922-0321-00 and 7922-0321-01
10355 King George Boulevard (10388 City Parkway)

Owner: Civic District Investments Ltd. (Director Information: P. Wesik)
Agent: Wesgroup Properties LP (Sebastian Jasiorkowski)

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

"Surrey Comprehensive Development Zone 211 (CD 211), Bylaw, 2024, No. 21264"
C-8 to CD - to develop a mixed-use phased development consisting of three
high-rise mixed-use towers (55, 60 and 65 storeys) and one stand-alone office

building (13 storeys). Phase 1 consists of a 55-storey mixed-use tower with ground floor food store, commercial/retail and childcare.

RES.R24-1059	<p>It was</p> <p>Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its first reading.</p>	<p>Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its first reading. <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R24-1060	<p>It was</p> <p>Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its second reading.</p>	<p>Moved by Councillor Annis Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its second reading. <u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-1061	<p>It was</p> <p>Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its third reading.</p>	<p>Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 211 (CD 211), Bylaw, 2024, No. 21264" pass its third reading. <u>Carried</u></p>
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Development Variance Permit No. 7922-0321-00
To vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7822-0321-00.

RES.R24-1062	<p>It was</p> <p>Permit No. 7922-0321-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That Council support Development Variance Permit No. 7922-0321-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u></p>
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- 5. Planning Report - Application No. 7923-0227-00
13585 – 95 Avenue

Owner: Centurion Appelt (9525 King George) Holdings Inc.
(Director Information: G. Appelt, R. Orr)
Agent: DF Architecture Inc. (Jessie Arora)

One piece of correspondence expressing support and three pieces of correspondence expressing opposition were received for this proposal.

"Surrey Comprehensive Development Zone 212 (CD 212), Bylaw, 2024, No. 21257"

CD (Bylaw No. 20416) to CD - to develop a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 square metres of ground floor commercial and 5,890 square metres of medical offices within the 5-storey podium.

RES.R24-1063 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 212 (CD 212), Bylaw, 2024, No. 21257" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1064 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 212 (CD 212), Bylaw, 2024, No. 21257" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1065 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 212 (CD 212), Bylaw, 2024, No. 21257" pass its third reading.
Carried

"The Centurion Appelt (9252 King George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"
To enter into a Housing Agreement to secure 463 market rental residential dwelling units for a period of 40 years.

RES.R24-1066 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The Centurion Appelt (9252 King
George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"
pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1067 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "The Centurion Appelt (9252 King
George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"
pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "The Centurion Appelt (9252 King
George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"
pass its third reading.
RES.R24-1068 Carried

Development Variance Permit No. 7923-0227-00
To reduce the number of off-street parking spaces for multiple unit residential
rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to
0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental
dwelling unit to 0.09 visitor parking spaces per rental dwelling unit.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7923-0227-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.
RES.R24-1069 Carried

6. Planning Report - Application No. 7922-0238-00
2635 - 158 Street

Owner: 1314913 B.C. Ltd. (Director Information: T. Bal)
Agent: ParaMorph Architecture Inc. (Manpreet Singh)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21261"
RH to RM-30 - to develop 21 townhouse units.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21261" pass its first reading.
RES.R24-1070 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21261" pass its second reading.
RES.R24-1071 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21261" pass its third reading.
RES.R24-1072 Carried

Development Variance Permit No. 7922-0238-00
To reduce the minimum north side yard setback for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels; to reduce the minimum east front yard setback for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and to reduce the minimum south side yard setback for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council support Development Variance
Permit No. 7922-0238-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R24-1073 Carried

7. Planning Report - Application No. 7923-0252-00
6358 - 138 Street

Owners: P. Brar, S. Brar
Agent: Ceres Properties Inc. (Preet Brar)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21265"
RA to RF-10 - to subdivide into 2 single family lots.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21265" pass its first reading.
RES.R24-1074 Carried

The said Bylaw was then read for the second time.

RES.R24-1075
 It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21265" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1076
 It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21265" pass its third reading.
Carried

PERMITS

8. Planning Report - Application No. 7923-0249-00
17802 - 96 Avenue

Owner: 1318926 B.C. Ltd. (Director Information: G. Nijjar, R. Nijjar, B. Nijjar)
Agent: OTG Developments Ltd (Kristin Webb)

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

Temporary Use Permit No. 7923-0249-00

To permit the development of a temporary truck parking facility for a period of
three years.

RES.R24-1077
 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council support Temporary Use Permit
 No. 7923-0249-00 and consider issuance of the Permit once all outstanding
 conditions have been met.
Carried

FINAL ADOPTIONS

- 9. Closure of Road Adjacent to 10068, 10078, 10088 and 10098 - 133 Street
Corporate Report No. 2024-R079

Council direction received May 6, 2024

"Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 10078, 10088 and 10098 – 133 Street, Bylaw 2024, No. 21197"
3900-20-21197

To remove the dedication of a 122.4 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7923-0185-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 10078, 10088 and 10098 – 133 Street, Bylaw 2024, No. 21197" be finally adopted.

RES.R24-1078

Carried

INTRODUCTIONS

- 10. Designation of Transit-Oriented Areas and Changes to Off-Street Parking Requirements Related to Provincial Housing Legislation

Earlier in the meeting, Council approved the recommendations of Corporate Report R089. Bylaw Nos. 21275 and 21276 are therefore in order for consideration.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21275"
3900-20-21275

To designate Transit-Oriented Areas and introduce associated density and height provisions.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21275" pass its first reading.

RES.R24-1079

Carried

The said Bylaw was then read for the second time.

RES.R24-1080 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21275" pass its second reading.
Carried

RES.R24-1081 It was then Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21275" be
held electronically on June 10, 2024, at 7:00 p.m.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21276"
3900-20-21276
To revise residential off-street parking requirements within designated
Transit-Oriented Areas.

RES.R24-1082 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21276" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1083 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21276" pass its second reading.
Carried

RES.R24-1084 It was then Moved by Councillor Hepner
Seconded by Councillor Bains
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21276" be held electronically
on June 10, 2024, at 7:00 p.m.
Carried

11. Short-Term Rentals in Surrey – Bylaw Amendments

Earlier in the meeting, Council approved the recommendations of Corporate
Report No. R094. Bylaw Nos. 21277, 21278, 21279 and 21280 are therefore in order
for consideration.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21277"
3900-20-21277

To permit short-term rental in residential zones, mixed-use zones, agricultural zones and comprehensive development zones in the City of Surrey.

RES.R24-1085 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21277" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1086 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21277" pass its second reading.
Carried

RES.R24-1087 It was then Moved by Councillor Stutt
Seconded by Councillor Bains
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21277" be held electronically on June 10, 2024, at 7:00 p.m.
Carried

"Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21278" 3900-20-21278
To regulate businesses and licensing related to short-term rentals, bed and breakfasts, and boarders and lodgers in the City of Surrey.

RES.R24-1088 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21278" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1089 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21278" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1090 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Business License By-law, 1999,
No. 13680, Amendment Bylaw, 2024, No. 21278" pass its third reading.
Carried

RES.R24-1091 It was then Moved by Councillor Hepner
Seconded by Councillor Bains
That the Public Hearing on "Business License
By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21278" be held electronically
on June 10, 2024, at 7:00 p.m.
Carried

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508,
Amendment Bylaw, 2024, No. 21279"
3900-20-21279
To amend Schedule 3 to issue a ticket for enforcement for short-term rentals.

RES.R24-1092 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Municipal Ticket Information
Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21279" pass its
first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1093 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Municipal Ticket Information
Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21279" pass its
second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1094 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Municipal Ticket Information
Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21279" pass its
third reading.
Carried

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw,
2024, No. 21280"
3900-20-21280
To amend Schedule 3 to issue a ticket for enforcement for short-term rentals.

RES.R24-1095 It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Bylaw Notice Enforcement
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21280" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1096 It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Bylaw Notice Enforcement
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21280" pass its second
 reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1097 It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Surrey Bylaw Notice Enforcement
 Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21280" pass its third reading.
Carried

I. CLERK’S REPORT

This section had no items to consider.

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

1. Workshop to Incentivize Agricultural Growth

RES.R24-1098 It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That Council direct staff to organize a
 workshop including senior staff from the Provincial Ministry of Agriculture, the
 Agricultural Land Commission, and representatives of farm organizations in
 Surrey to find ways to reduce obstacles for farm-based businesses to grow and to
 further incentivize innovation and the growth of food production and value-added
 processing.
Carried

L. ADJOURNMENT

It was

Moved by Councillor Annis
Seconded by Councillor Kooner
That the May 27, 2024 Regular Council -

Public Hearing meeting be adjourned.
RES.R24-1099

Carried

The Regular Council - Public Hearing meeting adjourned at 8:19 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk
Director of Legislative Services

Mayor Brenda Locke