

Present:

Acting Mayor - Councillor Bains
Councillor Annis
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Mayor Locke

Staff Present:

L. Cavan, Acting City Manager
J. Ficocelli, City Clerk and Director Legislative Services
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
K. Grewal, General Manager, Finance
R. Gill, General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure
& Community Investment
S. Low, Director, Development Planning
C. Atkins, Development Planning Manager
D. Todd, Development Planning Manager
J. Pang, Director Land Development
L. Thomas, Fire Chief

Acting Mayor Bains assumed the role of the Chair.

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

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the December 16, 2024, Regular Council - Public Hearing meeting be amended by removing Item No. R259 Council Indemnity and Benefits Market Review under Corporate Reports; and
2. The agenda be adopted as amended.

RES.R24-2726

Carried

2. Adoption of the Minutes**a. Special Council – December 2, 2024**

It was

Moved by Councillor Annis
Seconded by Councillor Kooner
That the minutes of the Special Council
meeting held on December 2, 2024, be adopted.

RES.R24-2727

Carried

D. MAYOR'S REPORT

1. Committee Appointments

File: 0540-20

Acting Mayor Bains announced the following Committee appointments:

Surrey Heritage Advisory Commission

Members of the public are appointed for a two-year term ending December 31, 2026 as follows:

- Martin Hilmer
- Wendy Tracey

Board of Variance

Members of the public are appointed for a three-year term ending December 31, 2027 as follows:

- Beerinder Sidhu
- Raj Sidhu

Surrey Public Library Board

Councillor Kooner is appointed for a one-year term ending December 31, 2025.

Members of the public are appointed for a two-year term ending December 31, 2026 as follows:

- Lisa Werring
- Balbir Gurm
- Dulce Cuenca
- Stanley Chang
- Jocelyne Leszczynski

Advisory Design Panel

Members of the public are appointed for a two-year term ending December 31, 2026 as follows:

- Inderjit Singh Dhillon
- Uli Egger
- Ryan Amies

2. Community Update

Acting Mayor Bains provided the following update on behalf of Mayor Locke:

- Mayor Locke attended over a dozen events celebrating the holiday season in Surrey, noting the joy of seeing homes and buildings lit up as people gathered to mark the festivities. As the year comes to a close, she extends warm wishes for a Merry Christmas and a prosperous New Year to everyone in the city.

E. COUNCILLOR'S REPORTS

- Councillor Stutt reported on his attendance at the Seaforth Highlanders Cadet Corps Annual Dinner.
- Councillor Kooner reported on her attendance at the Semiahmoo Heritage Trail Walk. She further expressed concerns she received from residents regarding Sunnyside Cemetery and requested staff to provide more information on provincial burials relating to cost and revenue.
- Councillor Hepner reported on his attendance at the Cloverdale Athletic Park Open House.
- Councillor Bose reported on his attendance at the Seaforth Highlanders Cadet Corps Annual Dinner and the Cloverdale Athletic Park Open House.

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. Public Safety Committee Minutes – October 23, 2024

| | |
|--------|---|
| It was | Moved by Councillor Annis Seconded by Councillor Hepner That the minutes of the Public Safety |
|--------|---|

Committee Minutes held on October 23, 2024, be received.

RES.R24-2730

Carried

I. CORPORATE REPORTS

Item No. R254 Expense Policy for Council Members - Amendments

The General Manager, Finance submitted a report to provide Council with a proposed update to the "Approvals Required" section and the "Accommodation, Miscellaneous Reimbursable Expenses and Per Diem Allowance" section of the Council Expense Policy. This policy relates to expenditures incurred by Council members when representing the City, while engaging in City business by attending meetings, conferences, or conventions,

including costs for accommodation, registration, transportation, communication, per diem and any other associated expenses incurred during those engagements. The updated rates for Per-Diem Allowances are based on the Consumer Price Index increases from 2017 to 2024, as produced by BC Stats using information from Statistics Canada.

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

1. Receive Corporate Report R254 for information; and
2. Authorize staff to implement the amendments as proposed in Appendix "II", Proposed Expense Policy for Council Members.

RES.R24-2731 Carried

Item No. R255 Expense Policy for Employee and Other Authorized Persons - Amendments

The General Manager, Finance submitted a report to seek the approval of Council to update the Employee Expense Policy. This policy relates to expenditures incurred by City staff when representing the City, while engaging in City business by attending meetings, conferences, or conventions, including costs for accommodation, registration, transportation, per diem and any other associated expenses incurred during those engagements. The updated rates are based on the Consumer Price Index increases from 2016 to 2024, as produced by BC Stats using information from Statistics Canada.

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

1. Receive Corporate Report R255 for information; and
2. Authorize staff to implement the amendments as proposed in Appendix "II", Proposed Expense Policy for Employees.

RES.R24-2732 Carried

Item No. R256 Increase Scope of Work for Contract No. 1220-030-2016-007 Cloverdale Sport & Ice Complex – Architectural Design and Construction Administration Services

The General Manager, Social Infrastructure & Community Investment submitted a report to obtain Council approval to increase the expenditure authorization limit on Contract No. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. for the architectural design and construction administration services related to delivery of the Cloverdale Sport & Ice Complex.

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

1. Receive Corporate Report R256 for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. by \$588,651.00 from \$4,313,726.55 to \$4,902,377.55 (including GST) for the Cloverdale Sport & Ice Complex;
3. Set the revised expenditure authorization limit for Contract No. 1220-030-2016-007 at \$5,300,000.00 (including GST and contingencies); and
4. Authorize the General Manager, Social Infrastructure & Community Investment to execute Contract No. 1220-030-2016-007.

RES.R24-2733 Carried

Item No. R257 Development Inquiry Assistant Official Release & Enhancements

The General Manager, Planning & Development, and General Manager, Corporate Services submitted a report to inform Council about the official launch of the Development Inquiry Assistant, an Artificial Intelligence-powered chatbot designed to provide citizens with instant, accurate, and user-friendly answers to their questions about permitting requirements and development opportunities.

It was
Moved by Councillor Bose
Seconded by Councillor Stutt
That Council receive Corporate Report R257

for information.
RES.R24-2734 Carried

Councillor Annis declared a conflict of interest and left the meeting at 7:20 p.m.

Item No. R258 City Grants Policy – Proposed Amendments

The General Manager, Finance submitted a report to seek approval from Council to update the Policy on City Grants.

It was
Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council approve the amendments to
the Policy on City Grants D-26, as outlined in the report.

RES.R24-2735 Carried by members remaining

Councillor Annis rejoined the meeting at 7:22 p.m.

Item No. R259 Council Indemnity and Benefits Market Review

The City Manager, and General Manager, Corporate Services submitted a report in accordance with Council Policy No. D-36 Council Indemnity and Benefits (attached to the report as Appendix "I"), the City has conducted a market review of the Council indemnity structure and benefits. The purpose of the report is to inform Council of its findings and staff's recommendations.

This item was removed from the agenda.

Item No. R260 Surrey Housing Data Update – 2024 Interim Housing Needs Report

The General Manager, Social Infrastructure & Community Investments, and General Manager, Planning & Development submitted a report to update Council on Surrey's long-term housing needs and outline actions taken since the approval of the 2022 Housing Needs Report. This 2024 Interim Housing Needs Report meets the Provincial requirement for completion by January 1, 2025.

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

1. Receive Corporate Report R260 for information;
2. Endorse the Surrey Housing Data Update - 2024 Interim Housing Needs Report (the 2024 Interim Report), attached as Appendix "I";
3. Authorize staff to forward the 2024 Interim Report to the Province in fulfillment of requirements for a 2024 Interim Housing Needs Report; and
4. Direct staff to notify the Minister of Housing upon approval of the 2024 Interim Report.

RES.R24-2736

Carried

Item No. R261 Award of Contract No. 1220-020-2024-006 for North Surrey Recreation Centre Demolition

The General Manager, Corporate Services submitted a report to obtain Council approval to award Contract No. 1220-020-2024-006 to Division 2 Contracting Ltd. for the North Surrey Recreation Centre Demolition as described in the report.

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

1. Award contract No 1220-020-2024-006 for the North Surrey Recreation Centre Demolition to Division 2 Contracting Ltd. in the amount of \$1,197,000.00, including applicable taxes;
2. Set the expenditure authorization limit for this contract to \$1,436,400.00, including applicable taxes and contingencies; and
3. Authorize the General Manager, Corporate Services Department, or his delegate to execute Contract No. 1220-020-2024-006.

RES.R24-2737 Carried

Item No. R262 Award of Contract No. 1220-040-2024-087 for the City of Surrey - Operations Building Tenant Improvement

The General Manager, Corporate Services submitted a report to obtain Council approval to award Contract No. 1220-040-2024-087 to Willow Spring Construction (BC) Ltd. for the City of Surrey – Operations Building Tenant Improvement as described in the report.

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

1. Award contract No. 1220-040-2024-087 for the City of Surrey - Operations Building Tenant Improvement to Willow Spring Construction (BC) Ltd. in the amount of \$1,494,262.59 including applicable taxes;
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-087 to \$1,643,688.85 including applicable taxes; and
3. Authorize the General Manager, Corporate Services Department, or his delegate to execute Contract No. 1220-040-2024-087.

RES.R24-2738 Carried

Item No. R263 Development Approval Process Improvement Task Force Update and Modified Terms of Reference

The General Manager, Planning & Development, and General Manager, Engineering submitted a report to provide Council with an update on the work of the Development Approval Process Improvement Task Force and request Council’s endorsement of a modified Terms of Reference that will allow the work of the Development Approval Process Improvement Task Force to extend into 2025.

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

1. Receive Corporate Report R263 for information; and
2. Endorse the modified Terms of Reference for the Development Approval Process Improvement Task Force (attached as Appendix I).

RES.R24-2739 Carried

**Item No. R264 Award of Contract No. 4824-029-11
74 Avenue Utilities & Road Improvements Package**

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 4824-029-11 to Arsalan Construction Ltd. for the 74 Avenue storm and sanitary utilities.

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

1. Award Contract No. 4824-029-11 to Arsalan Construction Ltd. in the amount of \$7,802,718.00 (including GST) for the 74 Avenue Utilities & Road Improvements package;
2. Set the expenditure authorization limit for Contract No. 4824-029-11 at \$8,583,000.00 (including contingencies and GST);
3. Authorize the General Manager, Engineering to execute Contract No. 4824-029-11; and
4. Authorize the reimbursement of Housing Accelerator Funding for the sanitary sewer extension with a frontage latecomer charge and DCC contributions for additional capacity for growth.

RES.R24-2740 Carried

Item No. R265 South Campbell Heights Local Area Plan – Stage 2 Final Report

Note: See Bylaws 21496 and 21497 under J.2.

The General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council approval of the Stage 2 South Campbell Heights Local Area Plan. The Plan includes a land use framework, urban design guidelines, transportation network, natural asset management strategy, engineering servicing strategies, and a financing strategy for the delivery of infrastructure and community amenities.

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

1. Receive Corporate Report R265 for information;
2. Approve the South Campbell Heights Land Use Concept and Plan document attached as Appendix "I" and Appendix "II";
3. Approve the amenity contributions specified in the South Campbell Heights Local Area Plan and to authorize the City Clerk to introduce the necessary bylaws to amend *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendix "III";
4. Authorize staff to incorporate the Development Cost Charge eligible infrastructure related to water, stormwater, sanitary sewer, and transportation for the South Campbell Heights Plan into the City's 10-year Servicing Plan;
5. Authorize staff, as part of the next edition of the City's 10-Year Servicing Plan, to bring forward amendments to *Surrey Development Cost Charge Bylaw, 2024, No. 21174* in order to establish an area-specific Development Cost Charge for Sanitary for the South Campbell Heights Plan, as described in the report; and
6. Authorize staff to bring forward amendment to *Surrey Development Application Fees Bylaw, 2016, No. 18641* to require the payment of additional application fees which allows for the recovery of the costs of preparing the South Campbell Heights Plan, as documented in Appendix "IV".

RES.R24-2741 Carried

J. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Early Excavation for Multi-Family Housing: Pilot Program - Corporate Report R245

To facilitate quicker construction of new homes by issuing an "excavation only" building permit in advance of final adoption of the rezoning and issuance of the development permit.

* See memorandum dated December 11, 2024.

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

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21490" pass its third reading.
RES.R24-2742 Carried

K. CLERK’S REPORT

1. Delegation Requests

- (a) Jasmine Broeder, President, and Caroline Doerksen, Secretary Surrey Pride Society**

Requesting to appear at a Council-in-Committee meeting to provide a presentation on Surrey Pride 2025 events.

It was
Caroline Doerksen, Secretary
at Council-in-Committee.

Moved by Councillor Bose
Seconded by Councillor Kooner
That Jasmine Broeder, President, and
Surrey Pride Society be heard as a delegation

RES.R24-2753 Carried

L. NOTICE OF MOTION

This section had no items to consider.

M. OTHER BUSINESS

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

At the December 2, 2024 Regular Council – Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"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."

It was
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.

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council direct staff to retain external

RES.R24-2754 Carried

N. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That the December 16, 2024 Regular Council

- Public Hearing meeting be adjourned.

RES.R24-2755

Carried

The Regular Council - Public Hearing meeting adjourned at 7:38 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Acting Mayor Bains