

A. ADOPTIONS

2. Adoption of the Minutes

a. Special Council - February 24, 2025

That the minutes of the Special Council meeting held on February 24, 2025, be adopted.

b. Regular Council - Land Use - February 24, 2025

That the minutes of the Regular Council – Land Use meeting held on February 24, 2025, be adopted.

c. Regular Council - Public Hearing - February 24, 2025

That the minutes of the Regular Council - Public Hearing meeting held on February 24, 2025, be adopted.

C. PUBLIC HEARING DELEGATIONS

1. Planning Report - Application No. 7924-0185-00

"Surrey Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557"

2. Planning Report - Application No. 7923-0017-00

"Surrey Comprehensive Development Zone 284 (CD 284), Bylaw, 2025, No. 21575"

3. Planning Report - Application No. 7923-0307-00

"Surrey Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576"

4. Planning Report - Application No. 7923-0013-00

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"

"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"

5. Planning Report - Application No. 7924-0140-00

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574"

6. Planning Report - Application No. 7924-0293-00

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569"

"Surrey Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570"

F. CONSENT AGENDA

That Council approve Consent Agenda items F.1 to F.3.

CORPORATE REPORT AND BYLAWS AND DEVELOPMENT VARIANCE PERMITS TO BE CLOSED AND FILED

1. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – March 10, 2025

Item No. R035 Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Twelfth Batch

That Council:

1. Receive Corporate Report R035 for information;
2. Authorize staff to close and file in-stream Official Community Plan ("OCP") and zoning bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "I"; and
3. Authorize staff to close and file in-stream development variance permits without any associated OCP and rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "II";
4. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for April 14, 2025, and approval as to form for associated development variance permits after final adoption.

Planning Report – Application No. 7922-0041-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803"

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803" be filed.

Planning Report – Application No. 7918-0046-00
Development Variance Permit No. 7918-0046-00

That Council close Development Variance Permit No. 7918-0046-00.

COMMITTEE MINUTES

2. Development Approval Process Improvement Task Force - January 28, 2025

That the minutes of the Development Approval Process Improvement Task Force meeting held on January 28, 2025, be received.

3. Development Approval Process Improvement Task Force – February 11, 2025

That the minutes of the Development Approval Process Improvement Task Force meeting held on February 11, 2025, be received.

H. CORPORATE REPORTS

Item No. R036 Tenant Improvement and Building Permit Improvements

That Council:

1. Receive Corporate Report R036 for information; and
2. Endorse the implementation of a modernized tenant improvement building permit process, including the Minor Tenant Improvement Program, as described in the report.

Item No. R037 Union of BC Municipalities Grant for Next Generation 9-1-1 Funding

That Council:

1. Receive Corporate Report R037 for information; and
2. Authorize staff to apply to the Union of BC Municipalities Next Generation 9-1-1 Funding Program for a grant of \$2,000,000 to procure the hardware and software required to complete the transition to Next Generation 9-1-1 for the Surrey Fire Services' dispatch centre.

Item No. R038 Award of Contract No. 1220-030-2024-038 Computer Aided Dispatch Software Replacement

That Council:

1. Award Contract No. 1220-030-2024-038 for a Computer Aided Dispatch software replacement to Motorola Solutions Canada Inc. for an initial software purchase and five-year licencing and maintenance term in the total amount of \$3,956,757.28, including applicable taxes;
2. Set the expenditure authorization limit for the first five years of Contract No. 1220-030-2024-038 at \$4,352,433.01 (including contingency and applicable taxes); and
3. Authorize the Fire Chief to execute Contract No. 1220-030-2024-038.

Item No. R039 Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020; Surrey Zoning By-law, 1993, No. 12000; South Newton and King George Corridor NCP Mapping and City of Surrey Policy No. O-62

That Council:

1. Approve proposed amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as described in Corporate Report R039 and as documented in Appendix "I";
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in the report and as documented in Appendix "II";
3. Approve proposed amendments to City of Surrey Policy No. O-62, as described in the report and as documented in Appendix "III";
4. Approve the proposed amendments to the King George Corridor NCP and South Newton Neighbourhood Concept Plans, as described in the report and as documented in Appendix "IV"; and
5. Authorize the City Clerk to bring forward the necessary amendment bylaws for the required readings and to set a date for the related public hearing.

Item No. R040 Recommendations for 2025 Cultural Grants Program Allocations

That Council:

1. Receive Corporate Report R040 for information; and
2. Approve 94 Cultural Grants and eight Surrey Civic Theatres rental subsidies as listed in Appendix "II", totaling \$617,125.00 for 2025 in accordance with the Surrey Cultural Grants Program, pending Council approval of the forthcoming 2025-2029 General Operating Financial Plan.

Item No. R041 2025 Public Art Street Banners

That Council refer Corporate Report No R041 back to staff to consider ways to incorporate a Canadian focus to the Public Art Street Banner Project.

**Item No. R042 Award of Contract No. 1220-040-2024-093
Supply of Two Tandem Axle Dump Trucks with Winter
Maintenance Equipment**

That Council:

1. Award Contract No. 1220-040-2024-093 to First Truck Centre Vancouver Inc. in the amount of \$1,267,042.56 (including all applicable taxes and levies) for the supply of two compressed natural gas fuelled tandem axle dump trucks with associated winter maintenance equipment;
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-093 at \$1,267,042.56 (including all applicable taxes and levies); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2024-093.

**Item No. Ro43 Award of Contract No. 4821-001-21
128 Street Drainage and Sanitary Improvements**

That Council:

1. Award Contract No. 4821-001-21 to J. Cote & Son Excavating Ltd. in the amount of \$4,032,620.55 (including GST) for 128 Street Drainage and Sanitary Improvements;
2. Set the expenditure authorization limit for Contract No. 4821-001-21 at \$4,450,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 4821-001-21.

Item No. Ro44 Launch of the Digital Development Applications Portal

That Council receive Corporate Report Ro44 for information.

Item No. Ro45 E-Comm 9-1-1 – Designate to the Board of Directors

That Council:

1. Designate Larry Thomas, Fire Chief and Emergency Planning Coordinator, as the City of Surrey’s representative to the E-Comm 9-1-1- Board of Directors for any required business prior to the 2025 Annual General Meeting; and
2. Authorize the City Clerk to forward the resolution to E-Comm 9-1-1, the City of Langley, the City of White Rock and the Township of Langley.

Item No. Ro46 Renewal of Cloverdale Business Improvement Area

That Council:

1. Receive Corporate Report Ro46 for information; and
2. Authorize the City Clerk to bring forward the *Cloverdale Business Improvement Area Bylaw, 2025, No. 21452* for final adoption.

**Item No. Ro47 Coordinated Works Agreement with the City of Delta
96 Avenue Road Improvements from 116 Street to 120 Street**

That Council:

1. Approve entering into an Agreement with the City of Delta for the 96 Avenue Road Improvements from 116 Street to 120 Street;
2. Authorize the Mayor and City Clerk to execute a finalized agreement for the 96 Avenue Road Improvements from 116 Street to 120 Street; and

3. Authorize the General Manager, Engineering to execute future amendments of this Agreement, if required, provided that the amendments uphold the spirit and intent of this Agreement and have no financial impact to the City.

Item No. Ro48 South Westminster Neighbourhood Concept Plan – Stage 1 Plan

That Council:

1. Receive Corporate Report Ro48 for information;
2. Approve the updated South Westminster Stage 2 Neighbourhood Concept Plan ("NCP") attached as Appendix "I";
3. Approve the Stage 1 Land Use Concept for the Transit Village Study Area (situated within the South Westminster NCP area) attached as Appendix "II";
4. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000* to update amenity contributions for the South Westminster NCP area, as documented in Appendix "III", and authorize the City Clerk to bring forward the necessary *Surrey Zoning By-law, 1993, No. 12000* amendment bylaw for the required readings at a future Council meeting and to set a date for the related Public Hearing; and
5. Authorize staff to proceed with the necessary studies to support the Waterfront District Study Area (situated within the South Westminster NCP area) as described in the report.

**Item No. Ro49 Abandonment of Expropriation of Right-of-Way at 14159 –
40 Avenue**

That Council:

1. Receive Corporate Report Ro49 as information;
2. Authorize the City Clerk to bring forward for the required readings, *A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597*, as shown in Appendix "I"; and
3. Authorize the General Manager, Engineering, to:
 - (a) Together with the City Clerk, complete and execute the Notice of Abandonment with respect to the Property and in the form prescribed by the *Expropriation Act General Regulation*; and
 - (b) Arrange for the filing in the Land Title Office of the Notice of Abandonment and then arrange to serve copies of the Notice of Abandonment on anyone required under the *Expropriation Act*.

**Item No. R050 Contract Award for Project Management Support Services for
Chuck Bailey Recreation Centre Renovation and Expansion**

That Council:

1. Approve the award of Standing Offer Agreement No. 1220-060-2024-004 for project management support services for Chuck Bailey Recreation Centre Renovation and Expansion to Core PM Services Ltd. in the amount of \$454,749.75 (including GST plus allowable disbursements);
2. Set the expenditure authorization limit for Contract No. 1220-060-2024-004 at \$530,000.00(including contingency and GST); and
3. Authorize the Chief Capital Programs Officer, to execute Contract No. 1220-060-2024-004.

Item No. R051 10-Year (2025-2034) Servicing Plan

That Council:

1. Receive Corporate Report R051 for information; and
2. Endorse the proposed 10-Year (2025-2034) Servicing Plan attached to the report as Appendix "I".

**Item No. R052 Acceptance of Surety Bonds as Security for Development Cost
Charge Instalments**

That Council:

1. Receive Corporate Report R052 for information; and
2. Approve a Pilot Program in accordance with this report, endorsing the use of surety bonds from acceptable surety companies and in a form as determined by the General Manager, Finance as an alternate form of security to Letters of Credit for Development Cost Charges paid by instalments.

I. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report - Application No. 7924-0185-00
12091 and 12099 - 88 Avenue

Owner: Pacific Press Properties Inc. (Director Information: G. Sandhu)
Agent: Orion Construction (J. Paquin)

To rezone the subject site from Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) in order to develop a multi-tenant industrial building with accessory offices and commercial uses, for a total floor area of 13,792 square metres.

"Surrey Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557"

"Surrey Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557" pass its third reading.

2. Planning Report - Application No. 7923-0017-00
6754 - 142 Street

Owner: A. Sidhu
Agent: A. Sidhu

To rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a standalone childcare centre, limited to 20 children.

"Surrey Comprehensive Development Zone 284 (CD 284), Bylaw, 2025, No. 21575"

"Surrey Comprehensive Development Zone 284 (CD 284), Bylaw, 2025, No. 21575" pass its third reading.

3. Planning Report - Application No. 7923-0307-00
7288 - 141A Street

Owners: P. Bhullar, J. Saundh
Agent: 1431472 B.C. Ltd. (J. Bhullar)

To rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a childcare centre for up to 20 children, with a caretaker unit.

"Surrey Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576"

"Surrey Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576" pass its third reading.

4. Planning Report - Application No. 7923-0013-00
13511, 13521, 13531, 13541, and 13551 - 102 Avenue

Owner: Marcon City Parkway Properties Ltd. (Director Information: M. Paoella)
Agent: Marcon City Parkway (GP) Ltd. (T. Rowe)

To amend the Official Community Plan Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 11.7 FAR within the "Downtown" designation. The proposal also includes amending the rezoning of the same site from Community Commercial Zone (C-8) to Comprehensive Development Zone (CD) to allow changes to proposed uses within a mixed-use tower with 120 rental residential dwelling units and 376 market residential units.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036" pass its third reading.

"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"

"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037" pass its third reading.

5. Planning Report - Application No. 7924-0140-00
8011 and 8053 - 170A Street

Owners: P. Kaila, S. Kaila, C. Seitz
Agent: ParaMorph Architecture Inc. (M. Singh)

To amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from Suburban Residential Zone (R1) to Multiple Residential 30 Zone (RM-30) to permit the development of 22 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard (west) setback for unit 13 (building 3) to the western principal building face; and reduce the minimum rear yard (north) setback for unit 22 (building 5) to the northern principal building face.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573" pass its third reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574" pass its third reading.

Development Variance Permit No. 7924-0140-00

That Council support Development Variance Permit No. 7924-0140-00

6. Planning Report - Application No. 7924-0293-00
7251, 7271 and 7291 - 188 Street

Owner: STX 188 Projects Ltd. (Director Information: S. Dhaliwal, B. Mander)
Agent: Hub Engineering Inc. (J. Czoch)

To amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential, amend Table 7a: Land Use Designation Exceptions for the same site by permitting a density of up to 2.9 FAR and to amend Figure 42: Major Employment Areas by removing the Commercial designation for the same site. The proposal also includes rezoning the same site from Acreage Residential Zone (RA) to Comprehensive Development Zone (CD) in order to develop two six-storey residential buildings containing approximately 375 dwelling units over underground parking in a consolidated site in West Clayton.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569" pass its third reading.

"Surrey Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570"

"Surrey Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570" pass its third reading.

REZONING BYLAW – NO PUBLIC HEARING

7. Planning Report - Application No. 7924-0038-00
14271 - 88 Avenue

Owner: JPJ Homes Ltd. (Director Information: J Johal, J Nijjar)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone the site from Urban Residential Zone (R₃) to Compact Residential Zone (R₅) in order to subdivide into two compact residential lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21566"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21566" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21566" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21566" pass its third reading.

8. Planning Report - Application No. 7923-0321-00
1825 Ocean Park Road

Owner: T. Zanatta
Agent: Pacific Image Home Designs Ltd (R. Eerden)

To rezone the site from Urban Residential Zone (R₃) to Oceanfront Residential Zone (R₂-O) in order to develop a new dwelling and a pool within the rear yard setback. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from 10 metres to 2.1 metres for an accessory building and structure more than 10 square metres in area.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21567"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21567" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21567" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21567" pass its third reading.

Development Variance Permit No. 7923-0321-00

That Council support Development Variance Permit No. 7923-0321-00

9. Planning Report - Application No. 7923-0371-00
14229, 14237, 14247 - 103 Avenue and 10312 - 142 Street

Owners: K. Sohi, G. Sohi, J. Jhooti, G. Sohi, H. Sohi, H. Sohi, K. Sohi
Agent: Matthew Cheng Architect Inc. (M. Cheng)

To rezone the site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) in order to develop a six-storey apartment building with 116 dwelling units and underground parking on a consolidated site.

"Surrey Comprehensive Development Zone 286 (CD 286), Bylaw, 2025, No. 21568"

"Surrey Comprehensive Development Zone 286 (CD 286), Bylaw, 2025, No. 21568" pass its first reading.

"Surrey Comprehensive Development Zone 286 (CD 286), Bylaw, 2025, No. 21568" pass its second reading.

"Surrey Comprehensive Development Zone 286 (CD 286), Bylaw, 2025, No. 21568" pass its third reading.

10. Planning Report - Application No. 7924-0017-00
13532 - 106A Avenue

Owner: Landa (Th) Holdings Ltd. (Director Information: K. Cheung, G. Wang)
Agent: WA Architects Ltd (J. Smith)

To amend Comprehensive Development Bylaw No 19612 for the site in order to allow live/work units on the ground level within a ground-oriented dwelling unit.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612, Amendment Bylaw, 2025, No. 21572"

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612, Amendment Bylaw, 2025, No. 21572" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612, Amendment Bylaw, 2025, No. 21572" pass its second reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612, Amendment Bylaw, 2025, No. 21572" pass its third reading.

11. Planning Report - Application No. 7923-0139-00
18645, 18619 and 18599 - 74 Avenue

Owner: Wesmont Homes (Clayton 74 Ave) Ltd. (Director Information: N. Tilstra)
Agent: Wesmont Homes (Clayton 74 Ave) Ltd. (S. Tilstra)

To rezone a portion of the site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) in order to develop 152 townhouse units with reduced setbacks and increased back-to-back units. In addition, the proposal includes a Development Variance Permit to reduce the rear yard (south) setback to the principal building face; to reduce the east side yard setback for Buildings 17 and 30 to the principal building face; to reduce the west side yard setback for Building 14 to the principal building face; and to vary the maximum number of back-to-back townhouse units.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571" pass its third reading.

Development Variance Permit No. 7923-0139-00

That Council support Development Variance Permit No. 7923-0139-00

12. Planning Report - Application No. 7918-0285-00
12248 - 97 Avenue

Owners: R. Johal, A. Sandhu
Agent: Citiwest Consulting Ltd. (R. Jawanda)

To rezone the site from Urban Residential Zone (R3) to Small Lot Residential Zone (R4) in order to subdivide into 4 small residential lots with reduced lot widths and side-by-side garages. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width (Type 1 Interior) for proposed Lots 1 and 4 to facilitate the proposed subdivision and to allow side-by-side garages for proposed Lots 1, 2, 3 and 4.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21578"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21578" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21578" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21578" pass its third reading.

Development Variance Permit No. 7918-0285-00

That Council support Development Variance Permit No. 7918-0285-00

13. Planning Report - Application No. 7924-0015-00
6230 - 140 Street

Owner: B. Manawadu

Agent: ParaMorph Architecture Inc. (P. Verma)

To rezone the site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) in order to develop 133 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear (east) yard setback; to reduce the minimum side yard (north) setback; to permit that upper storey wall projections encroach into the setbacks; and to reduce the minimum setback distance for a Class A (red-coded) stream as measured from top of bank.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21577"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21577" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21577" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21577" pass its third reading.

Development Variance Permit No. 7924-0015-00

That Council support Development Variance Permit No. 7924-0015-00

REZONING BYLAW – NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Eleven Batch February 24, 2025.

14. Planning Report - Application No. 7921-0332-00, 7921-0332-01
12252 - 97 Avenue

Owner: M. Islam

Agent: CitiWest Consulting Ltd. (R. Jawanda)

To rezone a portion from Urban Residential Zone (R3) to Compact Residential Zone (R5) in order to subdivide into 3 single family residential lots. In addition, the proposal includes a Development Variance Permit for a requirement to provide a driveway from a rear lane is waived to allow a front access driveway; to reduce the minimum lot depth (Type I interior lots) for proposed Lots 1 and 2.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21560"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21560" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21560" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21560" pass its third reading.

Development Variance Permit No. 7921-0332-01

That Council support Development Variance Permit No. 7921-0332-01

15. Planning Report - Application No. 7921-0234-00, 7921-0234-01
13839 and 13853 - 58 Avenue

Owner: S N D Development Ltd. (Director Information: C. Sran)
Agent: Hub Engineering Inc. (C. Jakub)

To rezone from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4) in order to subdivide into 9 single family lots. In addition, the proposal includes a Development Variance to reduce the minimum lot depth for proposed Lot 3, proposed Lot 4, Lot 5 and 6; to reduce the minimum lot width for proposed Lot 7, Lot 8 and Lot 9; and to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard, Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21561"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21561" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21561" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21561" pass its third reading.

Development Variance Permit No. 7921-0234-01

That Council support Development Variance Permit No. 7921-0234-01

16. Planning Report - Application No. 7921-0236-00
9141 - 156 Street

Owner: R. Grewal
Agent: Gursimer Design & Management Inc. (N. Singh)

To rezone from Urban Residential Zone (R3) to Small Lot Residential Zone (R4) in order to subdivide into three family residential lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21562"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21562" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21562" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21562" pass its third reading.

17. Planning Report - Application No. 7922-0136-00
13671 - 16 Avenue

Owner: D. Graham
Agent: D. Graham

To amend the Official Community Plan Figure 3: General Land Use Designation from Suburban to Urban and to amend Figure 5: to remove it from the Suburban Density Exception Area. The proposal includes rezoning a portion from Acreage Residential Zone (RA) to Urban Residential Zone (R3) in order to subdivide into two single family residential lots.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794" be finally adopted

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21563"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21563" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21563" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21563" pass its third reading.

18. Planning Report – Application No. 7921-0013-00
6844, 6854 and 6864 – 147 Street

Owner: 1160004 B.C. Ltd. (Director Information: B. Parmar, G. Sidhu)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4) in order to subdivide into thirteen single family small lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21564"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21564" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21564" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21564" pass its third reading.

19. Planning Report - Application No. 7922-0212-00
5718 Woodside Place

Owner: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To rezone from Suburban Residential Zone (R1) to CD 21565 in order to subdivide into two lots with the retention of an existing house.

"Surrey Comprehensive Development Zone 282 (CD 282), Bylaw, 2025, No. 21565"

"Surrey Comprehensive Development Zone 282 (CD 282), Bylaw, 2025, No. 21565" pass its first reading.

"Surrey Comprehensive Development Zone 282 (CD 282), Bylaw, 2025, No. 21565" pass its second reading.

"Surrey Comprehensive Development Zone 282 (CD 282), Bylaw, 2025, No. 21565" pass its third reading.

PERMITS

20. Planning Report - Application No. 7917-0344-02
15614 - 20 Avenue

Owner: G. Sandhu
Agent: Terra Nobis Consulting (J. Lee)

To reduce the minimum lot depth requirement for proposed Lots 1 and 2 to subdivide into two single family lots.

Development Variance Permit No. 7917-0344-02

That Council authorize the issuance of Development Variance Permit No. 7917-0344-02.

21. Planning Report - Application No. 7918-0160-00
12145 - 100 Avenue

Owners: A. Saroay, P. Saroay
Agent: Mainland Engineering Design Corp. (A. Banwait)

To reduce the minimum lot widths to subdivide into two residential lots.

Development Variance Permit No. 7918-0160-00

That Council support Development Variance Permit No. 7918-0160-00

22. Planning Report - Application No. 7916-0225-00
16172 - 24 Avenue

Owners: LMJA Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJB Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJC Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)

Agent: Isle of Mann Property Group (G. Gill)

To vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for the servicing agreement associated with the proposed development.

Development Variance Permit No. 7916-0225-00

That Council support Development Variance Permit No. 7916-0225-00

23. Planning Report - Application No. 7920-0142-00
3568 - 176 Street (3580 - 176 Street)

Owners: S. Kang, J. Kang

Agent: S. Kang

To reduce the minimum north street side yard setback for agriculture and horticulture buildings to the building face; reduce the minimum front yard setback for agriculture and horticulture buildings to the building face; increase the maximum setback for a single family dwelling from the front lot line; and increase the maximum depth for the farm residential footprint from the front of the lot in order to vary the farm residential home plate and front yard setback to permit construction of a new single family dwelling and for the location of an existing agriculture building.

Development Variance Permit No. 7920-0142-00

That Council support Development Variance Permit No. 7920-0142-00

24. Planning Report - Application No. 7924-0159-01
19228 - 36 Avenue

Owner: Pollyco (192 St) Holdings Ltd. (Director Information: C. Chow)

Agent: Pollyco (192 St) Holdings Ltd. (S. Yang)

To increase the maximum lot coverage; reduce the minimum rear yard (south) setback to the principal building face; and increase the maximum building height allowed for the principal building in order to permit the development of a multi-tenant industrial building with a daycare facility for 260 children. The proposal also includes a Development Permit for Form and Character.

Development Variance Permit No. 7924-0159-00

That Council close Development Variance Permit No. 7924-0159-00.

Development Variance Permit No. 7924-0159-01

That Council authorize the issuance of Development Variance Permit No. 7924-0159-01.

Development Permit No. 7924-0159-00

That Council authorize the issuance of Development Permit No. 7924-0159-00.

FINAL ADOPTION

25. Cloverdale Business Improvement Area Renewal

To renew the Cloverdale Business Improvement Area for a three-year term from April 1, 2025 to March 31, 2028 by means of the Council Initiative process.

"Cloverdale Business Improvement Area Bylaw, 2025, No. 21452"

"Cloverdale Business Improvement Area Bylaw, 2025, No. 21452" be finally adopted

INTRODUCTIONS

26. Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020; Surrey Zoning By-law, 1993, No. 12000; South Newton and King George Corridor NCP Mapping and City of Surrey Policy No. O-62

For continuous efforts to improve the efficiency of the development process by clarifying land use and zoning regulations and ensuring consistency with policies and regulations.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21594"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21594" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21594" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21594" be held at City Hall on April 14, 2025

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21595"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21595" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21595" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21595" be held at City Hall on April 14, 2025

27. South Westminster Neighbourhood Concept Plan – Stage 1 Plan

To amend Schedule G - Community Amenity Contributions of Surrey Zoning By-law, 1993, No. 12000 in the South Westminster NCP.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21596"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21596" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21596" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21596" be held at City Hall on April 14, 2025

28. Abandonment of Expropriation of Right-of-Way at 14159 – 40 Avenue

To abandon the expropriation of a right-of-way at 14159 – 40 Avenue.

"A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597"

"A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597" pass its first reading.

"A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597" pass its second reading.

"A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597" pass its third reading.

J. CLERK'S REPORT

1. Delegation Requests

- (a) **Jeevan Sandhu, Founder and Team Lead**
Nova Design Team
File: 0500-20-10

That Jeevan Sandhu, Founder and Team Lead, Nova Design Team, be heard as a delegation at Council-in-Committee.

- (b) **Don Pitcairn, President**
Surrey United Naturists
File: 0500-20-10

That Don Pitcairn, President, Surrey United Naturists, not be received as a delegation as consultation with the community has taken place and Council provided direction to staff on February 10, 2025.

- (c) **Sarah Herring, Government Relations Officer, and Layla Gilhooly, Manager
BC SPCA**
File: 0500-20-10

That Sarah Herring, Government Relations Officer, and Layla Gilhooly, Manager, BC SPCA, be referred to staff to discuss programs and services along with how these coordinates with city services.

- (d) **Kathy Sheppard, President, and Rick Hugh, Vice President
Lower Fraser Valley Exhibition Association, Cloverdale Fairgrounds**
File: 0500-20-10

That Kathy Sheppard, President, and Rick Hugh, Vice President, Lower Fraser Valley Exhibition Association, Cloverdale Fairgrounds, be heard as a delegation at Council-in-Committee.

L. OTHER BUSINESS

1. 2025 Development Cost Charge Bylaw

Item No. R053 2025 Development Cost Charge Bylaw

That Council:

1. Receive Corporate Report R053 for information;
2. Authorize the City Clerk to bring forward for First, Second and Third Reading the 2025 Development Cost Charge Bylaw, attached as Appendix "I";
3. Authorize staff to forward the 2025 Development Cost Charge Bylaw, attached as Appendix "I", to the Provincial Inspector of Municipalities for approval and to grant the City approval to enact the Bylaw ("Provincial Approval"); and
4. Upon Provincial Approval, authorize the City Clerk to bring forward the 2025 Development Cost Charge Bylaw, attached as Appendix "I", for Final Adoption.

"Surrey Development Cost Charge Bylaw, 2025, No. 21598" pass its first reading.

"Surrey Development Cost Charge Bylaw, 2025, No. 21598" pass its second reading.

"Surrey Development Cost Charge Bylaw, 2025, No. 21598" pass its third reading.