

PURPOSE: The applicant is requesting to amend Table 7a: Land Use Designation Exceptions for the subject site by permitting a density of up to 2.5 FAR. The proposal also includes rezoning the same site from Acreage Residential Zone to Comprehensive Development Zone in order to develop one 6-storey mixed-use building and one 4-storey residential building, for a total of 175 residential units and 1,741 square metres of commercial space.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to outdoor amenities, proximity to parks, and removal of trees.

There were no written submissions received for the proposed Bylaw.

2. **Planning Report - Application No. 7918-0156-00, 7918-0156-01**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21373"
"Surrey Comprehensive Development Zone 268 (CD 268), Bylaw, 2024, No. 21374"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21375"

CIVIC ADDRESS: 16725 - 15 Avenue; 16450, 16510, 16530, 16580 and 16616 - 16 Avenue

APPLICANT: Owners: South Surrey Business Centre Inc.
 (Director Information: I. Grewal, G. Sandhu),
 The Grove South Surrey Mall Ltd.
 (Director Information: I. Grewal, G. Sandhu)
 Agent: Pacific Land Group (O. Verbenkov)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate a portion of the site from Mixed Employment to Multiple Residential, a portion of the site from Mixed Employment to Commercial and a portion of the site from Suburban to Urban; to amend Figure 42: Major Employment Areas by removing the Mixed Employment designation for a portion of the site and amend Table 7a: Land Use Designations within the Multiple Residential and Commercial designation by adding site specific permission for portions of the site to permit a density up to 1.90 FAR, 2.33 FAR, 1.80 FAR and 1.85 FAR. The proposal also includes rezoning a portion of the site from Acreage Residential Zone to Comprehensive Development Zone and rezoning a portion of the site from Acreage Residential Zone to Small Lot Residential Zone in order to develop a mixed use commercial and residential project consisting of 15 separate buildings and 2 single family small lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal and compensation of trees and fencing between the preserve and the development.

O. Verbenkov, Pacific Land Group: The delegation confirmed that fencing will be in place between the preserve and the development, environmental groups were consulted, and that environmental requirements for the project have been met.

Written submission were received as follows:

- D. Riley, Little Campbell Watershed Society expressed support for the proposal.

3. **Planning Report - Application No. 7917-0575-00**
"Surrey Comprehensive Development Zone 267 (CD 267), Bylaw, 2024, No. 21479"

CIVIC ADDRESS: 14041, 14061, and 14091 – 58A Avenue; 14020 – 59 Avenue;
5906 – 140A Street; 5905 and 5908 – 140B Street;
5901 – 141 Street

APPLICANT: Owners: N. Gill, M. Gill, B. Gill, V. Bath, S. Mutti, S. Kaur,
P. Mutti, K. Mutti, K. Passi, K. Lall, N. Kaur,
1127007 B.C. Ltd. (Director Information: M. Chhokar, T. Sablok),
1007469 B.C. Ltd. (Director Information: M. Chhokar, G. Sandhu),
1339638 B.C. Ltd. (Director Information: G. Chhokar),
522032 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)
Agent: Hub Engineering Inc. (J. Czoch)

PURPOSE: The applicant is requesting to rezone the site from Acreage Residential Zone and Small Lot Residential Zone to Comprehensive Development Zone in order to facilitate alignment with the updated Zoning Bylaw to subdivide into 35 residential lots.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and streamside setbacks.

There were no written submissions received for the proposed Bylaw.

4. **Planning Report - Application No. 7916-0641-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21491"
"Surrey Comprehensive Development Zone 274 (CD 274), Bylaw, 2024, No. 21492"

CIVIC ADDRESS: 6396 King George Boulevard

APPLICANT: Owner: 1058346 B.C. Ltd. (Director Information: R. Garg, A. Garg, H. Purba, T. Thind)
Agent: Wensley Architecture Ltd. (B. Weih)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions for the subject site by permitting a density of up to 2.38 FAR. The proposal also includes rezoning the same site from Comprehensive Development Zone (By-Law No. 10667) to Comprehensive Development Zone in order to develop a mixed use development consisting of approximately 3,829 square metres of commercial floor area and 282 apartment units.

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

Mayor Locke left the meeting at 6:21 p.m. and Councillor Hepner assumed the role of Chair.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and streamside setbacks.

Written submission were received as follows:

- A. Ivens expressed concern for the proposal citing flood risk.

5. **Planning Report - Application No. 7924-0130-00**
"City of Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21487"

CIVIC ADDRESS: 5441 - 125A Street (5445 - 125A Street)

APPLICANT: Owner: Al-Mustafa Academy Society
(Director Information: M. Al-Mudaffer, M. Bachoo, W. Fahim, Z. Fahim, A. Fard, N. Raza, S. Rizvi, M. Yusufi)
Agent: J Robert Thibodeau Architecture & Design Inc. (J. Thibodeau)

PURPOSE: The applicant is requesting a Heritage Revitalization Agreement for the subject site in order to permit an internal second floor addition to the historic Colebrook Church for an existing private school and to formalize the as-built parking lot.

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

There were no persons present to speak to the proposed Bylaw.

Written submission were received as follows:

- A. Kaps expressed opposition to the proposal citing heritage building designation.

**6. Planning Report - Application No. 7924-0260-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473"**

CIVIC ADDRESS: 12939 Anvil (78 Avenue) Way

APPLICANT: Owner: Beedie (Anvil Way) Holdings Ltd.
(Director Information: R. Beedie)
Agent: Beedie (J. Edenloff)

PURPOSE: The applicant is requesting to rezone the site from High Impact Industrial Zone to Light Impact Industrial Zone in order to allow additional industrial uses.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and the loss of heavy industrial lands.

There were no written submissions received for the proposed Bylaw.

**7. Planning Report - Application No. 7920-0041-00
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008"
"Surrey Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493"**

CIVIC ADDRESS: 12767 - 76 Avenue (12769 - 76 Avenue); 7615 and 7631 - 128 Street

APPLICANT: Owner: L & J Binning Enterprises Ltd.
(Director Information: N. Binning, J. Binning)
Agent: Ankenman Associates Architects Inc. (M. Lesack)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential. The proposal also includes rezoning the site from Urban Residential Zone, Self-Service Gasoline Station Zone and Local Commercial Zone to Comprehensive Development Zone in order to develop a 5-storey mixed-use building consisting of 35 rental apartment units and 641 square metres of ground-floor commercial space, and a gas station convenience store with a total floor area of 305 square metres.

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

Mayor Locke rejoined the meeting at 6:27 p.m. and resumed the role of Chair.

There were no persons present to speak to the proposed Bylaw.

There were no written submissions received for the proposed Bylaw.

- 8. Planning Report - Application No. 7923-0282-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21483"
"Surrey Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484"

CIVIC ADDRESS: 14830 and 14856 - 104 Avenue

APPLICANT: Owner: 689631 B.C. Ltd. (Director Information: M. Athwal)
Agent: Wilson Chang Architect Inc. (W. Chang)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to allow for a density up to 5.68 FAR within the Town Centre designation. The proposal also includes rezoning the same site from Downtown Commercial Zone to Comprehensive Development Zone in order to develop a 30-storey mixed-use building consisting of 445 dwelling units and 1,024 square metres of at-grade commercial space in Guildford.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to removal and compensation for trees, underground parking, and sidewalks.

There were no written submissions received for the proposed Bylaw.

9. **Planning Report - Application No. 7924-0204-00**
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470"

CIVIC ADDRESS: 13668 - 102A Avenue

APPLICANT: Owner: Anthem Surrey Holdings Ltd.
(Director Information: E. Carlson)
Agent: Anthem Properties Group Ltd. (A. Wright)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 19570 for the site in order to increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.

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

A. Kaps: The delegation expressed concern for the proposal citing the reduction of parking.

A. Wright, Anthem Properties Group Ltd.: The delegation clarified information regarding parking.

There were no written submissions received for the proposed Bylaw.

10. **Planning Report - Application No. 7923-0067-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471"
"Surrey Comprehensive Development Zone 266 (CD 266), Bylaw, 2024, No. 21472"

CIVIC ADDRESS: 12464 and 12476 Old Yale Road, 10665 and 10657 - 125 Street

APPLICANT: Owner: 1301571 B.C. Ltd. (Director Information: S. Dewat, B. Gill, J. Gill)
Agent: KCC Architecture and Design Ltd. (K. Castellanos)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7a: Land Use Designation Exceptions within the Mixed Employment designation by permitting a density of up to 1.22 FAR for the subject site. The proposal also includes rezoning the same site from Business Park Zone to Comprehensive Development Zone in order to develop a multi-storey industrial building.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the need for industrial buildings with a flat to have a green roof.

There were no written submissions received for the proposed Bylaw.

11. **Planning Report - Application No. 7923-0117-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21485"
"Surrey Comprehensive Development Zone 265 (CD 265), Bylaw, 2024, No. 21486"

CIVIC ADDRESS: 12951 and 12975 - 106 Avenue

APPLICANT: Owner: 1353580 B.C. Ltd. (Director Information: S. Rai)
Agent: RBI Group of Companies (T. Massey)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions for the same site by permitting a density of up to 2.5 FAR. The proposal also includes rezoning the same site from Urban Residential Zone to Comprehensive Development Zone in order to develop two six-storey residential buildings containing 10 secured non-market rental, 58 secured market rental and 70 market strata dwelling units over two levels of underground parking in Whalley.

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

M. Travis, Vancouver: The delegation spoke in opposition to the proposal citing rental housing policy, unit size, affordability and access to information and communication.

A. Arabzada, Whalley: The delegation spoke in opposition to the proposal citing public notification, unit size and affordability.

S. Rodriguez, City Centre: The delegation spoke in opposition to the proposal citing affordable housing, standard of maintenance of the building, disruption of moving, proximity of other family members and access to information and communication.

V. Rakach, Whalley: The delegation spoke in opposition to the proposal citing affordable housing and tenant relocation support.

S. Ngwa, Whalley: The delegation spoke in opposition to the proposal citing affordable housing, unit size, disruption of moving, consultation and communication.

A. Carrillo, City Centre: The delegation spoke in opposition to the proposal citing affordable housing, proximity to family, proximity to service providers and access to information and communication.

P. Y. Wong, Whalley: The delegation spoke in opposition to the proposal citing lack of information and affordability.

T. Beneteau, Whalley: The delegation expressed concern for the proposal citing affordability.

Surrey Resident: The delegation spoke in support to the proposal citing affordable housing, density, economic growth, and parking.

Surrey Resident: The delegation expressed concern for the proposal citing character of the neighbourhood, height, safety and traffic.

T. Massey, Agent: The delegation spoke to livability, affordable housing, amenities, communication with the tenants, public notification and tenant relocation plan.

A. Kaps: The delegation spoke to the layout and number of units proposed.

Written submissions were received as follows:

- M. Travis, Unite Here Local 40, expressed concern for the proposal citing the displacement of residents.
- R. Xander expressed opposition to the proposal citing difficulty finding affordable housing close to the school.
- J. Convento expressed concern for the proposal citing additional expenses and consideration of tenants.

12. **Planning Report - Application No. 7918-0001-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21500"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21501"

CIVIC ADDRESS: 18737 - 72 Avenue

APPLICANT: Owner: West Clayton Homes Ltd.
(Director Information: B. Johal)
Agent: Mortise Construction Ltd. (T. Johal)

PURPOSE: The applicant is requesting to amend Official Community Plan Figure 3: General Land Use Designations to redesignate a portion of the site from Multiple Residential to Urban, a portion of the site from Urban to Multiple Residential and a portion of the site from Commercial to Urban and amend Figure 42: Major Employment Areas by removing the Commercial designation for a portion of the site.

The proposal also includes rezoning a portion of the site from Acreage Residential Zone to Small Lot Residential Zone in order to subdivide into 1 remnant lot for future redevelopment, 15 Small Lot Residential Zone lots and 2 lots to be conveyed to the City for riparian and biodiversity protection purposes.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirement for a Type II ‘Interior’ lot for proposed Lot 10; to permit the construction of a front-accessed, side-by-side garage on a Type II ‘Interior’ lot for proposed Lot 10; and to reduce the minimum Part 7A Streamside Protection setback for a portion of an existing Class B Wetland streamside setback area on the subject lot.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, road allowances and streamside setbacks.

Written submissions were received as follows:

- A. Kaps expressed opposition to the proposal citing streamside protection.
- A. Ivens expressed concern for the proposal citing wildlife habitat, wetland protection and streamside setbacks.

**13. South Campbell Heights Local Area Plan – Stage 2 Final Report – Corporate Report R265
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21496"**

PURPOSE: To approve the amenity contributions and payment of additional applications fees in the South Campbell Heights Local Area Plan.

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

There were no persons present to speak to the proposed Bylaw.

Written submissions were received as follows:

- I. Bhan, Surrey Board of Trade, expressed support for the proposal.
- C. Gardner, ICBA, expressed support for the proposal.
- C. Juteau expressed opposition for the proposal citing environmental protection, stormwater management and lack of consultation with the Semiahmoo First Nation.
- D. Jack expressed concern for the proposal citing wildlife, traffic and tree removal.

- M. Lamont, TerraFauna, expressed concern for the proposal citing lack of information related to wildlife crossings, biodiversity protection, directional fencing, and incorporating Surrey's Biodiversity Design Guidelines.
- P. Wannamaker expressed concern for the proposal citing First Nations and LCWP groups.
- S. Esau expressed concern for the proposal citing public health, infrastructure, and environmental risks.
- L. Fung expressed concern for the proposal citing biodiversity, health of the ecosystem, loss of riparian area, and changes in hydrology and water quality.
- C. Bishop expressed concern for the proposal citing the environment, biodiversity and wildlife.
- D. Anderson, A Rocha Canada, expressed concern for the proposal citing data and knowledge regarding safety for transportation, groundwater and aquifer, the health of the Little Campbell River watershed and Boundary Bay, and federally listed species at risk.
- P. Simonin, A Rocha Canada, expressed concern for the proposal citing data and knowledge regarding safety for transportation, groundwater and aquifer, the health of the Little Campbell River watershed and Boundary Bay, and federally listed species at risk.
- D. Baxter, Progressive Contractors Association of Canada expressed support for the proposal.
- B. Anderson, Greater Vancouver Board of Trade expressed support for the proposal.
- R. Winston expressed opposition to the proposal citing insufficient protection of habitat and stormwater management.
- A. Kaps expressed opposition to the proposal citing incomplete information.
- T. McNeice expressed opposition to the proposal citing incomplete information.
- A. Ivens expressed concern for the proposal citing lack of information and environmental impacts.

D. MAYOR'S REPORT

1. Committee Update

- Mayor Locke announced that the select committees are currently on hiatus and requested staff to conduct a review of the terms of reference and report back to Council. Once terms of reference have been updated, Council will consider appointments to the select committees.

2. Committee Appointment

Mayor Locke announced the following Committee appointment:

Surrey Heritage Advisory Commission

Councillor Stutt is appointed as Chair for a two-year term ending December 31, 2026.

3. Community Updates

Mayor Locke provided the following verbal report:

- Mayor Locke conveyed warm New Year wishes to all residents, highlighting the sense of renewal and hope that comes with the start of a new year. She encouraged reflection on past accomplishments and optimism for the future, urging everyone to embrace the new beginning with positivity and collaboration to make 2025 a year of progress, connection, and shared achievements.
- Mayor Locke announced that the Spring Recreation Guide will soon be available, offering a wide variety of programs and activities for residents of all ages. She encouraged community members to take advantage of these opportunities to stay active, learn new skills, and connect with others. For the second time, Surrey residents will have priority registration. Mayor Locke reminded everyone to mark their calendars—priority registration for most programs will begin on February 23rd.
- Mayor Locke shared that the Canadian Broadcasting Corporation's popular television series "*Allegiance*" is gearing up for its second season. The show follows a star rookie police officer as she grapples with the justice system while fighting to exonerate her politician father and serve her diverse hometown. Mayor Locke encouraged everyone to tune in and watch on Wednesday evenings.
- Mayor Locke was honored to attend the Royal Canadian Mounted Police Veterans' Association Levee event this past Saturday with senior RCMP officers, some of whom have worked in Surrey. It was particularly wonderful to see the acknowledgement of some of the first women in the RCMP who worked in Surrey since the 1970s.

E. COUNCILLOR'S REPORTS

- Councillor Stutt reported on his attendance at the RCMP Veterans' Association Levee event and acknowledged a female veteran officer Donna Burns who is a Surrey resident.
- Councillor Hepner wished a Happy New Year to all Surrey residents and particularly the Welsh residents celebrating their New Year today.
- Councillor Bose wished a Happy New Year to everyone and reported his attendance at the 25th Annual Winter Ice Palace in Cloverdale Arena.
- Councillor Bains reported on his attendance and presentation to the B.C. Tigers Soccer Club youth, parents and coaches.

Mayor Locke further acknowledged the new head of RCMP Veterans' Association Mr. John Sherstone, who is a former Surrey employee.

F. CONSENT AGENDA

The following items listed under the Consent Agenda were considered in one motion as follows:

It was Moved by Councillor Bains
Seconded by Councillor Kooner

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 – January 13, 2025

Item No. R001	Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Eighth Batch
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The General Manager, Planning & Development submitted a report to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

That Council:

- 1. Receive Corporate Report R001 for information;
- 2. Authorize staff to close and file in-stream 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 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 January 27, 2025, and approval as to form for associated development variance permits after final adoption.

RES.R25-52

Carried

Planning Report – Application No. 7922-0339-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21045"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21045"
be filed.

RES.R25-53 Carried

Development Variance Permit No. 7922-0339-00

That Council close Development Variance Permit No. 7922-0339-00.

RES.R25-54 Carried

Planning Report – Application No. 7922-0078-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20974"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20974"
be filed.

RES.R25-55 Carried

Development Variance Permit No. 7922-0078-00

That Council close Development Variance Permit No. 7922-0078-00.

RES.R25-56 Carried

Planning Report – Application No. 7922-0039-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20692"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20692"
be filed.

RES.R25-57 Carried

Development Variance Permit No. 7922-0039-00

That Council close Development Variance Permit No. 7922-0039-00.

RES.R25-58 Carried

Planning Report – Application No. 7922-0211-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20774"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20774"
be filed.

RES.R25-59 Carried

Planning Report – Application No. 7920-0249-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20445"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20445"
be filed.

RES.R25-60 Carried

Development Variance Permit No. 7920-0249-00

That Council close Development Variance Permit No. 7920-0249-00.

RES.R25-61 Carried

Planning Report – Application No. 7922-0252-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20972"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20972"
be filed.

RES.R25-62 Carried

Planning Report – Application No.7922-0225-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21035"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21035"
be filed.

RES.R25-63 Carried

Development Variance Permit No. 7922-0225-00

That Council close Development Variance Permit No. 7922-0225-00.

RES.R25-64 Carried

COMMITTEE MINUTES

2. Surrey Heritage Advisory Commission – November 13, 2024

That the minutes of the Surrey Heritage Advisory Commission meeting held on
November 13, 2024, be received.

RES.R25-65 Carried

PERMIT

- 3. Planning Report - Application No. 7924-0220-00
18940 - 94 Avenue (18910 - 94 Avenue)

Owner: Performance Mall Properties Ltd. (Director Information: T. Meikle, R. Wiebe
Agent: Sitepath Consulting Ltd. (B. Gregg)

To increase the maximum height of a free-standing telecommunication tower, and to reduce the minimum rear yard setback to the accessory building face in order to permit a free-standing antenna system.

One correspondence expressing opposition was received for this proposal.

Development Variance Permit No. 7924-0220-00

That Council authorize the issuance of Development Variance Permit No. 7924-0220-00.

RES.R25-66

Carried

FINAL ADOPTION

- 4. Development Cost Charge Front-Ending Agreement and Development Works Agreement for Sewer Infrastructure Works that Support Development in the Anniedale-Tynehead Neighbourhood Concept Plan – Corporate Report R157

"Development Works Agreement [8518-0122-00-6] Bylaw, 2022, No. 20675"

That "Development Works Agreement [8518-0122-00-6] Bylaw, 2022, No. 20675" be finally adopted.

RES.R25-67

Carried

END OF CONSENT AGENDA

G. ITEMS REMOVED FROM THE CONSENT AGENDA

No items were removed from the consent agenda.

H. BOARD, COMMITTEE AND COMMISSION REPORTS**1. Livability and Social Equity Committee – October 16, 2024**

RES.R25-68 (a) It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That the minutes of the Livability and
Social Equity Committee meeting held on October 16, 2024, be received.
Carried

(b) 2025 Annual Work Plan
It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council receive the Livability and
Social Equity Committee 2025 Annual Work Plan as presented at the
October 16, 2024 meeting.
RES.R25-69 Carried

2. Surrey Heritage Advisory Commission – January 8, 2025**a. Cecil Heppell House (5818 182 Street) – Application for Glass Replacement**

Council considered the recommendation from the January 8, 2025
Surrey Heritage Advisory Commission meeting in advance of receiving the
minutes.

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

1. Receive the report dated December 19, 2024, regarding an application from the Cecil Heppell House (5818 182 Street) for financial assistance for glass replacement (Appendix I);
2. Approve financial assistance in the amount of \$308.00 which represents 50% of the value of the materials as per the quotation provided by Peak Glass Ltd; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.

RES.R25-70 Carried

**Item No. Roo4 Award of Contract No. 1220-040-2024-081 Paving and
Minor Road Restoration**

The General Manager, Engineering submitted a report to award Contract No. 1220-040-2024-081 to 1166618 BC Ltd. dba Save On Blacktop for annual paving and minor road restoration services as part of the Engineering Department's in-house water and sewer construction services. Staff will consider the award of further one-year extensions to a maximum of five years total, subject to the satisfactory performance of the contractor and other relevant considerations.

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

1. Award Contract No. 1220-040-2024-081 to 1166618 BC Ltd. dba Save On Blacktop for annual paving and minor road restoration services for a one-year term in the amount of \$2,633,610.00 (including GST);
2. Approve the option to extend Contract No. 1220-040-2024-081 for four additional one-year terms at the City's discretion to provide annual paving and minor road restoration services;
3. Set the annual expenditure authorization limit for Contract No. 1220-040-2024-081 at \$2,896,971.00 (including GST and contingency); and
4. Authorize the General Manager, Engineering to execute Contract 1220-040-2024-081 and approve all optional extensions related to Contract No. 1220-040-2024-081 within the approved annual expenditure authorization limit of \$2,896,971.00 (including GST and contingency) plus annual Vancouver Consumer Price Index rate adjustments.

RES.R25-73

Carried

**Item No. Roo5 Award of Contract No. 1723-010-11 132 Street Arterial Widening
from 72 Avenue to 76 Avenue**

The General Manager, Engineering submitted a report to seek Council's approval to award a contract for the 132 Street Arterial Widening from 72 Avenue to 76 Avenue.

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

1. Award Contract No. 1723-010-11 to BA Blacktop Infrastructure Inc. in the amount of \$8,388,386.21 (including GST), for the 132 Street Arterial Widening from 72 Avenue to 76 Avenue;
2. Set the expenditure authorization limit for Contract No. 1723-010-11 at \$9,200,000.00 (including GST and contingency); and

- 3. Authorize the General Manager, Engineering to execute Contract No. 1723-010-11.
RES.R25-74 Carried

Item No. Roo6 Award of Contract No. 1725-001-11 Major Road Network Paving

The General Manager, Engineering submitted a report to seek Council’s approval to award an agreement for Major Road Network Paving.

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

- 1. Award Contract No. 1725-001-11 to Mainland Construction Materials ULC dba Winvan Paving in the amount of \$4,728,769.00 (including GST) for Major Road Network Paving at various locations;
- 2. Set the expenditure authorization limit for Contract No. 1725-001-11 at \$5,200,000.00 (including GST and contingency); and
- 3. Authorize the General Manager, Engineering to execute Contract No. 1725-001-11.
RES.R25-75 Carried

Item No. Roo7 Approving Officer Appointment

The General Manager, Planning & Development submitted a report to appoint Chris McBeath, Director, Development Planning as an Approving Officer for the City of Surrey.

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

- 1. Appoint Chris McBeath, Director, Development Planning as an Approving Officer under Section 77 of the Land Title Act; and
- 2. Authorize the City Clerk to advise the Land Title Office of the change.
RES.R25-76 Carried

J. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. Planning Report - Application No. 7921-0206-00
2419 and 2429 - 168 Street

Owner: Ikonik Homes Ltd. (Director Information: S. Basraon)
Agent: ParaMorph Architecture Inc. (P. Verma)

5. Planning Report - Application No. 7924-0130-00
5441 - 125A Street (5445 - 125A Street)

Owner: Al-Mustafa Academy Society (Director Information: M. Al-Mudaffer, M. Bachoo, W. Fahim, Z. Fahim, A. Fard, N. Raza, S. Rizvi, M. Yusufi)
Agent: J Robert Thibodeau Architecture & Design Inc. (J. Thibodeau)

A Heritage Revitalization Agreement for the subject site in order to permit an internal second floor addition to the historic Colebrook Church for an existing private school and to formalize the as-built parking lot.

"City of Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21487"

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "City of Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21487" pass its third reading.

RES.R25-86

Carried

6. Planning Report - Application No. 7924-0260-00
12939 Anvil (78 Avenue) Way

Owner: Beedie (Anvil Way) Holdings Ltd. (Director Information: R. Beedie)
Agent: Beedie (J. Edenloff)

To rezone the site from High Impact Industrial Zone to Light Impact Industrial Zone in order to allow additional industrial uses.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473"

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473" pass its third reading.

RES.R25-87

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473" be finally adopted.

RES.R25-88

Carried

- 7. Planning Report - Application No. 7920-0041-00
12767 - 76 Avenue (12769 - 76 Avenue); 7615 and 7631 - 128 Street

Owner: L & J Binning Enterprises Ltd. (Director Information: N. Binning, J. Binning)
Agent: Ankenman Associates Architects Inc. (M. Lesack)

To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential. The proposal also includes rezoning the site from Urban Residential Zone, Self-Service Gasoline Station Zone and Local Commercial Zone to Comprehensive Development Zone in order to develop a 5-storey mixed-use building consisting of 35 rental apartment units and 641 square metres of ground-floor commercial space, and a gas station convenience store with a total floor area of 305 square metres.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008"

RES.R25-89	<p>It was</p> <p>Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008" pass its third reading. <u>Carried</u></p>
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"Surrey Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493"

RES.R25-90	<p>It was</p> <p>Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493" pass its third reading. <u>Carried</u></p>
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- 8. Planning Report - Application No. 7923-0282-00
14830 and 14856 - 104 Avenue

Owner: 689631 B.C. Ltd. (Director Information: M. Athwal)
Agent: Wilson Chang Architect Inc. (W. Chang)

To amend the Official Community Plan Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to allow for a density up to 5.68 FAR within the Town Centre designation. The proposal also includes rezoning the same site from Downtown Commercial Zone to Comprehensive Development Zone in order to develop a 30-storey mixed-use building consisting of 445 dwelling units and 1,024 square metres of at-grade commercial space in Guildford.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21483"

RES.R25-91	It was	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21483" pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484"

RES.R25-92	It was	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484" pass its third reading. <u>Carried</u>
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- 9. Planning Report - Application No. 7924-0204-00
13668 - 102A Avenue

Owner: Anthem Surrey Holdings Ltd. (Director Information: E. Carlson)
 Agent: Anthem Properties Group Ltd. (A. Wright)

To amend Comprehensive Development Bylaw No. 19570 for the site in order to increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470"

RES.R25-93	It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470" pass its third reading. <u>Carried</u>
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- 10. Planning Report - Application No. 7923-0067-00
12464 and 12476 Old Yale Road, 10665 and 10657 - 125 Street

Owner: 1301571 B.C. Ltd. (Director Information: S. Dewat, B. Gill, J. Gill)
Agent: KCC Architecture and Design Ltd. (K. Castellanos)

To amend the Official Community Plan Table 7a: Land Use Designation Exceptions within the Mixed Employment designation by permitting a density of up to 1.22 FAR for the subject site. The proposal also includes rezoning the same site from Business Park Zone to Comprehensive Development Zone in order to develop a multi-storey industrial building.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471"

RES.R25-94 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 266 (CD 266), Bylaw, 2024, No. 21472"

RES.R25-95 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 266 (CD 266), Bylaw, 2024, No. 21472" pass its third reading.
Carried

- 11. Planning Report - Application No. 7923-0117-00
12951 and 12975 - 106 Avenue

Owner: 1353580 B.C. Ltd. (Director Information: S. Rai)
Agent: RBI Group of Companies (T. Massey)

To amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions for the same site by permitting a density of up to 2.5 FAR. The proposal also includes rezoning the same site from Urban Residential Zone to Comprehensive Development Zone in order to develop two six-storey residential buildings containing 10 secured non-market rental, 58 secured market rental and 70 market strata dwelling units over two levels of underground parking in Whalley.

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That "City Centre Phase 5 Lands Ltd.
Housing Agreement, Authorization Bylaw, 2024, No. 21469" pass its second
reading.

RES.R25-107 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "City Centre Phase 5 Lands Ltd.
Housing Agreement, Authorization Bylaw, 2024, No. 21469" pass its third reading.

RES.R25-108 Carried

15. Planning Report - Application No. 7924-0147-00
17282 - 64 Avenue

Owners: K. Virk, S. Virk
Agent: Bakerview Building Design (G. Dusanjh)

To rezone the site from Urban Residential Zone to Small Lot Residential Zone in
order to subdivide into 2 residential lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21480"

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21480" pass its first reading.

RES.R25-109 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21480" pass its second reading.

RES.R25-110 Carried

The said Bylaw was then read for the third time.

- 19. Planning Report - Application No. 7922-0242-00
7354 - 184 Street; 7386 - 184 Street; 18440 - 74 Avenue

Owner: Atrium Homes 184 St Ltd. (Director Information: A. Mann)
Agent: SK Architect (S. Kim)

To amend Official Community Plan Figure 3: General Land Use Designations to redesignate a portion of the site from Urban to Multiple Residential and amend Table 7A: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for a portion of the subject site to permit a density up to 1.9 FAR (net). The proposal also includes rezoning a portion of the site from Acreage Residential Zone to Comprehensive Development Zone in order to develop two three-storey, multi-tenant commercial buildings as well as a 5-storey residential apartment building in West Clayton.

No correspondence was received for this proposal.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21498"

RES.R25-122	It was 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its first reading.	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R25-123	It was 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its second reading.	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R25-124	It was 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21498" pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 273 (CD 273), Bylaw, 2024, No. 21499"

RES.R25-125	It was Zone 273 (CD 273), Bylaw, 2024, No. 21499" pass its first reading.	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 273 (CD 273), Bylaw, 2024, No. 21499" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R25-126	It was	Moved by Councillor Bose Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 273 (CD 273), Bylaw, 2024, No. 21499" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R25-127	It was	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 273 (CD 273), Bylaw, 2024, No. 21499" pass its third reading. <u>Carried</u>
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REZONING BYLAW – NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Seventh Batch December 2, 2024.

J.20 - J.22 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R222.

Councillor Bains declared a conflict of interest and left the meeting at 8:02 p.m.

- 20. Planning Report – Application No. 7917-0483-00, 7917-0483-01
10053, 10067 and 10075 - 128A Street (10055, 10065 and 10077 - 128A Street)

Owner: City View Homes Ltd. (Director Information: M. Samra)
 Agent: Coastland Engineering and Surveying Ltd. (M. Helle)

To rezone from Urban Residential Zone to Semi-Detached Residential Zone in order to subdivide the site into 10 residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum interior lot width for proposed Lots 1 to 10.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21465"

RES.R25-128	It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21465" pass its first reading. <u>Carried</u> by members remaining
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The said Bylaw was then read for the second time.

K. CLERK’S REPORT

1. Delegation Requests

**(a) Stephanie Beck, CEO, and Neil Yarmoshuk, Board Chair
Peace Arch Hospital Foundation**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an update on project development plans for Peace Arch Hospital in the White Rock and South Surrey community.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Stephanie Beck, CEO, and
Neil Yarmoshuk, Board Chair, Peace Arch Hospital Foundation be heard as
a delegation at Council-in-Committee.

RES.R25-143

Carried

**(b) Jennifer MacLean, Associate VP, and Gilles Assier, Executive Project
Director
Transportation Investment Corporation**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an update on the Surrey Langley Skytrain (SLS) Project.

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That Jennifer MacLean, Associate VP, and
Gilles Assier, Executive Project Director, Transportation Investment
Corporation be heard as a delegation at Council-in-Committee.

RES.R25-144

Carried

L. NOTICE OF MOTION

This section had no items to consider.

M. OTHER BUSINESS

Police Transition

Councillor Stutt requested the following from City Manager to assist with the ongoing police transition:

- To invite senior provincial representatives to attend Surrey Council meetings to inform Council and the public with provincial activities surrounding the police transition and plans for the future of public safety within Surrey.
- To provide more detailed information regarding the up to 250 million dollar contribution from the province for the police transition.

N. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That the January 13, 2025 Regular Council -

Public Hearing meeting be adjourned.

RES.R25-142

Carried

The Regular Council - Public Hearing meeting adjourned at 8:13 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke